

**HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT
NOTIFICATION**

The 22nd September, 2003

No. CCP(NCR)/JCA-2/2003/2139

.- 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 (Act 41 of 1963), and all other powers enabling him in this behalf, the Governor of Haryana hereby publishes the Draft Development Plan for controlled area Jhajjar as notified under section 4 of the said Act vide Haryana Government, Town and Country Planning Department, notification No. 260-10DP-82/4784, dated the 26th March, 1982, published in Haryana Government Gazette dated the 18th May, 1982.

Notice is hereby given that the Draft Development Plan-2021 A.D. for Jhajjar town, shall be taken into consideration by the Government after expiry of a period of thirty days from the date of publication of this notification in the Official Gazette together with objections and suggestions, if any, which may be received by the Director, Town and Country Planning Department, Haryana, Sector - 18, Chandigarh, from any person in writing in respect of this plan before the expiry of the period as specified.

Drawings

1. Existing land use plan for Jhajjar controlled area bearing Drawing No. RTP(R) 980/82, dated the 1st June, 1982.
2. Draft Development Plan- 2021 A.D. for Jhajjar Controlled Area, bearing Drawing No. D.T.P. (JH) 70/2003, dated the 21st January, 2003.

ANNEXURE - A

EXPLANATORY NOTE ON THE DRAFT DEVELOPMENT PLAN, JHAJJAR - 2021AD

(i) INTRODUCTION

The Jhajjar Town has rich historical heritage. This town is founded by Chhaju, in whose name, the name of the Jhajjar town has been derived as "Jhajju" and thereafter as Jhajjar. At one time, this town is believed to have been enclosed by a boundary of 57 feet wide wall with 6 gates. None of these gates existing at site, but locations of such gates are still known by their name. The places of antiquity in the town include, the tomb and tank of Shah Ghazni Kamal and a group of seven large tombs of local celebrities, along with a large Ghat of 17 steps flanked by two Octagonal towers made in 1626 AD, there is also a Gurukul, which has a very rich collection of ancient coins, moulds, seals, inscription, utensils, status which throws a light on the life of the people inhabiting the region in the past.

(ii) LOCATION AND REGIONAL SETTING

The newly created district headquarter of Jhajjar town, presently, located in one of the backward areas of Haryana State is expecting good potentials for its development in future, as the said town is a part of National Capital Region (N.C.R.). The economy of Jhajjar town and its hinterland is likely to get great boost with the construction of railway line proposed in the Regional Plan of N.C.R. between Rohtak and Rewari towns. The town is located at 76° 40' East longitude 28° 37' North latitude at an elevation of 214 meter from mean sea level. Hot summer, cold winter and scanty rainfall are the main climatic characteristics of the Jhajjar and its surrounding areas.

(iii) PHYSIOGRAPHY

The town is encircled from three sides by a flood protection Bundh. This bundh is a physical barrier for its horizontal expansion towards northern, western and southern sides. There is no perennial river in the district. The morphology of the town comprises of narrow lanes, temples, mosque, old dilapidated structures, linear pattern of shops and ponds etc.

(iv) AVAILABILITY OF INFRASTRUCTURE

With the creation of District Headquarters on 15th July, 1997, the Government has started the construction of Mini-Secretariat in this town on Gurgaon road which would accommodate almost all district level offices.

1. Jhajjar is having important institutions such as two degree colleges, one polytechnic and Kendriya Vidhallaya, All India Handicrafts Weaving Centre, a new artistic ceramic training centre, besides a 24 bedded general hospital.
2. There are two water works in the town. The main water works serving the town, presently, has storage capacity of 117 lakh gallons. The water works near grain market has the storage capacity of 32 lakh gallons, but for the last 2 years no water is available in it as it is situated on tail end of Jhajjar distributory. Presently, 5 lakh gallons of water is being supplied to the city per day from one water works only.
3. The sewerage and storm water of the town are being pumped into an open drain flowing along the existing ring bundh which is ultimately disposed off into drain No. 8 in the form of untreated sewer. The present capacity of the above drain is 100 cusecs and is designed to carry the storm water only.
4. There is an existing 132 Kilo-Volts electric sub-station on Gurgaon road which can serve the town upto 1 lakh population. There is also 33 kilo-volts electric sub-station near the town with a 6 mega-volts load and it is being upgraded into 12.6 Mega-volts to meet the deficit demand by adjusting it within the existing substation.
5. The town is well linked with surrounding districts of Rohtak, Sonapat, Gurgaon, Rewari, Bhiwani as well as with Delhi state via Bahadurgarh and Badli through National Highway and State Highway respectively.
6. An area of 81 acres earlier acquired under Mandi Township programme is now being developed by the Haryana Urban Development Authority (HUDA) for the purpose of grain market, Sabji Mandi, Local shopping centre and a site for Mini-Secretariat on Gurgaon Road.

(v) ECONOMIC BASE OF THE TOWN / FUNCTIONAL STATUS.

The hinter land of Jhajjar town is primarily dominated by agricultural sector of economy. Jhajjar district has no mineral base and the main industrial activity is concentrated in Bahadurgarh town. Even, Jhajjar town is still holding agrarian character. The 1991 census reveals that 28.6% of its total main workers are engaged in agriculture and its related activities. Only 16.28% of total main workers are engaged in manufacturing, processing, servicing and repairs including household industry. Remaining 55.12% of its total workers are engaged in tertiary sector i.e. trade and commerce, transport and communication and other services.

(vi) Population / Demography:

As per 1991 census the town had a population of 27,693 persons and population growth rate has been increased in the year 1991-2001 and the decade wise population of town since 1951 is as under:-

Census Year	Population	Decennial Growth
1951	10,514	-
1961	14,234	35.4%
1971	18,947	33.1%
1981	24,247	28.0%
1991	27,693	14.2%
2001	39,004	40.8%
2011	62,407 (Projected)	60.0%
2021	99,851 (Projected)	60.0%
	say 1 lac	

(vii) **EXISTING TRANSPORTATION NET WORK**

As earlier stated, Jhajjar town falls in the National Capital Region and has good potential of population increase. The town is well linked with Rohtak, Rewari, Bhiwani, Bahadurgarh, Gurgaon and Delhi. National Highway No. 71, also passes through this town providing good connectivity to other areas.

(viii) **NEED FOR DECLARATION OF CONTROLLED AREAS**

The Controlled area around the town was declared under section 4 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (41 of 1963) vide Notification No. 260-10DP 82/4784, dated the 26th March, 1982, which was published on the 18th May, 1982. But the Town, in the year 1997, has been upgraded from Sub-Divisional Headquarter to District Headquarter as Jhajjar, has been carved out as one of the new Districts of Haryana. Hence town gained administrative infrastructure now. Therefore, it is quite important and necessary to prepare Draft Development Plan for its orderly development.

(ix) **PROPOSALS**(a) **Constraints of Urban Development in Jhajjar Town**

1. **Flood:** The South-Western and North-Western parts of Jhajjar town including surrounding areas in these directions are heavily prone to floods due to existence of saucer like depression, rain water accumulates in aforesaid depressions / low lying areas. Due to this problem of floods, this town had experienced out-migration to other urban centres and this factor has acted as a deterrent factor for establishment of new industrial or commercial activities as well as expansion of the existing town.
2. **Non-availability of potable underground water:** Availability of good quality of surface or ground water is essential for the expansion of agriculture, industry as well as urbanization. However, in Jhajjar town, by and large quality of ground water is brackish. The surface water is also limited to its source which lies outside the state. It is, therefore, imperative to provide canal based water supply to the town.
3. **Non accessibility through rail network:** The accessibility through rail network is essential for the development of an urban Centre. Since Jhajjar town is not accessible through any rail network, therefore this town could not become an attraction for new industrial and commercial units. Hence, the small market of Jhajjar town is catering only the agrarian demand of its hinter land.
4. **Poor Infrastructure:** The availability of higher order of infrastructure is essential for the healthy growth of town. Since, Jhajjar town has attained the status of district headquarter, recently, therefore, district level infrastructure is yet to be created in this town. No locality of this town is served with under ground sewerage system.
5. **Poor Economic Base:** The Jhajjar town does not possess any sound economic base due to aforesaid reasons which had resulted in out-migration of population.

- (b) **Population Projection:** Since, Jhajjar town has recently been upgraded from Sub-Divisional level to District level headquarter, large number of offices including District administration and judicial complex will come up in this town. Moreover, The National Capital Regional Plan- 2001 has recommended the induced growth rate of urban population in area beyond Delhi Metropolitan Area (DMA) in the National Capital Region; and accordingly, Jhajjar town has been proposed to be developed as a Sub-regional centre within the NCR. A regional Rail bye pass, inner road grid and outer road grid are also proposed to be constructed under the said Regional Plan of N.C.R., in order to diverge out bye-passable traffic of Delhi. The aforesaid proposals would open new economic opportunities for development of this town. A ring Bundh had already been constructed around the town to protect this town from the floods. Similarly, remodeling of canals is being done to increase the availability of potable water for this town. Due to aforesaid facts, Jhajjar town is likely to become an important city in the years to come and it is expected that its population would reach upto the mark of 1 lakh by 2021AD. Accordingly, the present Draft Development Plan has been designed for projected population of 1 lakh population.

Land Use Proposals

The Draft Development Plan for Jhajjar town has been prepared for one lakh population to be achieved by 2021AD. The existing town covers a total built up area of 225 hectares which is presently, accommodating a population of about 39,004 persons as per census of 2001. It is expected that since existing town is lacking the modern facilities, therefore, after the development of new sectors with modern facilities, a part of existing population would be shifted to new planned sectors of the town. The old town ultimately would accommodate only 20,000 persons. Therefore, the development plan proposals have been made to accommodate an additional population of about 80,000 persons. The extent of various land uses is given below:-

Serial No.	Land Uses	Area in hectares	Percentage
1.	Residential	525	44.68
2.	Commercial	60	5.10
3.	Industrial	110	9.36
4.	Transport and Communication	170	14.47
5.	Public Utilities	95	8.09
6.	Public and Semi Public Uses	95	8.09
7.	Open spaces and Green belts	120	10.21
	Total	1125	100

Area of existing town

225

Total Urbanisable area 1400 hectares with a gross density of 71 persons per hectare.

Residential

Jhajjar town has been proposed to be developed for projected population of 1 lakh persons by 2021 AD. The existing town would accommodate about 20,000 persons in the long run. The rest of the population would be accommodated in following residential sectors with average net residential density of 225 persons per hectare. The sector adjoining to industrial sector has been proposed to be developed at higher residential density of 250 persons per hectare whereas other sectors have been proposed to be developed with residential density of 200 persons per hectare. The sectors proposed for residential purpose are sectors 2, 5, 6, 7, 8, 9, 11, 12, 12A and 13.

Commercial

An area of 60 hectares has been proposed to be developed for commercial use in sector - 1. This sector would also function as a city centre. The above commercial area also includes, the areas earmarked for vegetable and fruit market and grain market already developed in Mandi Township area.

Industrial

The N.C.R. Plan recommends the shifting of industries from non conforming areas of Delhi to various towns of N.C.R. The Hon'ble Supreme Court of India has also banned the functioning of some of the industries in Delhi area and has given directions to N.C.R. participating states including Haryana state for relocating such industries in their territories. Keeping in view, the aforesaid N.C.R. policy and direction of the Hon'ble Supreme Court of India, it is expected that Jhajjar town would also attract industries as its potentiality for industrial development has increased due to declaration of Rewari-Jhajjar-Rohtak-Panipat National Highway. This town would also get boost in its industrial growth on completion of Rewari-Jhajjar-Rohtak-Panipat rail link as proposed in the N.C.R. Plan. Keeping in view the aforesaid facts, an area of 110 hectare have been earmarked for industrial purpose in sector No. 10 of the Draft Development Plan. In this industrial zone, only non-polluting light and medium industries would be allowed.

Transport and Communication

As per N.C.R. Regional Plan - 2001, the proposed stretch of inner road grid i.e. Sonapat-Jhajjar-Gurgaon Road and outer road grid i.e. Rewari-Jhajjar-Rohtak Road have been proposed to be widened and strengthened as two lanes. The Rewari-Jhajjar-Rohtak-Panipat Road has already been declared as National Highway-71. A broad gauge single track, Rewari-Jhajjar-Rohtak rail link is also proposed as per NCR Transportation Plan, which will connect Jhajjar

with Delhi-Rohtak and Delhi-Jaipur rail links. With the implementation of aforesaid road and rail networks, Jhajjar town will emerge as an important transportation node. A Transport Nagar has also been proposed to be developed in an area of 20 hectares in Sector - 8 on proposed bye pass. In all an area of 170 hectares would be developed under roads and communication use.

Public Utilities

An area of about 95 hectares has been proposed for the development of public utility services like provision of water supply, electric grid sub-station and disposal work etc. In addition to the existing 132 KV. Sub-Station located on Jhajjar-Gurgaon Road, another sub station has been proposed on Jhajjar-Bahadurgarh Road as per requirement of the electricity department. The capacity of existing Jhajjar out-fall drain is to be enhanced to carry sewerage and storm water of the town for its ultimate fall in Drain No. 8. Also an area of 36 hectares is proposed for water works and electric sub-station on Bahadurgarh and Gurgaon roads respectively. For solid waste, disposal, an area of about 10 hectares has been proposed on Jhajjar-Chhuchhakwas Road. In all an area of 95 hectares would be developed under public utility use.

Public and Semi - Public Uses

Jhajjar town is one of the important N.C.R. town which would also accommodate some of the offices and institutions proposed to be shifted out of Delhi. Keeping in view this factor and the further demand of Jhajjar town, an area of 95 hectares has been proposed to be developed for public and semi-public uses in sectors 1, 9-A and 14.

Open Spaces and Green Belts

The Rewari-Jhajjar-Rohtak National Highway is passing through Jhajjar town. The N.C.R. plan proposes 100 meter wide green belts along both sides of National Highways. Accordingly, this provision has also been made in the Jhajjar Draft Development Plan. However, along all scheduled Roads i.e. along Jhajjar - Gurgaon Road, Jhajjar-Badli Road, Jhajjar-Bahadurgarh Road, Jhajjar-Sampla Road, Jhajjar-Dadri Road, Jhajjar-Kosli Road, a green belt of 30 metres have been provided and to cater the needs of Sports Ground, Stadium and Play Ground, Sector-10 has been reserved for the same purpose. Being a small size of town, the aforesaid green spaces covering an area of 120 hectares have been considered sufficient to cater the need of open /green area at town level. The local level needs of park and open spaces would be taken well care-off while preparing the layout of individual sectors. In the Draft Development Plan of Jhajjar town, an area of 20 hectares has been reserved for development as a recreation zone. This area is dominated by the existence of artistically designed group of seven large tombs of local celebrities including a tank of Shah Ghazni Kamal and a large Ghat of 17 steps flanked by two octagonal towers made in 1626 A.D. At present, the aforesaid monuments are lying in the form of ruined buildings. These monuments, if maintained properly, would become an attraction to the public. Mainly, this area is owned by the Punjab Wakaf Board. The property of Punjab Wakaf Board can not be sold to any person. that can be utilized for any public purpose by taking the said land on lease. In this development Plan, it has been proposed that the said land would be developed as a special scheme by the Tourism department of Haryana by taking the said land on lease from the said Board. In order to make this scheme economically more viable, in addition to the maintenance of existing historical monuments, the development of lush green well landscaped parks fully decorated with various types of fountains and lights, construction of motel, restaurant, hotel and a Petrol filling station would be allowed in this zone.

Agriculture Zone / Rural Zone

The rest of the controlled area i.e. controlled area outside urbanizable area has been designated as agricultural zone / rural zone. This zone will, however, will not eliminate the essential building construction and development within this area such as extension of existing village contiguous to Ababi-deh if undertaken under project approved or sponsored by the Government for other ancillary and allied facilities necessary for maintenance and improvement of an agricultural area.

Zoning Regulations

The legal sanctity to the proposals regarding land use is being given to the effect by a set of zoning regulations (Annexure B) which form a part of this development plan. These regulations will govern the change of land use and standards of development. They also will 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

Zoning Regulations:

Governing uses and development of land in the controlled area around Jhajjar as shown in Drawing No. DTP(JH) 70/2003, dated the 21st January, 2003.

General:

- (1) These zoning Regulations, forming part of the development plan for the Controlled Area, around Jhajjar shall be called zoning regulations of the development plan for Jhajjar 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 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(JH)70/2003, dated the 21st January, 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 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 (if the cost of machinery is more than one crore rupees);
- (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 18th May 1982 i.e. the date of which Jhajjar Controlled Area was notified vide Haryana Government Gazette, Notification No. 260-10D.P.-82/4784, dated the 26th March, 1982 published on the 18th May, 1982;
- (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 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 50 percent land under the major roads surrounding the sector and excluding land under the major road 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 (41 of 1963) and rules;
- (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;
 - (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's 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 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 nucleating the Information Technology concept and germination of medium and large software companies/Information Technology Enabled Services wherein no manufacturing units may be allowed.

III. Major Land Uses/Zone:

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

(2) 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 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 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(a)	Existing Width with 30 meters green belt on both sides.
(ii) V-1(b)	Existing Width with 30 meters green belt on both sides.
(iii) V-1(c)	Existing Width with 30 meters green belt on both sides.
(iv) V-1(d)	Existing width with 100 meters green belt on both sides.
(v) V-1(e)	Existing width with 30 meters green belt on both sides.
(vi) V-1(f)	Existing Width
(vii) V-1(g)	Existing Width with 30 meters green belt on both sides.
(viii) V-1(h)	Existing Width
ix) V-1(i)	Existing Width with 100 meters green belt on both sides.
x) V-1(j)	Existing Width with 30 meters green belt on both sides.
xi) V-1 (k)	Existing Width
xii) V-2	60 meters wide road with 100 meters green belt on both sides
xiii) V-3	30 meters wide road.

(2) Width and alignment of other roads shall be as per sector plans or as per approved layout plans of 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;
- (b) during the interim period makes satisfactory arrangements for the discharge of effluent to the satisfaction of the Director; and
- (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 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 a roads laid out and constructed upto 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 meters
(ii) Residential plot unsubsidized 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 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:

Serial Number	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 plotable

(b) Individual site	100%	300	area while working out the total plotted area of the sector Only 35% of the total area of commercial pocket in which those sites have been planned be counted as plotted area for working out the plotable area of the sector
4. Warehousing	75%	150	

N.B: 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 rules.

XVI. Architectural control:

Every building shall conform to architectural control prepared under rule 50 of the rules.

XVII. Relaxation of agricultural zone:

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

- 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.
- for use of land as an individual site (as distinct from an industrial colony)

Provided that:

- the land was purchased prior to the material date;
- the Government is satisfied that the need of the industry is such that it cannot await alternative allotment in the proper zone;
- the owner of the land secures permission for building as required under the rules;
- 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	Maximum coverage on ground for dwelling unit (main building)	Maximum coverage on ground shed(ancillary building)
(i) Site coverage	2 Acres	100 square metres	1 percent of the farm land (not more than 40 percent shall be used for labour/ servant quarters)

For every additional 0.25 acre, 10 square metres in main building subject to maximum of 200 square metres.

	Maximum height	
	Main dwelling unit	Ancillary building
(ii) Height and storey	6 metres single storeyed	4 metres single storeyed

(iii) Set back:

It shall be atleast 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:-

- | | | |
|-----|---|-------------|
| (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-

- (a) The approach road to the farm shall have a minimum right of way to 13.5 metres (45 feet).
- (b) When the approach road serves more than one farm than the minimum right of way should be 18.30 metres (60 feet)

(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 of 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 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 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/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 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 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
- (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

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.

- (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 of the
colonies.

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 spaces, bus stop /shelters, taxi, Tonga and rickshaw stand

At sites earmarked in the
sector plan

V. 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, opera houses etc. of

At sites earmarked in the
sector plan

- predominantly noncommercial nature.
- (v) Land belonging to defence.
- (vi) Any other use which Government in public interest may decide.

VI. 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

VII. 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

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 pasteurisation 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:-
 - (i) Located within half kilometre belt encircling the existing village Abadi-deh and approachable from public road/rasta other than scheduled road, National Highway and State Highway.
 - (ii) 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 (1) above upto a depth of 100 metres Along the approach road.
- (B) Non-Polluting medium and large scale agro based industries on

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public roads/revenue rasta not less than 30 feet wide other than scheduled roads, National Highway and State highway.

(C) 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.

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Haryana

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
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
 Facsimile machines/Fax cards
 Tele-Printers/Telex machine
 PABX/EPABX/ RAX/MAX Telephone Exchange
 Multiplexers/Muxes
 Modems
 Telephone answering machines
 Telecommunication Switching Apparatus
 Antenna 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 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:-

- (i) Remote production/manufacturing units.
- (ii) The Corporate offices of companies or their local branches
- (iii) Virtual business on Internet.

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

- (i) Back-Office Operations
- (ii) Call Centres
- (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".

BHASKAR CHATTERJEE,

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