

HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT
NOTIFICATION
The 12 April , 2012

No. CCP (NCR)/KNL/DDP/2012/1075 . - In exercise of the powers conferred by sub-section (4) of section 5 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1963), the Governor of Haryana hereby publishes the Draft Development Plan-2025 AD for Karnal along with the restrictions and conditions as given in Annexures 'A' and 'B' proposed to be made applicable to the controlled areas specified in annexure 'B'.

Notice is hereby given that the draft development Plan shall be taken in to consideration by the Government on or after the expiry of a period of Thirty days from the date of publication of this notification in the Official Gazette together with objections or suggestions, if any, which may be received by the Director, Town and Country Planning Haryana, Sector-18, Chandigarh from any person in writing in respect of this Draft Development Plan-2025 AD before the expiry of the period so specified.

Drawings

- 1 Existing Land use plan Drawing No. DTP (K) 1039/98, dated, the 12th November, 1998 already published in Haryana Government Gazette (extra) dated, the 24th July 2001 vide Haryana Government, Town and Country Planning Department notification No. CCP (NCR) KCA-1/2001/1533 dated the, 24th July, 2001.
- 2 Draft Development Plan Drawing No. DTP (K) 1377/2009, dated 14th December, 2009.

Annexure A

Explanatory note on the Draft Development Plan-2025 AD, for the Controlled area-I around Karnal, Controlled area-II around Mughal Bridge and additional controlled area-III, IV and V Karnal.

I. Introduction:

The town of Karnal is situated on the National Highway number-1 Delhi – Ambala – Amritsar Grand Trunk Road (G.T. Road) at a distance of about 123 kilometers from Delhi and 130 kilometers from Chandigarh. The town is well linked with other major towns of the State and that of the adjoining States by a good network of road. Amritsar – Delhi main double broad – gauge railway line also passes through the town making it easily accessible from other parts of the country. By and large, the surrounding area of the town is flat, alluvium plain with a gradual slope from North – West to South – East. The area is mostly free from flooding and the potable sub soil water is available in abundance.

The economy of the district is mostly agro-based and the area is famous for good paddy crop. There are number of cold storages and rice shellers in and around the town. Lately the town has come on the industrial map of the state and a few important industries such as manufacturing of agricultural implements, shoe-making, chemicals welding, electric rods manufacturing, saw mill, card board industries, electric motors and rice husking, etc. have been set up. The town is self-sufficient in educational facilities. At present there are six degree colleges, One Bachelor of Education (B.Ed.) college for woman and an Industrial Training Institute with vocational Education Institute. Other institutions of National importance are National Dairy Research Institute, (Deemed University); Regional Wheat Research Centre, Indian Agriculture Research Institute, Regional Centre of Indira Gandhi National Open University and Haryana Agriculture University, Centre Soil Salinity Research Institute and Sugarcane Breeding Regional Research Centre. The town is growing steadily both in population and size. The Haryana Urban Development Authority has done most of urban development works in Karnal town by acquiring and developed land in the town in accordance with published Development Plan where sectors 3, 4, 5, 6, 7, 8, 9, 12, 13, 14, 16, 32 and 33 have been exclusively developed by Haryana Urban Development Authority. Land has been also allotted to Haryana Housing Board and Haryana State Industrial Infrastructure Development Corporation, for development and construction. The Final Development Plan of 2021 AD Karnal town was published vide Haryana Government Gazette notification number CCP (NCR) / KNL / FDP / 2008 / 2234 dated 12-08-08, now with the decision of the Government of Haryana to increase the density of the residential sectors from 250 PPH to 300 PPH the Development Plan is being published for perspective year of 2025-AD with following amendments:-

- (i) Draft Development Plan Karnal is prepared for the projected population for 9 lacs (approx) persons for the perspective year of 2025 AD.
- (ii) Density of residential sectors has been increased from 250 PPH to 300 PPH.

- (iii) A Sewerage Treatment Plant (STP) over an area of 20 acres has been proposed adjoining the Indri escape, as per the requirements of the increased population. Another Sewerage Treatment Plant has been proposed on the link road to village Jhanjheri. In addition sewerage treatment plant of 15 mega liter per day near the existing 40 Mega Liter per Day Sewerage Treatment Plant in the Revenue Estate of Kasba Karnal proposed in Sector-36, Karnal.
- (iv) The alignment of the old Mughal Canal has been corrected as per revenue record.
- (v) The alignment of the Bazida Distributary has been corrected as per revenue record.
- (vi) The area of the old District and Session Court in sector-23 has been changed to Special Zone. The area of District Courts and Jail in sector-11 has been changed to special zone.
- (vii) The roads have been re-aligned, wherever required, to make them feasible.
- (viii) Solid waste disposal site has been proposed on the Meerut road.
- (ix) ROB on Railway Line/Sector Dividing Road between sector 2 & 1 has been provided.

The distribution of land uses is as per the table given below :-

Serial number	Land use	Area within controlled area (Hectare)	Area within municipal limits (Hectare)	Total area (Hectare)	Percentage
1	Residential	1919	1129	3048	44.25
2	Commercial	267	99	366	5.32
3	Industrial	320	146	466	6.76
4	Transport and Communication	385	231	616	8.94
5	Public Utility	93	33	126	1.84
6	Public and Semi-Public	656	680	1336	19.39
7	Open Spaces (incl. Green belt)	750	173	923	13.40
8	Special Zone	-	7.29	7.29	0.11
	Total	4390	2498.29	6888.29	100.00

The Draft Development Plan Karnal has been proposed for 2025 AD with increased density from 250 PPH to 300 PPH

II. Existing land use pattern, infrastructural facilities and growth trends:

The old town of Karnal is confined to walled city and Sadar Bazar area. In 1850 the Britishers set up the Civil Lines area and after partition, the rehabilitation colonies such as Model Town on the East, 8 marla housing colony and mud-hut camp housing colony on the West of the railway line have been developed. The in-between vacant pocket's have been filled up with piece meal development by private colonizers and is mostly in the form of haphazard linear development of industries along major roads.

In order to channelize the development in a planned manner and to control the haphazard and piecemeal growth, the Government in September, 1971, declared a sizeable area approximately 5400 hectares around the Municipal town as controlled area under section 4(1) a of the Punjab Scheduled Roads and Controlled Areas Restriction Unregulated Development Act, 1963 (Punjab Act 41 of 1963). Controlled Area-I around Karnal, Controlled Area-II around Mughal bridge and Additional Controlled Area III, IV and V were declared.

III. Demographic Character and Population Projection

The population of Karnal town has grown from 23550 in 1901 to 176131 in 1991 as indicated in the table below:-

Year	Population	Decennial growth rate
1901	23,550	---
1911	NA	---
1921	22,845	---
1931	NA	---
1941	37,444	---
1951	59,790	(+) 60%
1961	72,109	(+) 20.7 %
1971	92,835	(+) 28.7%
1981	1,31,107	(+) 42.3%
1991	1,76,131	(+) 33.3%
2001	2,31,846	(+) 31.6%
2011	3,82,546	(+) 65%
2021	6,84,757	(+) 76%
2025	9,03,879	(+) 85%

Say 900000 person

IV. Economic base:

The growth of population during the decade 1961-71 reveals that the town is growing at a fast rate. This is due to strategic location on National Highway Number-1, availability of potable underground water in abundance, coupled with green and white revolution around and in the region and also emergence of town in the field of agricultural implements and shoe-making at the National level. There are 50,287 workers as per 1991 census, which includes 3,853 persons in primary sector, 24,193 in secondary sector, and 22,241 in the tertiary sector.

Considering its regional setting vis-à-vis higher rate of migration and changing economy of the town, the growth rate for the perspective period 2011-2021-2025 has been assumed 65%, 76%, and 85% respectively. This would give a population of approximately 9, 00, 000 persons by the year 2025 A.D.

That the urbanizable zone as per the Draft Development Plan 2025AD Karnal is not flood prone area. Sweet and potable water @ 150 liters or 33 gallon per persons per day from the deep tubwell shall be supplied having sufficient discharge. Further the location of Karnal is surrounded by two Nos. canals which may also act as source for drinking purpose in near future in case of any requirement of drinking water. Thus due to increase in growth of population from 7, 70,000 to 9,00,000 person upto 2025-AD the town may not face any shortage of drinking water.

Proposals:

The development plan for Karnal controlled area I was published in January, 1978, for the perspective year 1991. The projected population upto 1991 was kept as 2 lacs and the planning proposals were made for this population. The development plan for additional controlled area around Mughal bridge at Madhuban was published in May 1976. In view of the decision to prepare development plans for all controlled areas for the perspective year 2021 AD, it was decided to prepare integrated land use proposals for controlled area and additional controlled area III, IV and V around Karnal and controlled area around Mughal bridge.

The main barriers for the growth of the town towards west and north are railway line. Western Jamuna canal and National Dairy Research Institute Respectively. One Institutional sector between Grand Trunk road (G.T. road) and Indri road and 3 residential sectors between Kunjpura road and Indri road have been proposed. On eastern side, 3 residential sectors between Kunjpura road and Meerut road have been planned. The institutional area of Madhuban is integrated with rest of the town, Based upon the wind direction which is predominatly North-West to South –East. Industrial land uses have been proposed in sectors 1, 2, 37, 40 and 43 A, sector 3 is an existing industrial sector. Major expansion of town also envisaged towards south of the existing town.

In view of a large chunk of low lying area between sectors 39 and 40, Bazida road Karnal – Delhi railway line and Grand Trunk Road (G.T. road) approximately, 445 Hectare area is proposed for recreational use. Since Karnal town is centrally located between Delhi and Chandigarh on major traffic arteries i.e. Delhi - Amritsar railway line and Grand Trunk Road (G. T. road) (National Highway Number-

1) Development of large scale tourism facilities like zoo, botanical garden, lake, race course, polo ground, golf club, sport stadium, adventure sports centers, tourist camping huts etc. will provide impetus to its development. On Karnal – Kunjpura road, Karnal aviation club is located with a small air strip. In order to promote agro based adventures sports like air gliding, para trooping, balloon riding, hang gliding etc. It is proposed to expand this aviation club. Since this is proposed outside the urbanizable area, the area of recreational zone and aviation club has not been included in the urbanization proposals.

In order to provide smooth flow of inter-district traffic, a road of 60 meter width with 30 meters wide green belt on both sides is proposed on eastern boundary of proposed urbanisable area. A separate western peripheral road of 75 meter width with 50 meter green belt on both sides has been proposed to provide an alternate route to the traffic going towards Assandh, Kaithal, Pehowa, Jind etc. without entering the town.

The proposals are in continuation of the existing town and already published plan. It is proposed to develop Karnal as a medium density town with an overall town density of 131 persons per hectare to accommodate the population of 9 lacs and therefore an area of approximately 6888.29 Hectare (including the area within municipal limits) has been proposed for urbanization

Description of land uses

1. Residential:

The existing residential area of the town is approximately 930 hectares. At present the old town is very congested. The total area under the residential use inclusive of ancillary and allied facilities like schools, shopping centers, Community facilities etc. (Including the existing residential area) will be approximately 3048 hectare, which will take care of decongesting the existing town as well as providing accommodation for additional population. The whole residential area has been divided into residential sectors namely 4 part, 5,6,7,8,8-II,9,11,12 Part, 13, 13(ext), 14, 15, 16, 17-Part, 18, 19, 20, 21, 22, 23 part, 24, 25, 26, 27, 28 Part, 28-A, 29, 32, 32-A, 33, 34-part, 35, 36 and 45 which shall be designed on the principals of neighborhood planning.

The Government vide its order dated 26.08.2009 approved the following provisions to be incorporated in the Development Plan while increasing the density:-

- (a) The additional area for infrastructure shall be provided in the already plan / developed residential sectors to meet out the requirement of the additional population.
- (b) The minimum width of the road in the residential colony shall not be less than 12 meter.
- (c) The minimum area for parks/open spaces in a residential colony / sector shall be planned in such a manner that it shall meet the minimum norms of 2.5 square meter per person.

2. Commercial:

The existing commercial area of the town is approximately 95 hectare. This is sufficient to cater to the needs of the population. A new grain market of an area 66 hectare is coming up in sector-38 adjoining Grand Trunk Road (G.T. road) towards Delhi. Rest of the area of this sector is also to be utilized for commercial purpose. The total commercial area proposed is 366 Hectare which includes area adjoining new grain market in sector-39 and 43 which is mainly reserved for warehousing, cold storages, godown, and container depot etc. and some commercial pockets are also proposed in Sector 12 Part, 28 Part, 33 part and 34 Part.

3. Industrial:

The existing area under industrial use is approximately 102 hectare including the area of sector 3. Keeping in view the location, wind direction, available infrastructure, topography and drainage, an industrial area of 466 hectare, for providing employment to approximately 34, 530 workers (At the rate of 30 workers per Acres) has been earmarked in sectors 1, 2, 37, 40 and 43-A between and along Grand Trunk Road (G. T. road) and railway line.

4. Transport and Communication:

There are sufficient existing provisions of transport and communication facilities within the town which can cater to the need of the present population suitably. As regards to the future needs,

necessary provisions of such facilities shall be made within the proposed sectors as per the requirements from time to time.

Road-Systems:

To solve the existing and anticipated traffic problems in future a specific road network which is combination of grid iron and spider web pattern have been evolved. The hierarchy of the roads as shown on the development plan with their land reservation is given as under:

Serial number	Classification of roads	Land reservation
(i)	V-1	60 meters wide road with 30 meters green belt on both sides
(ii)	V-1(a)	45 meters wide road with 30 meters green belt on both sides
(iii)	V-1 (a,a)	Existing bye-pass with 100 meters green belt on both sides.
(iv)	V-1 (a,a,a)	75 meters wide western periphery road with 50 meters green belt on both sides.
(v)	V-1(b)	Existing National Highway Number-1 with 50 meters green belt on both sides.
(vi)	V-1 (b,b)	Existing National Highway Number-1 with 30 meters green belt on both side
(vii)	V-1 (c)	Existing road to be widened to 30 meters with 30 mtrs wide green belt on both sides.
(viii)	V-2	60 meters wide roads
(ix)	V-3	30 meters wide existing sector roads
(x)	V-3 (a)	45 meters wide sector roads

A restricted belt on 30 meters width has been shown along all scheduled roads passing through controlled area.

5. Public Utilities:

At present an area of approximately 36 Hectare is being used as grid sub-stations and for disposal works in the town. Public health department has also acquired and developed 21 Hectare land for treatment plant and oxidation plant in sector -36 adjoining Old Mughal Canal. To increase the capacity of existing Sewerage Treatment Plant from 40 Mega Liter per Day to 55 Mega Liter per Day additional 3.8 Hectare area is proposed for oxidation plant. One more Sewerage Treatment Plant 10 Mega Liter per Day capacity has been earmarked YAP Phase-III on Munak Road which is located 3 K.M. away from the V-2 road. In addition to above, for disposal of sewage of sector 27,28, 29 and 30. A sewerage treatment plant (STP) over an area of 8.09 hectare has been proposed adjoining the Indri escape as per the requirements of the increased population. Another Sewerage Treatment Plant has been proposed on the link road to village Jhanjari. A Solid Waste disposal site has been shown on the Meerut Road outside controlled area. Two sites for electric sub-stations have been earmarked in sector 30 and 43-B also. Total area of 126 hectares land has been earmarked for public utilities as shown in the development plan.

6. Public and Semi Public Uses:

An area of about 32 hectare stands earmarked for development of Mini-Secretariat and Judicial complex in sector 12 with in municipal limits. Keeping in view the journey to work concept the site is most ideally located in relation to the existing town as well as for the proposed development of sectors 10,30,31,31-A,42,43-B and 44 which have been earmarked for public and semi public uses. The total area under national dairy research institute (NDRI), central soil salinity research institute (CSSRI) and other institutions of indian agriculture research institute (IARI), i.e. Haryana agriculture university complex, National bureau of animal genetics resource (NBAGR), National institute of animal genetics (NIAG) and

Haryana armed police complex, police training centre (PTC) Complex Madhuban is institutions of 134 Hectare due to which the ratio of area under public and semi-public is on higher side. The area of National dairy research institute, central soil salinity research institute, which is 383 Hectare outside planned area, has not been included in the urbanisable area.

7. Open Space:

Presently the town has two parks, namely Karan park and Karan tal in addition to a big stadium named after Pandit. Moti Lal Nehru. As regards other recreational areas there is lake complex at a distance of about 5 kilometers from the town towards North. A town park with an area of 24 hectares is developed by Haryana Urban Development Authority in sector 8-II Part, and sector 41 as well as 161 Hectare in between augmentation canal and sector 35 and 36 has been earmarked as sector-35 A for recreational uses. In addition to the above, green belts of various width depending upon the hierarchy of roads has been provided on either side of the road reservation within and outside the urbanisable area. However, the land under green belts along National Highway Number-1 and scheduled roads shall be governed by the provisions of section 3 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1963), and the rules framed there under in addition to the conditions and restrictions mentioned in the development plan. Area of recreational zone has not been included in the details of area.

8. Special Zone:

The use of land under old District Court, Session Court, Police Line is being kept as special zone to enable their optimum utilization as per decision of Government.

9. Agricultural Zone:

A sizeable area has been reserved as agricultural zone. This zone shall, however not eliminate the essential building development within this area such as the extension of existing villages contiguous to abadi deh if undertaken under a project approved or sponsored by Government and other ancillary and allied facilities necessary for the maintenance and improvement of the area as an agricultural area about 20 Hectare has been earmarked in the revenue estate of village Pingli for shifting dairies outside municipal council area of Karnal. Since this area is situated outside urbanizable area therefore that area has not been included in the urbanisable proposal.

Zoning Regulations:

The legal sanctity to the proposals regarding land use is being given effect by a set of zoning regulations which form a part of this development plan. These regulations will govern the change of land use and standards of development. They also very elaborately detail out allied and ancillary uses which will be permitted in the various major land uses and stipulate that all change of land use and development shall be in accordance with the details shown in the sector plan thereby ensuring the preparation of detailed sector plans for each sector to guide the development and enforce proper control.

Annexure B

Governing use and development of land in the controlled areas and additional controlled areas of Karnal as shown in Draft Development Plan Drawing No. DTP(K)/1377/09, dated the 14th December 2009.

I. General:

- (1) These Zoning Regulations forming part of the development plan for the controlled areas, Karnal shall be called Zoning Regulations of Development Plan for Karnal Controlled Area.
- (2) The requirement of these regulations shall extend to the whole of the area covered by the development plan and shall be in addition to the requirements of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (41 of 1963), and the rules framed there under :

II. Definitions:

In these regulations:-

- (a) "approved" means approved under the rules;
- (b) "building rules" means the rules contained in part VII of the rules;

- (c) "Drawing" means Drawing No. DTP(K)/1377/08, dated the 14th December 2009;
- (d) "Floor Area Ratio" (FAR) means the ratio expressed in percentage between the total floor area of a building on all floors and the total area of the site;
- (e) "Group Housing" shall be the buildings designated in the form of flatted development for residential purpose or any ancillary or appurtenant building including community facilities, public amenities and public utility as may be prescribed and approved by the Director, Town and Country Planning Haryana;
- (f) "Light Industry" means an industry not likely to cause injurious or obnoxious noise, smoke, gas, fumes, odours, dust, effluent and any other nuisance to an excessive degree and motivated by electric power;
- (g) "Local Service Industry" means an industry, the manufacture and product of which is generally consumed within the local area, for example bakeries, ice-cream manufacturing, aerated water, Atta Chakies with power, laundry, dry-cleaning and dyeing, repair and service of automobile, scooters and cycles, repair of house hold utensils, shoe-making and repairing, fuel depot etc. provided no solid fuel is used by them;
- (h) "Medium Industry" means all industries other than 'Light Industry' and Local Service Industry and not emitting obnoxious or injurious fumes and odours;
- (i) "Extensive Industry" means an industry set up with the permission of the Government and in extensive employing more than 100 workers and may use any kind of captive power of fuel provided they do not have any obnoxious features;
- (j) "Heavy Industry" means an industry to be set up in public or semi-public or private sector with the permission of the Government (the cost of plant, machinery etc. as defined in the industrial policy of the Government);
- (k) "Obnoxious or hazardous Industry" means an industry set up with the permission of the Government and is highly capital intensive associated with such features as excessive smoke, noise, vibration, stench, unpleasant or injurious effluent, explosive inflammable material etc. and other hazards to the health and safety of the community;
- (l) "Material Date" means the date of publication of notification of various controlled area declared as under:-

Serial number.	Controlled area and notification	Material date
1	Controlled Area around vide Haryana Government Gazette, notification No. 10164-VDP-71/3882, dated the 10th September, 1971, published on Haryana Government Gazette dated the 21st September, 1971	21st September, 1971
2.	Controlled Area around vide Haryana Government Gazette, notification No. 734-2TCP-73/5252-A, dated the 19th February, 1973, published on Haryana Government Gazette dated the 20th March, 1971	20th March, 1973
3.	Controlled Area (III, IV and V) vide Haryana Government Gazette, notification No. 481-10DP/84/16611, dated the 19th November, 1984, published on Haryana Government Gazette dated the 4th December, 1984	4th December, 1984

- (m) "Non-conforming use" in respect of any land or building in a controlled area means the existing use of such land or building which is contrary to the major land use specified for that part of the area in the development plan;
- (n) "Public Utility Service Building" means any building required for running of public utility services such as water-supply, drainage, electricity, post and telegraph and transport and for any municipal services including a fire station;
- (o) "Rules" means the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965;
- (p) "Sector Density" and "Colony Density" means the number of persons per hectare in sector area or colony area, as the case may be;
- (q) "Sector Area" and "Colony Area" means the area of sector or of colony indicated as such in the Development Plan.

Explanation:-

- (1) In this definition the "Sector Area" or "Colony Area" shall mean the area of the Sector or of Colony as shown on the drawing on the approved layout plan of the Colony/sector which will be excluding the area unfit for building development within the sector or the colony as the case may be.
- (2) Benefit of 50% of the area falling under major roads and their adjoining green belts, if any, shall be allowed for plotable area/floor area ratio (FAR) in case of plotted/group housing colony.
- (3) In the layout plan of colony or sector, other than industrial colony/sector, the land reserved for roads, open space, schools, public and community building and other common uses shall not be less than 45 percent of the gross area of the land under the colony/sector.
- (4) For the purpose of calculation of sector density or colony density, it shall be assumed that 55 percent of the sector area or colony area will be available for residential plots including the area under Group Housing and that every building plot shall on the average contain three dwelling units each with a population of 4.5 persons per dwelling unit or 13.5 persons per building plot or as incorporated in the zoning plan of the colony/group housing complex. In the case of shop-cum-residential plot, however, only one dwelling unit shall be assumed;
- (r) "Site Coverage" means ratio expressed in percentage between the area covered by the ground floor of building and the area of the site;
- (s) The terms "Act", "Colony", "Colonizer", "Development Plan", "Sector" and "Sector Plan" shall have the same meaning as assigned to them in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (41 of 1963) and Rules, 1965;
- (t) "Farm House" means a house constructed by the owner of a Farm at his land for the purpose of:-
 - (i) Dwelling unit i.e. main use; and
 - (ii) Farm shed i.e. ancillary use.

Notes:-

1. The construction of the farm house shall be governed by the restrictions given under clause regarding "provision of farm house outside abadi-deh in rural/agricultural zone";
 2. The farm sheds shall be governed by the restrictions mentioned in clause regarding building control and site specifications;
- (u) "Ledge or Tand" means a shelf-like projection, supported in any manner whatsoever, except by means of vertical supports within a room itself but not having projection wider than one meter;
 - (v) "Loft" an intermediary floor on a residual space in a pitched roof, above normal floor level with a maximum height of 1.5 meters and which is constructed or adopted for storage purposes;
 - (w) "Mezzanine Floor" an intermediate floor above ground level with area of mezzanine restricted to 1/3 of the area of that floor and with a minimum height of 2.2 metres;
 - (x) "Subservient to Agriculture" means development and activities, which are required to assist in carrying out the process of agriculture such as tubewells, pump chambers, wind mills, irrigation drains, pucca platforms, fencing and boundary walls, water hydrants etc;
 - (y) "Rural Industries Schemes" means industrial unit, which is registered as rural industries schemes by the Industries Department;
 - (z) "Small Scale Industries" means industrial unit, which is registered as small scale industries by the Industries Department;
 - (za) "Agro based industries" means an industrial unit, which uses food grains, fruits or agro waste as a raw material; and
 - (zb) any other terms shall have the same meaning as assigned to it in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (41 of 1963);
 - (zc) "Information Technology Industrial Units" means the categories of industries included in the Annexure to the Government of Haryana Information Technology Policy, 2000 and in Appendix-I to this notification and/ or, as may be defined by the Government of Haryana from time to time;
 - (zd) "Cyber Park" / "Information Technology Park" means an area developed exclusively for locating software development activities and Information Technology Enabled Services wherein no manufacturing of any kind (including assembling activities) shall be permitted; and
 - (ze) "Cyber City" means self contained intelligent city with high quality of infrastructure, attractive surrounding and high speed communication access to be developed for nucleating the Information Technology concept and germination of medium and large software companies/Information Technology Enabled Services wherein no manufacturing units may be allowed.
 - (zf) "Green Belt" shall mean strips of land along sector/ arterial road shown in the development plan, primarily meant for the widening of the sector/arterial road in future.

III. Major Land Uses/Zone

1. Residential Zone
2. Commercial Zone
3. Industrial Zone
4. Transport and Communication Zone
5. Public Utility Zone
6. Public and Semi Public Zone (institutional Zone)
7. Parks and Open Spaces Zone
8. Special Zone
9. Agriculture Zone

Classification of major land uses is according to Appendix A.

IV. Division into Sectors

Major land uses mentioned at serial Nos.1 to 8 in zoning regulation-III above, which are land uses for building purposes, have been divided into sectors as shown, bounded by the major road reservations and each sector shall be designated by the number as indicated on the drawing.

V. Detailed land uses within major uses

Main, ancillary and allied uses, which are subject to the other requirements of these regulations and of the rules may be permitted in the respective major land uses zones are listed in Appendix B sub-joined to these zoning regulations.

VI. Sectors not ripe for development

Notwithstanding the reservation of various sectors for respective land uses for building purposes, the Director may not permit any changes in their land use or allow construction of building thereon from consideration of compact and economical development of the controlled area till such time as availability of water supply, drainage arrangement and other facilities for these sectors are ensured to his satisfaction.

VII. Sectors to be developed exclusively through Government Enterprises

- 1) For the development of Sector reserved for commercial use, private developers shall may permitted to develop to the extent of 10% of the Sector Area as per the Layout Plan approved by competent authority, balance 90% shall be developed exclusively by the Government or a Government under taking or by a Public authority approved by the Government.
- 2) Not withstanding the provision of clause (1) above, the Government may reserve at any time, any other sector for development exclusively by it or by the agencies mentioned above.

VIII. Land Reservations for Major Roads

- (1) Land reservation for major roads marked in the Drawing shall be as under:-

Serial number	Classification of roads	Land reservation
(i)	V-1	60 meters wide road with 30 meters green belt on both sides
(ii)	V-1(a)	45 meters wide road with 30 meters green belt on both sides
(iii)	V-1 (a,a)	Existing bye-pass with 100 meters green belt on both sides.
(iv)	V-1 (a,a,a)	75 meters wide eastern periphery road with 50 meters green belt on both sides.
(v)	V-1(b)	Existing National Highway number-1 with 50 meters green belt on both sides.
(vi)	V-1 (b,b)	Existing National Highway number-1 with 30 meters green belt on both side
(vii)	V-1 (c)	Existing road to be widened to 30 meters with 30 meters wide green belt on both sides.
(viii)	V-2	60 meters wide roads
(ix)	V-3	30 meters wide existing sector roads
(x)	V-3 (a)	45 meters wide sector roads

- (2) Width and alignment of other roads shall be as per sector plans or as per approved layout plans of colonies.
- (3) Benefit of only 50% of the area falling under major roads and adjoining green belts, if any, shall be allowed towards plotted area/ FAR in the plotted/ group housing colony; while approving the layout plans for the sector/ colony to be developed by Haryana Urban Development Authority and private colonizers. In case of commercial colony and information Technology Park/ Cyber City the benefit of 10% of FAR of the total area of the site or area falling under green belt and sector roads whichever is less shall be allowed.

IX. Non conforming uses either existing or having valid change of land use permission:-

- 1) With regard to the existing industries shown in the zones other than industrial zone in the development plan, such industrial non-conforming uses shall be allowed to continue for a fixed period to be determined by the Director but not exceeding ten years; provided that the owner of the industry concerned:-
 - (a) Undertakes to pay to the Director, as determined by him the proportionate charges towards the external development of the site as and when called upon by the Director to do so in this behalf;
 - (b) During the interim period make satisfactory arrangements for the discharge of effluent to the satisfaction of the Director.
 - (c) Shall not be allowed to expand the existing project within the area of non conforming use.
- 2) With regard to the projects having valid change of land permission, and located in the zones other than conforming use zone in the development plan, such non-conforming uses shall be allowed to continue, provided that the owner of the building concerned:-
 - (a) Undertakes to pay to the Director, as determined by him the proportionate charges towards the external development of the site as and when called upon by the Director to do so in this behalf;
 - (b) During the interim period make satisfactory arrangements for the discharge of effluent to the satisfaction of the Director.

X. Discontinuance of non conforming uses

- (1) If a non-conforming use of land has remained discontinued continuously for a period of two years or more, it shall be deemed to have terminated and the land shall be allowed to be re-used or re-developed only according to the conforming use.
- (2) If a non-conforming use building is damaged to the extent of 50 percent or more of its reproduction value by fire, flood, explosion, earthquake, war, riot or any other natural calamity, it shall be allowed to be re-developed only for a conforming use.
- (3) After the discontinuance of project included under clause IX, the land shall be allowed to be re-developed or used only for conforming use.
- (4) After a lapse of period fixed under clause IX (1), the land shall be allowed to be redeveloped or used only for conforming use.

XI. The development to conform to sector plan and zoning plan

Except as provided in regulation IX, no land within major land use shall be allowed to be used and developed for building purposes unless the proposed use and development is according to the details indicated in the sector plan and zoning plan or the approved colony plan in which the land is situated.

XII. Individual site to form part of approved layout or zoning plan

No permission for erection or re-erection of building on a plot shall be given unless-

- (i) The plot forms a part of an approved colony or the plot is in such area for which relaxation has been granted as provided in regulation XVII; and
- (ii) The plot is accessible through roads laid out and constructed upto the location of the plot to the satisfaction of the Director.

XIII Minimum size of plots for various types of buildings:**(1) The minimum size of the plots for various types of uses shall be as below:-**

Serial number	Land use	Size
i.	Residential plot	50 Square meters
ii.	Residential plot on subsidized industrial housing or slum dwellers housing scheme approved by the Government	35 Square meters
iii.	Shop-cum-residential plot	100 Square meters
iv.	Shopping booths including covered corridor or pavement in front	20 Square meters
v.	Local service industry plot	100 Square meters
vi.	Light industry plot	250 Square meters
vii.	Medium industry plot	8000 Square meters

- (2) The minimum area under a group housing colony to be developed either as a part of plotted licenced colony or as independent Group Housing colony will be 5 acres. However, in case a group housing scheme is floated by Haryana Urban Development Authority or any other Government Agency, the size of group housing site shall be as specified in the scheme. For the purpose of plotted residential colony minimum area required is 50 acres.
- (3) The minimum area required for a commercial colony is 8000 square metres and the maximum 16000 square metres.

XIV Site coverage/ height and bulk of building under various types of buildings.-

Site coverage and the height upto which building may be erected within independent residential and industrial plots, shall be according to the provisions contained in Chapter VII of the Rules. In the case of other categories, the maximum coverage and the floor area ratio, subject to architectural control, as may be imposed under regulation XVI shall be as under:

Serial number	Type of use	Maximum ground floor coverage	Maximum floor area ratio
1	Group housing	35%	175
2	Government offices	25%	100
3	Commercial	In accordance with the terms and conditions specified in the zoning plan of sites approved by the competent authority.	
4	Warehousing	60%	75
5	Bus Stand		
	a. Commercial	35%	175
	b. Institutional	25%	100

Note: Basement floor shall be permitted as approved in the zoning plan. The basement shall not be used for storage purposes.

XV Building lines in front and rear of buildings.-

These shall be provided in accordance with rules 51, 52 and 53 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965.

XVI Architectural control

Every building shall conform to architectural control prepared under rule 50 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965.

XVII Relaxation of agricultural zone.- In the case of any land laying in Agriculture zone, Government may relax the provisions of this development plan-

- (a) for use and development of the land into a residential or industrial colony provided the colonizer has purchased the land for the said use and developed prior to the material date and the colonizer secures permission for this purpose as per Rules.
- (b) for use of land as an individual site (as distinct from an industrial colony)
Provided that-
 - (i) the land was purchased prior to the material date;
 - (ii) the Government is satisfied that the need of the industry is such that it cannot await alternative allotment in the proper zone;
 - (iii) the owner of the land secures permission for building as required under the Rules;
 - (iv) the owner of the land undertakes to pay to the Director, as determined by him, the proportionate charges as and when called upon by the Director in this behalf and during the interim period makes satisfactory arrangement for discharge of effluent.

Explanation.- The word 'purchase' in the regulation shall mean acquisition of full proprietary rights and no lesser title, such as agreement to purchase etc.

XVIII Density. -

Every residential sector shall be developed to the sector density indicated as prescribed for it in the drawing subject to a maximum of 20 percent variation allowed on either side of the prescribed sector density.

XIX Provision of farm house outside abadi-deh in agricultural zone.-

A farm house in agricultural zone, outside abadi-deh may be allowed if the area of the land is 2 acres or more on the following conditions:

	Size of farm house	Main building of the dwelling unit.	Ancillary building of main dwelling unit.
(i) Site coverage	0.8094 Hectare (2 Acres minimum)	As applicable to residential plot equivalent to 380 square metres.	1 percent of the farm land (not more than 40 percent shall be used for labour/ servant quarters)
	Upto 1.214 Hectare (3 Acres)	As applicable to residential plot equivalent to 570 square metres.	-do-
	Upto 1.6188 Hectare (4 acres) and above.	As applicable to residential plot equivalent to 760 square metres.	-do-
(ii) Height and storey.		11 Meters., three storeyed	4 Meters, single storey.

(iii) Set back:-

It shall be at least 15 metres away from the edge of the agricultural land on all sides provided that if land attached to the farm house abuts a road, the house shall be constructed with a minimum set back from the edge of the road as under:

Serial number	Road	Width
a.	Where the road is bye pass to a scheduled road as an express way	100 metres.
b.	Where the road is scheduled road	30 metres
c.	Any other road.	15 metres

(iv) **Approach road:-**

Any revenue rasta/road defined in the revenue record”.

(v) **Basement :-**

Basement shall be permitted to the maximum extent of ground floor coverage but in the basement water closet and bathroom shall not be permitted.

(vi) **Ledge, loft and mezzanine floor :-**

Ledge, loft and mezzanine floor shall be permitted within the building subject to the restrictions above as well as the restrictions stipulated in the definition given in Part II.

(vii) **Services-water supply and drainage :-**

- a) Good potable water supply should be available in the farm for human consumption in case farm house is built.
- b) Open sanitary drains or covered drains to be provided to clean the sheds in case of Dairy farms, Drains are to be provided for carrying rain water in case of all buildings.
- c) Septic tank to be provided for disposal of human and animals waste as per provisions of the Controlled Areas Rules.
- d) The distance between the septic tank and open well or tubewell shall be as provided in the Controlled Areas Rules.

Provided that Government may amend the minimum size of the farm for any scheme sponsored by the State Government/State Agency for the proper utilization of the agricultural zone.

XX Relaxation of development plan.-

Government may in case of hardship or with a view to save any structure constructed before the material date, relax any of the provisions of the Development Plan on principles of equity and justice on payment of such development charges and on such other conditions as it may deem fit to impose.

XXI PROVISIONS OF INFORMATION TECHNOLOGY UNITS AND CYBER PARKS/CYBER CITIES.-

(i) **LOCATION**

- (a) Information Technology Industrial Units will be located in Industrial Areas/Industrial Zones only;
- (b) Cyber Parks/ Information Technology Parks will be located either in Industrial Areas or Industrial zones abutting on minimum 60 meters ROW sector roads in the form of integrated development. However, no manufacturing units will be permitted in such parks;
- (c) Cyber Cities:- The location of such a facility will be decided by the Government;

(ii) **SIZE**

Serial Number	Type	Size
1	Information Technology Industrial Unit	1 to 5 acres
2	Cyber Park / Information Technology Park	5 to 15 acres
3	Cyber City	Minimum 50 acres

(iii) **MISCELLANEOUS .-**

I Parking

- (a) One Equivalent Car Space for every 50 square meters of floor area shall be provided for parking in cyber park/Information Technology Park, Information Technology Industrial Unit and Cyber City;
- (b) Four tier basement for Information Technology Industry for meeting the requirement of parking shall be allowed subject to clearance from Public Health requirement.

II Other Activities

- (a) Incidental commercial activities like Banks, Restaurants, Insurance Offices etc. shall be permitted subject to restriction of 4% of the total area of the Cyber Park/Information Technology Park;
 - (b) Only 5% of the area of the Cyber City shall be allowed for Group Housing and 4% of the total area of the Cyber City shall be permitted for Commercial/Institutional uses;
 - (c) No residential plotted development shall be allowed in a Cyber City;
 - (d) For a Cyber City Project if allowed in Agricultural Zone, the entrepreneur shall make the arrangement of water supply and other facilities like sewerage disposal/drainage etc;
- III** The Government may impose any other condition as deemed necessary from time to time.

XXII Setting up of the Communication Towers:

Permission of Mobile Towers within the Controlled area shall be granted as per the policy dated 13th January 2012 as amended from time to time;

Appendix -A
Classifications of land uses

Main code	Sub code	Main group	Sub group
100		Residential	Residential Sector on neighborhood pattern
200		Commercial	
	210		Retail Trade
	220		Wholesale Trade
	230		Warehousing and Storage
	240		Office and Banks including Government Office
	250		Restaurants, Hotels and Transit Boarding Houses including public assistance institutions providing residential accommodation like Dharamshala, Tourist House etc.
	260		Cinema and other places of public assembly on a commercial basis.
	270		Professional Establishments
300		Industrial	
	310		Service Industry
	320		Light Industry
	330		Extensive Industry
	340		Heavy Industry.
400		Transport and Communication	
	410		Railway Yards, Railway Station and Sidings.
	420		Roads, Road Transport Depots and Parking Areas
	430		Dockyards, Jettys
	440		Airport/Air Stations
	450		Telegraph offices, Telephone Exchanges etc
	460		Broadcasting Station
	470		Television Station
500		Public Utilities	
	510		Water Supply installation including treatment plants
	520		Drainage and Sanitary installation including disposal works

	530	Electric power plants, substation etc.
	540	Gas Installation and Gas works.
	550	Solid Waste Disposal
600	Public and semi public	
	610	Government Administrative Central Secretariat, District Offices, Law Courts, Jails, Police Stations, Governor's and President's Residence.
	620	Education, Cultural and Religious Institutions
	630	Medical and Health Institutions
	640	Cultural institution like Theatres, Opera Houses etc. of a predominantly non commercial nature
	650	Land belonging to defence
700	Open Spaces	
	710	Sports Grounds, Stadium and Play Grounds
	720	Parks
	730	Green Belts, Garden and other Recreational Uses.
	740	Cemetreies, crematories etc
	750	Fuel filling stations and Bus Queue shelters
	760	Water Bodies/lakes
	Agricultural land	
800		
	810	Market Garden
	820	Orchards and Nurseries
	830	Land Under staple crops
	840	Grazing and Land pastures
	850	Forest Land
	860	Marshy Land
	870	Barren Land
	880	Land under water
	890	Dairy Farming
900	Non-conforming use	
	910	Existing Industry/ Building within Agriculture Zone
	920	Existing Industry, Public and semi public building with residential, commercial and industrial zone etc.
1000	Special Zone	

Appendix-B

I Residential zone:

- (i) Residence
- (ii) Social community religious and recreational buildings
- (iii) Public utility building.
- (iv) Educational buildings and all types of school and college where necessary.
- (v) Health institutions.
- (vi) Cinemas
- (vii) Commercial and professional offices.
- (viii) Retail shops and restaurants.
- (ix) Local service industries.
- (x) Petrol filling stations.
- (xi) Bus stops, tonga, taxi, scooter and rickshaw stand.
- (xii) Nurseries and green houses.
- (xiii) Any other minor needs to ancillary to residential use
- (xiv) Starred hotels
- (xv) Club/Community Centers
- (xvi) Communication Towers
- (xvii) Any other use, which the Government may in public interest decide

As required for the local need of major use and needs of the town at site approved by the Director in the sector/ colony plan.

II Commercial zone

- (i) Retail Trade.
- (ii) Wholesale Trade.
- (iii) Warehouses and storages.
- (iv) Commercial offices and banks.
- (v) Cinemas, Hotels, Motels and other places of public assembly like theatres, club, Dramatic Club, etc. run on commercial basis.
- (vi) Restaurant and Transit Boarding Houses including public assistance institutions providing residential accommodation like Dharamshala, Tourist House etc.
- (vii) Professional establishments.
- (viii) Residences on the first and higher floors.
- (ix) Local service industry.
- (x) Public Utility buildings.
- (xi) Petrol filling stations and service garages.
- (xii) Loading and unloading yards.
- (xiii) Parking spaces, bus stops, taxis, tonga and rickshaw stand.
- (xiv) Town Parks.
- (xv) Communication Towers.
- (xvi) Any other use which the Director in public interest may decide.

As per the policy/parameters decided by the Govt.

III Industrial zone

- (i) Light industry
- (ii) Medium industry
- (iii) Obnoxious and Hazardous Industry
- (iv) Heavy industry
- (v) Service industry
- (vi) Warehouse and storages
- (vii) Parking, loading and unloading area
- (viii) Truck stand/bus stops, taxi, tonga and rickshaw stand
- (ix) Public utility, community buildings, retail shops, banks, dhaba, restaurants, two/three/five star Hotels and Insurance Offices subject to a maximum limit of 3% of the total area of the Sector as under

Sr. No.	Name of Facility	Area		No. of Facilities in a Sector	Commercial Component	Maximum Ground Coverage	Floor Area Ratio	Approach Road
		Minimum	Maximum					
1	Dhabas	500 Sq.m	1000 Sq.m	2	50 Sq.m	50%	50%	Minimum 18 mtrs
2	Restaurants	1000 Sq.m	2000 Sq.m	2	10%	30%	150%	Minimum 18 mtrs
3	Two/ Three Star Hotels	1 Acre	2.5 Acres	2	15%	30%	As per commercial Policy	Minimum 24 mtrs
4	Five Star Hotels	2.5 Acre	4.00 Acres	1	15%	30%	As per commercial Policy	Sector Dividing Road with the provision of a service road

As required for the local need of major use at site earmarked for them in the sector plan or in the approved layout plan of the colonies.

- (x) Petrol filling stations and service garages.
- (xi) Liquid Petroleum Gas godowns permitted by the Director.
- (xii) Cyber Parks/Information Technology Parks/ Information Technology Industrial Units
- (xiii) Health Facilities like Hospitals, Dispensary, Nursing Home, Clinic as under:-

Sr. No.	Name of Facility	Area		No. of Facilities in a Sector	Residential Component	Maximum Ground Coverage	Floor Area Ratio
		Minimum	Maximum				
1	Hospital	2.5 Acre	5.0 Acres	1	15%	33%	100%
2	Dispensary	1.0 Acre	1.5 Acres	1	15%	33%	100%
3	Nursing Home	250 Sq.m	500 Sq.m	2	Nil	60%	100%
4	Clinic	250 Sq.m	500 Sq.m	2	Nil	60%	100%

(xiv) Industrial Colony with a minimum area of 25 Acres. The area utilization shall be as under:-

Sr. No.	Land Use	Percentage of Total Area of the Colony	
1	Industrial	51	65
2	Residential	10	
3	Commercial	4	
4	Public Buildings & Utilities	10	35
5	Roads/ Open Spaces	25	
	Total	100	

(xv) Communication Towers.

(xvi) "Ready mix concrete plant, wet mix plants, Hot mix plants."

(xvii) Any other use permitted by the Director.

IV Transport and Communication zone

- Railway yards, railway station and siding
- Transport Nagar, Roads and Transport depots/ Bus Stands and parking areas
- Airports and Air Stations
- Telegraph offices and Telephone exchange
- Broadcasting stations
- Televisions station
- Agricultural, horticulture and nurseries at approved sites and places
- Petrol filling stations and service garages
- Parking spaces, bus stop-shelters, taxi, Tonga and rickshaw stands.

At sites
earmarked in
the sector plan

V Public utilities

- Water supply installations including treatment plants.
- Drainage and Sanitary installations, Disposal works.
- Electric Power plant and sub-station including grid sub-station.
- Gas installations and Gas works.

At sites
earmarked in
the sector plan

VI Public and semi public uses zone

- Government offices ,Government Administration centers, secretariats and police station
- Educational, cultural and religious institutions
- Medical health institutions
- Civic/cultural and social institutions like theatres, opera houses etc. of predominantly noncommercial nature
- Land belonging to defence
- Dhabas Restaurant as under:-

At sites
earmarked in
the sector plan

Sr. No.	Name of Facility	Area		No. of Facilities in a Sector	Commercial Component	Maximum Ground Coverage	Floor Area Ratio
		Minimum	Maximum				
1	Dhabas	500 Sq.m	1000 Sq.m	2	50 Sq.m	50%	50%
2	Restaurant	1000 Sq.m	2000 Sq.m	2	10%	30%	150%

- (vii) Communication Towers.
(viii) Any other use which Government in public interest may decide

VII Open spaces

- Sports ground, stadium and play grounds
- Parks and green belts
- Cemeteries crematories etc.
- Motor fuel filling stations, bus queue shelter along roads with the permission of Director
- Public utility services like electric grid station, transmission lines, communication lines, water supply lines, sewerage lines, drainage lines in the green belts along the scheduled roads and major roads.
- Water Bodies/lakes.
- Communication Towers.
- Any other recreational use with the permission of Director.

At sites approved by Director, Town and Country Planning, Haryana

VIII Uses strictly prohibited

Storages of petroleum and other inflammable material without proper license.

IX Agriculture zone

- Agricultural, Horticultural, dairy and poultry farming.
- Village houses within Abadi-deh
- Farm houses outside abadi-deh subject to restriction as laid down in zoning regulation XIX
- Afforestation development of any of the part for recreation
- Expansion of existing village contiguous to abadi-deh if undertaken a project approved or sponsored by the Central Government, or State Government
- Milk chilling station and pasteurization plant
- Bus Stand and railway station
- Air ports with necessary buildings
- Wireless stations
- Grain godowns, storage space at sites approved by the Director
- Weather stations
- Land drainage and irrigation, hydroelectric works and tubewell for irrigation
- Telephone and electric transmission lines and poles
- Mining and extraction operations including lime and brick kilns, stones, quarries and crushing subject to the rules and at approved site
- Cremation and burial grounds
- Petrol filling station and service garages
- Hydro electric/thermal power plant sub-station
- Liquid Petroleum Gas storage godowns with the approval of the Director
- (a) Non Polluting industries registered as Rural Industry Scheme/Small Scale Industrial units outside the restricted belt around defence installations as applicable for such installation if any, subject to one of the following conditions
 - Located within half kilometer belt encircling the existing village Abadi-deh and approachable from public road/rasta other than scheduled road, National Highway and State Highway
 - On Public road/rasta not less than 30 feet wide (other than scheduled roads, National Highway and State Highway) outside the half kilometer zone referred to in (i) above upto a

As approved by Director, Town and Country Planning Department, Haryana

depth of 100 meters along the approach road.

(iii) Up to area of 2 acres.

(b) The site should not fall within restricted belt around defence installations notified by the concerned authorities.

(xx) Dhabas, small Restaurants, Motels, Hotels, Resort and Amusement Park/ Theme Park along National Highway / Scheduled Roads in the area outside restricted/ green belt as under:-

Serial number	Permissible activity	Area		Commercial Component	Maximum Ground Coverage	Floor Area Ratio
		Minimum	Maximum			
1	Dhabas	1000 square meters	1 acre	50 Sq mt.	40%	40%
2	Restaurant	2000 square meters	1 acre	15%	30%	150%
3	Motel without banquet facilities	1 acres	3 acres	15%	30%	150%
4	Motel with banquet facilities	2.5 acres	5 acres	15%	30%	150%
5	5-Star Hotel	4 acres	15 acres	15%	30%	150%
6	Resort	4 acres	10 acres	15%	30%	150%
7	Amusement Park/Theme Park	2.5 acres	10 acres	15%	30%	50%

Provided the access permission is obtained from National Highway Authority of India if the site is located on National Highway and from Executive Engineer, Public Works Department (Building and Roads) if the site is located on scheduled road.

(xxi) Banquet Hall

Permissible Zone	Agriculture
Approach	<ol style="list-style-type: none"> 1. Minimum width of the approach road must be 18 metres. 2. The access permission is required from XEN, PWD (B&R) if the site is located on scheduled road. 3. Approach from National Highways can be considered, if the site fulfills minimum distance norms from intersection/access and is located on minimum 7 meters wide service road or the applicant submits prior permission of access from NHAI
Area Required	Minimum area :- 2.5 acres Maximum area :- 5.00
FAR	50%
Ground Coverage	30%
Conversion Charges	50% of the rates prescribed for commercial use
Permissible Ancillary uses within FAR	10% of the allowed FAR for Gift shop, STD Booth, Toy Centers and flowers shops etc.
Parking	Minimum 25% of the site area

(xxii) Microwave Towers/Stations, Seismic Centers and Telecommunication Centers

(xxiii) "Ready Mix Concrete Plants, Wet mix plants, Hot Mix Plants connected with the projects for which contract or work is assigned by Government or Government agency and to be set up on terms basis."

(xxiv) Communication Towers.

(xxv) Any other use, which Government may in Public Interest, decide

X Special zone

Commercial and Institutional use as permitted by the Director, Town and Country Planning.

As approved by
Director,
Town and
Country
Planning
Department,
Haryana

Appendix –I

Categories of Industries included in the scope/definition of Information Technology Industry

- (A) Computing Devices including**
 - Desktop
 - Personal Computer
 - Servers
 - Work-station
 - Nodes
 - Terminals
 - Network P.C
 - Home P.C.
 - Lap-top Computers
 - Note Book Computers
 - Palm top Computer/PDA
- (B) Network Controller Card/ Memories including**
 - Network Interface Card (NIC)
 - Adaptor Ethernet /PCI/EISA/Combo/PCMICA
 - SIMMs Memory
 - DIMMs Memory
 - Central Processing Unit (CPU)
 - Controller SCSI/Array
 - Processor/Processor Power Module/Upgrade
- (C) Storage Units including**
 - Hard Disk Drives/Hard Drives
 - RAID Devices and their Controllers
 - Floppy Disk Drives
 - C.D. ROM Drives
 - Tape Drives DLT Drives/DAT
 - Optical Disk Drives
 - Other Digital Storage Devices
- (D) Other**
 - Key Board
 - Monitor
 - Mouse
 - Multi-media Kits
- (E) Printers and Output Devices including**
 - Dot matrix
 - Laserjet
 - Inkjet
 - Deskjet
 - LED Printers
 - Line Printers
 - Plotters
 - Pass-book Printers
- (F) Networking products including**
 - Hubs
 - Routers
 - Switches
 - Concentrators

Trans-receivers

- (G) Software including**
 - Application Software
 - Operating system
 - Middleware/Firmware

- (H) Power supplies to Computer Systems including**
 - Switch Mode Power Supplies
 - Uninterrupted Power supplies

- (I) Networking/Cabling and related accessories**
 - (Related to IT Industry)
 - Fibre Cable
 - Copper Cable
 - Cables
 - Connectors, Terminal Blocks
 - Jack Panels, Patch Cord
 - Mounting Cord/Wiring Blocks
 - Surface Mount Boxes

- (J) Consumables including**
 - C.D.ROM /Compact Disk
 - Floppy Disk
 - Tapes DAT/DLT
 - Ribbons
 - Toners
 - Inkjet Cartridges
 - Inks for Output devices

- (K) Electronic Components**
 - Printed Circuit Board/Populated PCB
 - Printed Circuit Board/PCB
 - Transistors
 - Integrated Circuits/ICs
 - Diodes/Thyristor/LED
 - Resistors
 - Capacitors
 - Switches (On/Off, Push button, Rocker, etc.)
 - Plugs/sockets/relays
 - Magnetic heads, Print heads
 - Connectors
 - Microphones/Speakers
 - Fuses

- (L) Telecommunication Equipment including:**
 - Telephones
 - Videophones
 - Fascimile machines/Fax cards
 - Tele-Printers/Telex machine
 - PABX/EPABX/ RAX/MAX Telephone Exchange
 - Multiplexers/Muxes
 - Modems
 - Telephone answering machines
 - Telecommunication Switching Apparatus
 - Anetna and Mast
 - Wireless datacom equipment
 - Receiving equipments like Pagers, mobile/Cellular Phones, etc.

VSATs

Video Conferencing Equipments

Including Set Top Boxes for both Video and Digital Signaling.

(M) IT Enabled Services

IT Enabled services are business processes and services, the end products/services of which are:-

- Delivered outside India.
- Delivered over communication network., and
- Either externally contracted (out-sourced) or provided by a remote subsidiary of the same company (out-located).

Note: Services which would not be included are:-

1. Remote production/manufacturing units
2. The Corporate offices of companies or their local branches
3. Virtual business on Internet.

The following services which meet the above criteria would be included:-

- (i) Back-Office Operations
- (ii) Call Centers
- (iii) Content Development or Animation
- (iv) Data Processing
- (v) Engineering and Design
- (vi) Geographic Information System Services
- (vii) Human Resource Services
- (viii) Insurance Claim Processing
- (ix) Legal Database
- (x) Medical Transcription
- (xi) Payroll
- (xii) Remote Maintenance
- (xiii) Revenue Accounting
- (xiv) Supports Centres and
- (xv) Web-site Services.

S.S. Dhillon

Financial Commissioner and Principal Secretary to
Government of Haryana, Town and Country Planning Department.