

HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT

Notification

The 28th December, 2005

No. CCP (NCR) / 2005 / DDP / AGR / HCA / 2155.—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 for controlled area around Government High School, Primary Health Centre, Agroha Vikas Trust and Mound, declared vide notification No. J.D.-92/ H.C.A./5/458 dated the 30th April, 1992 published vide Haryana Government Gazette dated the 19th May, 1992 along with all the restrictions and conditions as given in Annexure A and B proposed to be made applicable for controlled area covered by the said notification.

Notice is hereby given that the draft development plan shall be taken into 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, Aayojna Bhawan, Sector-18, Chandigarh, from any person in writing in respect of this plan before the expiry of the period so specified.

DRAWINGS:

1. Existing Land Use Plan Drawing No. DTP (H)-3068/94, dated 27.10.94.
2. Draft Development Plan Drawing No. DTP (H)-3309/02, dated 12.7.02/3.10.2003.

ANNEXURE-A

EXPLANATORY NOTE ON THE DRAFT DEVELOPMENT PLAN FOR CONTROLLED AREA AROUND GOVERNMENT HIGH SCHOOL, PRIMARY HEALTH CENTRE, AGROHA VIKAS TRUST AND MOUND.

(i) INTRODUCTION:-

Agroha owes its origin to Agrasain, the ancient name of the town was Agro-Daka as revealed on the coins found during the excavation. This place has been referred in the 'Mahabharata's 'Ashthadhyaya' and is believed to represent the capital of Agroha republic. The fort on the top was, however constructed by Dewan-Nanumal, commander of Patiala forces between 1774 and 1777AD. In the medieval period Agroha has been described as 'Agroha' a flourishing town forming an important division of 'Hisar-E-Feroza'. The sewer famine in Mohammed Tuglak's time caused considerable havoc in the area and it became a deserted city as reported by Ibne-I-Batuta. The later gives an account of demolition of Hindu temples and buildings and utilization of material by Feroze-Shah Tuglak in constructing 'Hisar-E-Feroza'.

The inhabitants of this city state were divided into 18 gotras of Aggarwal Community. A tradition among the inhabitants of this place had been that they used to offer a brick and a rupee to a new settler in Agroha. This tradition helped the new comer to construct his house and set up a business to earn livelihood.

Excavation at the mounds have shown that it was a well planned city. Baked brick walls, cemented floors and well built roads bear tell-tale signs of a well planned city. Mounds of ash indicate that fire burnt the city town. Two pots of coins were recovered from here. One pot had five silver coins. These coins have a sun and a tree engraved on them. The second pot contained fifty one square coins. Both the types of coins are stated to be belonging to the 2nd century B.C.

(ii) Location and regional setting :-

Agroha is located on longitude 75°-38'-0" East and latitude 29°-19'-0" North and at a distance of 23kms from Hisar on the National Highway No.10, it links the villages with Hisar-Rohtak and Delhi in the East and Fatehabad-Sirs-Dabwali-Ferozepur in the West. It is also directly linked by road with nearby villages and town like Adampur, Barwala and Bhuna.

(iii) Physiography

Western and northern sides of Agroha are marked by sand dunes. A huge mound in the West dominates the entire topography of the area. It is believed to be the debris of the devastated city of Agroha. The Archeological Department has excavated the crest of this mound and have found few structures from the debris. There are two more mounds in this area but are of smaller size. These are situated in the southern side of village Agroha and in the east it is almost plain. This part of village land is being irrigated by canal-based water.

(iv) **Availability of infrastructure:-**(a) **Utilities :-**

Agroha has 33K.V. sub-station, it has canal based water supply system for drinking purposes. The village is properly linked with the tele-communication facilities. Infrastructures like sewerage and drainage facilities are yet to be provided.

(b) **Social Infrastructure:-**

In comparison to the population, which was 4664 as per 1991 census, Agroha has suitable infrastructure facilities like High School, a Middle School for girls, Primary Health Centre, a veterinary hospital, Rural Bank, Police Post, Panchayat Ghar, Petrol Filling Station, and Medical College. Besides there is a grand temple in Agroha, Temples of Maharaja Agrasain and Mahalaxmi have been constructed within the compound of this temple.

(v) **Economic base of the town/functional status:-**

Agroha being a village has agrarian based economy, as is evident from the distribution of main workers. Out of the total main workers i.e. 1453, 77.29 percent are engaged in primary sector. As per 1991 census the total working population of Agroha village is 1453 which is 31.15% of the total population. The main workers distribution is shown in Table-I.

TABLE-I

Sr. No.	Category of Workers.	No. of workers (1991).	Percentage to Total (1991).
1.	Primary	1123	77.29
2.	Secondary	216	14.87
3.	Tertiary	114	7.84
	Total	1453	100.00

However, after the setting up of Agroha Medical College it is expected that the economic base of the village may be affected which is likely to be reflected in the 2001 census.

(vi) **Demography:-**

The Combined Population of village Agroha and village Mirpur (which is a part of Controlled Area) has grown from 2602 persons in 1961 to 5840 persons in 1991 as indicated in the Table-II given below:-

TABLE-II

Year	Population	Percentage of growth
1961	2602	-
1971	3765	+44.69
1981	4507	+19.70
1991	5840	+29.57
2001	11680 (Projected)	+100.00
2011	23360 (Projected)	+100.00
2021	39712 (Projected) or 40000 (Assumed)	+70.00

The growth rate of population during the decade 1981 to 1991 has increased to 29.57% from the previous decade i.e. 1971 to 1981 which was 19.70%. This increase in growth rate is due to important location of Agroha on National Highway No.10, availability of potable ground water in abundance, coupled with the setting up of institution like Agroha Medical College and Agroha Vikas Trust etc. Considering regional setting of Agroha and setting up of institutions like Medical College and Agroha Vikas Trust which are giving emergence to the ancillary commercial activities which is further diversifying the agrarian economy to commercial and institutional based economy. The existing road junction in Agroha (Agroha Mour) which is formed by the National Highway No.10

(Delhi -Hisar-Sirsa Road) and Barwala-Adampur Scheduled Road has become a small service center for the surrounding villages and the existing concentration of commercial establishment shows to the importance of this junction. Considering the existing trend and setting up of institution in Agroha, it is assumed that during 1991-2001 and 2001-2011 the population growth rate may be 100% and after transaction into commercial and institutional based economy by 2021 this area will grow at the rate of 70% growth rate. Hence it is assumed that by 2021AD the population of the town will reach about 40,000 persons.

(vii) Existing transportation network:-

Agroha is located on Delhi-Hisar-Sulemanki road (N.H.No.10) which links it directly with Delhi through towns like Hisar, Rohtak, Bahadurgarh in the East and Sirsa, Dabwali, Ferozepur in the West. Agroha is also linked by roads with the adjoining towns like Adampur, Barwala, Fatehabad, Bhuna etc. Hisar railway station is situated at a distance of 24kms.

(viii) Need for declaration of controlled areas:-

The developments undertaken by the Agroha Vikas Trust since, 1976, like construction of temple of Maharaja Agrasain, Mahalaxmi and Saraswati, and establishment of Maharaja Agrasain Medical College and research Centre, was likely to give a sudden boost to the physical developments around above mentioned institutions. As these developments, mainly medical college, Agroha Vikas Trust, Office and Temple, Primary Health Centre, School came up along the National Highway No.10 and the area surrounding these institutions suddenly became more potential for urbanization. Therefore, considering the likely haphazard development around these institutions, it was decided in the overall interest of Agroha village, to have controlled and a regulated development in this area for which declaration of controlled area around these institutions was essential.

Because the main stay of this area is agriculture, therefore it was all the more necessary to save the agricultural fields, from the likely haphazard urban nature developments. Considering all these facts in the year, 1992, the area around Government High School, Primary Health Centre, Agroha Vikas Trust and Mounds in Agroha. Controlled Area was declared vide notification no.JD-92/H.C.A.-5/458, dated 30.4.92 published in Haryana Government, Gazette on the 19th May, 1992.

(ix) Land Use Proposal:

Keeping in view the development works undertaken by the Agroha Vikas Trust and setting up of a Medical College at Agroha, it is anticipated that its population will reach 40,000 persons by 2021-A.D.. By that time village abadi of Mirpur, which is near to the Agroha abadi, would also be merged with Agroha. Thus population of Mirpur would also become a part of it. Therefore, for future planning Agroha and Mirpur are taken into account as one unit. As such for a population of 40,000 persons the proposed land uses are given in table:

TABLE-III

Serial Number	Category	Area in Acres	Percentage
1	Residential	823.00	43.80
2	Commercial	155.00	8.25
3	Industrial	178.00	9.50
4	Transportation and Communication	42.00	2.20
5	Public Utilities	102.00	5.40
6	Public and Semi-Public	380.00	20.20
7	Open Spaces	200.00	10.65
	Total Urbanisable Area.	1880.00	100-00
	Agriculture Zone	1116.00	-
	Total Area	2996.00	-

The total area proposed to be planned is 1880 acres at a gross density of 21 persons per acre. This low density is due to the huge mound preserved as a protected monument by the Archeological Department.

1. Residential: -

In residential use the existing abadi area has been retained as such in the plan. For the projected population of 40,000 persons at a density of 50 persons per acre in Draft Development Plan an area measuring 821 acres has been proposed for residential use. For residential use sectors 1, 2, 6, 7, 8-A, 9-A and 13-(Part) have been proposed. These sectors are proposed to be developed on the concept of neighbourhood planning.

2. Commercial: -

Area measuring 155 acres is proposed for commercial use with the view that Agroha being located on the National Highway at very important junction of the region which connect it directly with Sirsa, Adampur, Barwala, Hisar and Delhi. Considering the demand for setting up a grain market at Agroha, land has been proposed in sector-10 and 10-A for wholesale market and other related commercial activities in sectors 12 and 12-A.

3. Industrial: -

Keeping in view the demand of the Trustees of the Agroha Trust that many industrialists of Aggarwal Community are willing to set up Industrial Units if the State Government provides the necessary facilities for industries and assuming that requisite facilities would be made available in the days to come, an area of 178 acres earmarked for this use in sector-8 and 9.

4.. Transportation and Communication: -

The major road system adopted on a grid-iron pattern very much fits into the existing road pattern. Along the Hisar-Sirsa road i.e. National Highway No.10, no construction/excavation whatsoever in nature will be allowed on both sides within 60 meters in Controlled Area limit. One Peripheral road connecting sector-1,2,3,4,5,6,7,8,9 and 10-A has been proposed as V-2 road, Apart from this, sector-11 has been proposed for Bus Stand, Transport Depots, Telegraph office, Telephone Exchange and other related activities with an area of 42 acres. The road width prescribed for various road is as given below: -

Classification	Land Reservation
(i) V-1	Existing width (Barwala-Adampur Schedule Road) with 45 metres green belt outside abadi deh.
(ii) V-1(A)	Existing width (Delhi-Sulemanki Road) within abadi deh.
(iii) V-1(B)	Existing width (Delhi-Hisar-Sirsa Road) outside abadi deh 60 metres green belt.
(iv) V-2	45 meters wide road with 30 meters green belt.
(v) V-3	30 meters wide road.

5. Public Utilities.

In order to meet the drinking water requirement of the proposed population an area of 30 acres has earmarked in agriculture zone near Kishangarh Branch. An additional area of 29 acres is earmarked for water works for the extension of existing water works with an area of 6 acres. The total area proposed for this purpose is approximate 65 acres. Apart from the above an area of 25 acres has been earmarked on Adampur-Barwala road for the disposal and treatment plant. 12 acres for solid waste disposal has been proposed in the agriculture zone. The total area proposed for public utility use is 102 acres.

6. Public and Semi-Public: -

Agroha is definitely heading for becoming an institutional town, Agroha Medical College, has already come up in an area of 241 acres. To meet the requirement of other Institutions like vocational training centre an area of 35 acres has been earmarked adjoining Medical College. Keeping in view the historical religious and medical importance of Agroha, the demand for dharamshalas, guest house etc. will increase, therefore, 104 acres land has been earmarked for such uses in sector-13 (Part). Total land proposed for public and semi-public use is 380 acres.

7. Open Spaces:-

This includes primarily the mound protected as monument, it is proposed that this entire mound may be developed as an archeological park where findings of the old civilization can be displayed as reminiscent of glorious past. This use also includes the area under the green belts along the major roads. The total area proposed under the open spaces is 200 acres.

8. Agricultural Zone:-

A sizeable area has been reserved as agricultural zone. This zone will, 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.

ZONING REGULATIONS:-

The legal sanctity to the proposals regarding land use is being given effect by a set of zoning regulations which form part of this Draft Development Plan. These regulations will govern the change of land use and standards of development. This also very elaborately detail out allied and ancillary uses which will be permitted the various major land use and stipulate that all the change of land use and development plans 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 control.

ANNEXURE B

Zoning Regulation

Governing use and development of land in the controlled area around Government High School, Primary Health Centre, Agroha Vikas Trust and mound as shown in Drawing No. DTP (H)-3309/02 dated 12.7.02/3.10.2003.

I. General

- These Zoning regulations, forming part of the development plan for the controlled area around, Government High School, Primary Health Centre, Agroha Vikas Trust and Mound, shall be called Zoning Regulations of Development Plan for Agroha Controlled Area.
- The requirement of these regulations shall extend to the whole of the area covered by the draft development plan and shall be in addition to the requirements of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1963) and the rules framed thereunder.

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 (H) 3309/02, dated. 12.7.02/3.10.2003;
- (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 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 hazard to the health and safety of the community;
- (l) 'Material Date' means the 19th May, 1992 in respect of lands within the controlled area notified under section 4 of the Punjab Scheduled Roads and Controlled Areas Restrictions of Unregulated Development Act, 1963-vide Haryana Government, Town and Country Planning Department, notification no. JD-92/H.C.A./5/458, dated the 30th April, 1992 published in Haryana Government Gazette dated the 19th May, 1992;
- (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' shall mean the number of persons per hectare in sector area or colony area, as the case may be;
- (q) 'Sector Area' and 'Colony Area' shall mean the area of sector or of colony as bounded within the major road system shown on drawing;

Explanation:

- (1) In the case of sector and on the approved layout plan of the colony in the case of colony including percent land under the major roads surrounding the sector and excluding land under the major system and the area unfit for building development within the sector or the colony as the case may be.
- (2) For the purposes 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 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", "Coloniser", "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 (Punjab Act 41 of 1963) and rules;
- (t) "Farm House" shall mean a house constructed by the owner of a Farm at his land for the purpose of:
 - (i) dwelling unit, i.e main use;
 - (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 meter 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'- shall mean development and activities, which are required to assist in carrying out the process of "agriculture " such as tubewells, pump chambers, wind mills, irrigation's drains, pucca platforms, fencing and boundary walls, water hydrants etc;
- (y)"Rural Industries Schemes" means industrials 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 grain, 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-1 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;
- (ze) "Cyber City" means self contained intelligent city with high quality of infrastructure, attractive surrounding and high speed communication access to be developed for neucleating the Information Technology concept and germination of medium and large software companies/Information Technology Enabled Services wherein no manufacturing units may be allowed..

Major Land Uses/Zone:

- (i) Residential Zone
- (ii) Commercial Zone
- (iii) Industrial Zone
- (iv) Transport and Communication Zone
- (v) Public Utility Zone
- (vi) Public and Semi Public Zone
- (vii) Open Spaces Zone
- (viii) Agriculture Zone

Classification of major land uses is according to Appendix A.

IV. Division into Sectors:

Major land uses mentioned at Serial Nos.(i) to (vii) 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 as 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 purpose the Director may not permit any changes in their land use or allow construction of building there-on 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) Change of land use and development in sectors which are reserved for the commercial zone and the semi-public zone shall be taken only and exclusively through the Government or a Government undertaking or a public authority approved by the Government in this behalf and no permission shall be given for development of any colony within these sectors.

(2) Notwithstanding 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:

Classification	Land Reservation
(i) V-1	Major Road (Barwala-Adampur Schedule Road) outside abadi deh 45 metres green belt.
(ii) V-1(A)	Existing width (Delhi-Sulemanki Road) within abadi deh.
(iii) V-1(B)	Existing width (Delhi-Hisar-Sirsa Road) outside abadi deh 60 metres green belt.
(iv) V-2	45 meters wide road with 30 meters green belt.
(v) V-3	30 meters wide road.

(2) Width and alignment of other roads shall be as per sector plans or as per approved layout colonies.

IX. Industrial non-Conforming uses:

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; and

(b) during the interim period makes satisfactory arrangements for the discharge of effluent to the satisfaction of the Director;

(c) no further expansion shall be allowed within the area of the non-conforming use.

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 re-production 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 a lapse of period fixed under clause IX, the land shall be allowed to be redeveloped or used only for conforming use.

XI. The development to confirm 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 a roads laid out and constructed up to the situation of the plot to the satisfaction of the Director.

XIII. Minimum size of plots for various types of building:

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

(i) Residential plot	50 Square metres
(ii) Residential plot unsubsidized industrial housing Or slum dwellers housing scheme approved by the Government	35 Square metres
(iii) Shop-cum-residential plot	100 Square metres
(iv) Shopping booths including covered corridor or pavement in front	20 Square metres
(v) Local service industry plot	100 Square metres
(vi) Light industry plot	250 Square metres
(vii) Medium industry plot	8000 Square metres

- (2) The minimum area under a group-housing scheme will be 5 acres if it forms a part of a licensed colony and 10 acres if it is developed independently.

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:

S. No.	Type of use	Maximum Ground Floor Coverage	Maximum Floor Area Ratio	Remarks
1.	Group housing	35%	175	
2.	Government offices	25%	150	
3.	Commercial (a) Integrated corporate	40%	150	The total area of the commercial pocket is to be considered as plottable area while working out the total plotted area of the sector
	(b) Individual site	100%	300	Only 35% of the total area of commercial pocket in which those sites have been planned be counted as plottable area for working out the plottable area of the sector
4.	Warehousing	75%	150	

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

XV. Building lines in front and rear of building:

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

XVI. Architectural control:

Every building shall conform to architectural control prepared under rule 50 if applicable as per Punjab Scheduled Roads and Controlled Area Restrictions of Unregulated Development Rules 1965.

XVII. Relaxation of land use within agricultural zone:

In the case of any land laying in Agriculture zone, Government may relax the provision of this development plan-

- (a) for use and development of the land into a residential or industrial colony provided the coloniser has purchased the land for the said use and developed prior to the material date and the coloniser 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 right 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 rural 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	2 Acres minimum.	As applicable to residential plot equivalent to 500 Square Yards.	1 percent of the farm land (not more than 40 percent shall be used for labour/ servant quarters).
	Upto 3 acres.	As applicable to residential plot equivalent to 750 square yards.	-do-
	Upto 4 acres and above.	As applicable to residential plot equivalent to 1000 Square Yards.	-do-
(ii) Height and storey		11 metres, three storeyed	4 metres, single storey

(iii) Set back:

It shall be at least 15metres 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:-

- | | |
|---|---|
| (a) Where the road is bye-pass to a scheduled road. | 100 metres. |
| (b) Where the road is a 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 shall be permitted within the building subject to the restrictions above as well as the restrictions stipulated in the definition given in part-II

(viii) Services, Water supply and drainage

- | | |
|-----|--|
| (a) | Good potable water supply should be available in the farm for human consumption in case of farm house is built. |
| (b) | Open Sanitary drains or covered drains to be provided to clean the sheds incase of Dairy farm, 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 Rules. |
| (d) | The distance between the septic tank and open well or tubewell shall be as provided in the 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 utilisation of the rural land.

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/Residential Zones abutting on V-1/M-1 and V-2/M-2 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 No.	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) Three Tier basement for Information Technology Industry for meeting 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 gross 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 /Rural 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.

APPENDIX A

CLASSIFICATION 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 Transient 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, Jetties
	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 work.
600	Public and semi public	
	610	Government Administrative Central Secretariat District Offices, Law Courts, Jails, Police Stations, Governors 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	Cemeteries, crematories etc
	750	Fuel filling stations and Bus Queue shelters
800	Agricultural land	
	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

APPENDIX B

I. RESIDENTIAL ZONE:

(i) Residence	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) Boarding House.	
(iii) Social community religious and recreational buildings	
(iv) Public Utility Building.	
(v) Educational Buildings and all types of school and college where necessary.	
(vi) Health Institutions.	
(vii) Cinemas	
(viii) Commercial and Professional offices.	
(ix) Retail shops and Restaurants.	
(x) Local service Industries.	
(xi) Petrol Filling Stations.	
(xii) Bus stops, Tonga, Taxi, Scooter and Rickshaw stand.	
(xiii) Nurseries and green houses.	
(xiv) Any other minor needs to ancillary to residential use	
(xv) Starred hotels	
(xvi) Any other use, which the Government may in public interest decide	
(xvii) Cyber Parks/Information Technology Park	

As per the policy/ parameters decided by the Government

II. COMMERCIAL ZONE

- (i) Retail Trade.
- (ii) Whole sale Trade.
- (iii) Warehouses and storages.
- (iv) Commercial offices and Banks.
- (v) Restaurant and Transient Boarding Houses
including public assistance institutions providing Residential accommodation like Dharamshala, Tourist House etc
- (vi) Cinemas ,Hotels. Motels and other places
of public assembly like theatres, club, dramatic club, etc. run on commercial basis.
- (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)Any other use which the Director in public interest may decide

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

III. INDUSTRIAL ZONE

- (i) Light industry
- (ii) Medium Industry
- (iii) Obnoxious and Hazardous Industry.
- (iv) Heavy Industry.
- (v) Service Industry.
- (vi) Warehouse and storage.
- (vii)Parking, loading and unloading area.
- (viii)Truck stand/bus stops, taxi, tonga and rickshaw stand.
- (ix) Public Utility, community buildings and retail shops.
- (x) Petrol filling stations and service garages.
- (xi) Liquid Petroleum Gas godowns permitted by the Director.
- (xii)Any other use permitted by the Director.
- (xiii)Cyber Parks/Information Technology Parks/ Information Technology Industrial Units

At sites earmarked for them in the sector plan or in the approved layout plan.

IV. TRANSPORT AND COMMUNICATION ZONE

- (i) Railway yards, railway station and siding.
- (ii) Transport Nagar, Roads and Transport depots and parking areas.
- (iii) Airports and Air Stations.
- (iv) Telegraph offices and Telephone exchange.
- (v) Broadcasting stations.
- (vi) Televisions station.
- (vii) Agricultural, horticulture and nurseries at approved sites and places.
- (viii) Petrol filling stations and Service Garages.
- (ix) Parking space, bus stop /shelters, taxi, tonga and rickshaw stand

At sites earmarked in the sector plan

V. PUBLIC UTILITIES

- (i) Water supply installations including Treatment plants.
- (ii) Drainage Sanitary installations. Disposal works.
- (iii) Electric Power plant and sub-station
including Grid substation.
- (iv) Gas installations and Gas works.

At sites earmarked in the sector plan

VI. PUBLIC AND SEMI PUBLIC USES ZONE

- (i) Government offices ,Government Administration Centres, Secretariats and Police Station.
- (ii) Educational, cultural and Religious institutions.
- (iii) Medical Health Institutions.
- (iv) Civic/Cultural and social institutions like theatres, open houses etc. of predominantly non-commercial nature.
- (v) Land belonging to defence.
- (vi) Any other use which Government in public interest made decide.

At sites earmarked in the sector plan

VII. OPEN SPACES

- (i) Sports ground, stadium and play grounds.
- (ii) Parks and green belts.
- (iii) Cemeteries crematories etc.
- (iv) Motor fuel filling stations, bus queue shelter along roads with the permission of Director.
- (v) Any other recreational use with the permission of Director.
- (vi) Public utility services like transmission lines, communication lines, water supply lines, sewerage lines, drainage lines in the green belts along the scheduled roads and major roads.

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

VIII. USES STRICTLY PROHIBITED:

- (i) Storages of petroleum and other inflammable material without proper license.

IX. AGRICULTURE ZONE

- (i) Agricultural, Horticultural, dairy and poultry Farming.
- (ii) Village houses within Abadi-deh.
- (iii) Farm Houses outside abadi-deh subject to restriction as laid down in zoning regulation XIX.
- (iv) Afforestation development of any of the part for recreation.
- (v) Expansion of existing village continuous to abadi-deh if undertaken a project approved or sponsored by the central Government, or State Government
- (vi) Milk chilling station and pasteuriation plant.
- (vii) Bus Stand and railway station.
- (viii) Air ports with necessary buildings.
- (ix) Wireless station.
- (x) Grain godowns, storage space at sites approved by the Director.
- (xi) Weather stations
- (xii) Land drainage And irrigation, hydroelectric works and tubewell for irrigation.
- (xiii) Telephone and electric transmission lines and poles.
- (xiv) Mining and extractions including lime and brick kilns, stones, quarries and crushing subject to the rules and at approved site.
- (xv) Cremation and burial grounds.
- (xvi) Petrol filling station and service garages.
- (xvii) Hydro electric/thermal power plant sub. station.
- (xviii) Liquid Petroleum Gas storage godowns with the approval of Director.
- (xix)(a) Non Polluting industries registered as Rural Industry Scheme/Small Scale Industrial units Subject to one of the following conditions:-

As approved by Director, Town and Country Planning Department Haryana

- (i) Located within half kilometre belt encircling the existing village Akadi-deh and approachable from public road/rasta other than scheduled road, National Highway and State Highway.
 - (ii) Or Public road/rasta not less than 30 feet wide (other than scheduled roads, National Highway and State Highway) outside the half kilometre zone referred to in(1)above upto a depth of 100 metres along the approach road.
 - (iii) Within area upto 2 acres.
- (b) The site should not fall within 900 metres restricted belt around Defence installations.
- (xx) Small Restaurants and Motels along National Highways
- (xxi) Microwave Towers/Stations, Seismic Centers and Telecommunication Centers
- (xxii) Any other use, which Government may in Public Interest, decide.

APPENDIX 1

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
- Processors 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

- 285
- 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

Anetra 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) Information Technology Enabled Services are business processes and services, the end products/services of which are:-

- (a) delivered outside India.
- (b). delivered over communication network., and
- (c). either externally contracted (out-sourced) or provided by a remote subsidiary 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:-

- (1) Back office operations.
- (2) Call Centres.
- (3) Content Development or Animation.
- (4) Data Processing.
- (5) Engineering and Design.
- (6) Geographic Information System Services.
- (7) Human Resource Services
- (8) Insurance Claim Processing.
- (9) Legal Database.
- (10) Medical Transcription.
- (11) Payroll.
- (12) Remote Maintenance
- (13) Revenue Accounting
- (14) Supports Centres and
- (15) Web-site Services".

SHAKUNTLA JAKHU,

Financial Commissioner and Principal Secretary to

Government Haryana,

Town and Country Planning Department.