

Haryana Government
Town and Country Planning Department
Notification

The 18th December, 2006

No. CCP(NCR)/AMB(CA-III)/DDP-2021/2006/3934 .- 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), the Governor of Haryana hereby publishes the Draft Development Plan for the controlled area declared outside Industrial Growth Centre, Saha, along with restrictions and conditions as given in Annexures A and B for the said draft development plan proposed to be made applicable to the controlled area covered by it.

Notice is hereby given that the draft development plan-2021 AD 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 and 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(A)/2825/04, dated 23rd January, 2004.
- 2 Draft Development Plan drawing no. DTP(A)/2865/06, dated 29th May, 2006.

Annexure A

Explanatory Note on the Draft Development Plan for the controlled area declared around Industrial Growth Centre, Saha.

1 Introduction:

The Government of India has sanctioned 125 'Growth Centres' all over the country for the economic development of the backward regions. Two growth centres were allocated to Haryana. The sites at Bawal in district Rewari and at Saha in district Ambala have been selected by Haryana Government for the development of Industrial Growth Centres (IGC).

IGC at Saha is located on Panchkula-Shahabad Road at a distance of about 2 kilometres from village Saha, tahsil Barara, district Ambala. It will be developed by Haryana State Industrial Development Corporation in two phases. Haryana State Industrial Development Corporation has already acquired about 416 acres of land for the development of first phase. A Food Park on an area of about 70 acres of land, an industrial sector on an area of about 261 acres of land and a residential sector on area of about 85 acres of land are being developed under Phase-I. Additional area of about 300 acres located adjoining this land and National Highway No. – 73 is in the process of being acquired now. The project is being jointly financed by Centre Government and State Government.

2 Location and Regional Setting:

Industrial Growth Centre, Saha is located between 30°-16' to 30°-17' north latitude and 76°-56' to 76°-57' east longitude. The average height from mean sea level is 275 metres. It is located at a distance of about 12 kilometres from Ambala Cantt. on its eastern side, on the junction of Panchkula-Jagadhri road (National Highway-73) and Ambala-Shahabad State Highway. State Capital Chandigarh and Panchkula town are located on the northern side of it at a distance of about 50-60 kilometres. Yamuna Nagar and Jagadhri cities are situated at a distance of 40-45 kilometres on the eastern side of the growth centre. It enjoys excellent connectivity with the State capital (Chandigarh), National Capital (Delhi) and other important cities of the region. Saha-Shahabad State Highway connects it to Delhi-Amritsar road (National Highway-1) near Shahabad. Panchkula-Saha-Jagadhri road (National Highway-73) connects it to the State Capital (Chandigarh), Panchkula, Jagadhri and Yamuna Nagar towns. Ambala-Saha road (State Highway-35) links it to the Ambala Cantt. and Ambala City. Ambala-Saharanpur railway line passes by the southern side of the Growth Centre. The Kesari Railway Station is located at a distance of about 2 kilometres from it.

3 Physiography:

The topography represents a flat surface gently sloping from north-east to south-west. Soil composition is sandy-loam with pH value ranges from 7.0-8.5, which is suitable for agriculture purposes. The soil is good for building construction with bearing capacity of 13 metric tones per square metre at a depth of 2.5 metres. The ground configuration represents good surface gradient for efficient drainage system. The average annual rain fall is about

1105 millimeter. However, the area is free from floods. The sufficient quantity of good quality potable ground water is available in the area.

4. **Availability of Infrastructure:**

(a) **Roads/ Transportation:**

Transportation of goods to and from the district is effected through a reliable and easily accessible fleet of commercial vehicles and railways. Passenger traffic within the district and to the nearby towns moves mainly through a wide network of buses. Long distance regular passenger train services are available from Ambala Cantt. railway junction. The major markets such as Delhi, Faridabad, Lucknow, Saharanpur, Chandigarh, Ludhiana, Jalandhar etc. are easily reachable within a traveling time ranging from 1 hrs. to 9 hrs. So far three sectors have been planned on the land acquired for the Growth Center. Sectors 1 and 2 have been planned for Industrial use and for food park purposes respectively while sector 3 has been planned for residential purposes. All the sector dividing roads will be 45 metre wide for carrying inter sector traffic. 30 metre and 18 metre wide roads have been provided for carrying inter-sector traffic.

(b) **Power**

The peak load requirement of power by the growth center would be of the order of 162 mega watt. The requirement of power for the food park is being met with 33 Kilo Volt sub-station near Kalpi on Ambala-Jagadhri road. A 220 Kilo Volt sub-station has recently been set up by Haryana Vidyut Prasaran Nigam near village Tepla that will take care of the future requirement of power of the growth center.

(c) **Water**

The peak requirement of water at the growth center has been at 4 million gallon per day. The estimate is based on the norms of Haryana State Industrial Development Corporation for water requirement @ 4000 gallons/day/acre by the engineering and other non-water intensive units. As a part of the project, only supply of potable water to the units and to the residences of the 'Growth Centre' has been envisaged. The individual units will have to make adequate provision in their projects to meet their water consumption. The entire requirement of water has been envisaged to be met through sinking of 50 deep bore wells. Sufficient number of rainy wells shall be installed in order to ensure charging of sub-soil aquifer. The average yield of water from existing bore wells is about 15000 to 18000 gallons per hour per bore well.

(d) **Sewerage and drainage system**

The growth center has an efficient underground sewerage system. An Effluent Treatment Plant of 6 Million Gallon per day capacity has been proposed to be installed for treatment of industrial sewage. In order to check the follow of toxic and inorganic effluents, individual units discharging such effluents would be required to install their own Effluent Treatment Plants as per Pollution Control Board norms governing the respective industry and treat the effluent up to safe limits before discharging them into the common sewerage system. Open type storm water drains alongside, the storm water drains will be interconnected suitably at specified intervals to prevent water logging.

(e) **Social Infrastructure**

Adequate Social Infrastructure e.g. shopping center, school etc. has been provided in the planned sectors 1, 2, and 3.

5. **Need for declaration of controlled area and preparation of a development plan:**

When the process of site selection for the proposed growth centre was going on and Saha emerged as the possible destination it was envisaged at the time that there exists a potential of establishing a town as an integrated part of the growth center.

Soon after notification of land under section - 4 of the land Acquisition Act, 1894 in the year 1996 the speculators invested huge amount of money and purchased land near the growth center. The people of nearby areas started raising buildings particularly for commercial purposes in the hope of making good buck when the project is completed and industries start functioning. Petty colonizers spread their feet near the growth center. They have carved out residential colonies on other side at Ambala-Jagadhri Road and Saha-Shaabad-Panchkula Road. It looked from the haphazard growth that was taking place near the growth center that entire land surrounding the center would be engulfed by unscrupulous elements if preventive step were not taken immediately. In order to prevent

haphazard and sub-standard growth around the growth centre and to give direction to the future growth it was thought appropriate to have planning intervention. Consequently, controlled area was declared around the Industrial Growth Centre vide Haryana Government, Town and Country Planning Department notification No. CCP(NCR)ACA/2003/1345, dated the 25th June ,2003, published in Haryana Government Gazette on dated 1st July, 2003.

As envisaged a small town of about 75,000 population has to be established as an integral part of the industrial Growth Centre. So Draft Development Plan for the controlled area has been prepared to accommodate the projected population of 75,000 by 2021 AD.

6. **Proposals.**

So far about 416 acres of land has been acquired by Haryana State Industrial Development Corporation (HSIDC). Out of the total acquired land about 85 acres of land has been earmarked for residential use. Considering an approximate residential density of 80 persons per acre, about 6,800 persons would be accommodated in already planned sector-3. Therefore, land uses are to be prescribed for the remaining 68,200 population.

7. **Land Use Proposals**

The Draft Development plan has been prepared to accommodate a projected population of 75,000 by 2021 AD. At a town density of 35 persons /acres the total land requirement will be about 2000 acres. However, considering specific requirement of land for industrial purpose for the development of phase-II of the growth center. The land requirement has been estimated about 2275 acres. The distribution of land uses is given in the table below:

Table No. 1: Distribution of land uses

Serial Number	Land uses (Area in acres)	Within Industrial Growth Centre	Within controlled area	Total	Percentage
1.	Residential	85	715	800	35.0
2.	Commercial	-	90	90	4.0
3.	Industrial	331	329	660	29.0
4.	Transport and Communication	-	225	225	10.0
5.	Public utilities	-	50	50	2.2
6.	Public and Semi Public uses	-	75	75	3.3
7.	Open Spaces and Green belt	-	375	375	16.5
	Total	416	1859	2275	100

The entire urban sable area has been dividend into 8 sectors.

8. **Location of various land uses**

(i) **Residential**

The population of proposed town is estimated to be 75,000 by 2021 AD about 800 acres of land has been proposed under residential use to accommodate the projected population at an approximate residential density of about 80 persons per acre. Sector 2A, 3, 4(part), 6 and sector 7(part) have been reserved for residential use.

(ii) **Commercial**

The total land under this use in 90 acres. 55 acres of land has been reserved in sector 5(part) to accommodate the existing mandi and for its future expansion and warehousing. An area of 35 acres has reserved in sector 4(part) for the development of a district center.

(iii) **Industrial**

Out of total about 416 acres of land acquired by Haryana State Industrial Development Corporation (HSIDC) in phase-1 the industrial component is of about 331 acres. A Food Park spreading over an area of about 70 acres in sector 2 (part) already been developed by Haryana State Industrial Development Corporation. The total area under this use about 660 acres. Sectors 1, 2 and 7 (Part) have been reserved for this propose.

(iv) **Transport and Communication**

(a) **Road Network:**

The plan proposals fall on either sides along Ambala-Jagadhri Road, Saha-Panchkula road and Saha-Shahabad road. These roads have been retained with their existing right-of-way. 60 metres and 45 meters green belts have been proposed along National Highways and State Highways respectively on either sides outside Industrial Growth Centre (inside the controlled area).

An outer peripheral road designated as V-1 has been proposed around the proposed town. It has 75 meters right of way with 30 metres green belt on either side. Sector dividing roads have been designated as V-2 with 45

meters width. All the major roads will have dual carriage way. The widths prescribed for various roads are given below in the table:

Table -2: Hierarchy of Major Roads

Serial Number	Classification	Road	Remarks
1	V-1(a)	Panchkula-Saha-Jagadhri Road (National Highway)	Existing width with 60 meters green belt on both sides.
2	V-1 (b)	Ambala Cantt-Saha Road (State Highway)	Existing width with 30 meters green belt on both sides.
3	V-1 (c)	Saha-Shahabad Road (State Highway)	Existing width with 30 meters green belt on both sides.
4	V-1	Proposed 75 meters wide around peripheral road.	With 30 meters green belt on both sides.
5	V-2	Proposed sector road	45 meters

(b) Over bridge

An over bridge is proposed at the intersection of Panchkula-Shahabad and Ambala Cantt.-Jagadhri roads for smooth and speedy movement of the traffic.

(c) Transport Nagar

An area of 50 acres has been earmarked for the development of a transport Nagar in sector 1 (part) on Saha-Shahabad State Highway.

The total land under transport and communication uses is 225 acres.

(v) Public utilities

The power requirement of the proposed town and industrial growth center will be adequately met by 33 kilo volt electric sub-station near Kalpi on Ambala-Jagadhri road and 220 kilo volt sub-station recently set up by Haryana Vidhut Parsaran Nigam near village Tepla. The sites of Electric Sub station are also provided in each sector as per planning standards approved by agencies responsible for development of the proposed town. 50 acres of land has been earmarked for establishment of Effluent Treatment Plant /Sewage Treatment Plant and Solid Waste Management Plants in agriculture zone on Saha-Shahabad Road.

(vi) Public Semi Public uses

75 acres of land has been reserved for public and semi public uses in sector 4 (part). In addition, the land in Sector-5 have also been reserved for establishing the Educational institutes

(vii) Open Space

The total area measuring about 375 acres has been proposed under parks and open spaces including all the green belts along the major roads. A town level park has been proposed in sector 5 (part) and sector 7.

(viii) Agriculture Zone

The rest of the Controlled Area i.e. controlled area except the urbanisable area has been designed as agriculture zone. This will, however, not eliminate essential building development within this area such as extension of the existing villages contiguous to abadi deh, undertaken as a project approved or sponsored by the government and other ancillary facilities necessary for the maintenance and improvement of this area as agriculture land.

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 use and development of land in the controlled areas of Saha as shown in Revised Draft Development Plan Drawing No. DTP(A)/2865/06, dated 29th May, 2006.

I. General:

- (1) These Zoning Regulations forming part of the development plan for the controlled areas, Saha shall be called Zoning Regulations of Revised Draft Development Plan for Saha 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(A)/2865/06, dated 29th May, 2006;
- (d) "Floor Area Ratio" (FAR) means the ratio expressed in percentage between the total floor area of a building on all floors and the total area of the site;
- (e) "Group Housing" shall be the buildings designated in the form of flatted development for residential purpose or any ancillary or appurtenant building including community facilities, public amenities and public utility as may be prescribed and approved by the Director, Town and Country Planning Haryana;
- (f) "Light Industry" means an industry not likely to cause injurious or obnoxious noise, smoke, gas, fumes, odours, dust, effluent and any other nuisance to an excessive degree and motivated by electric power;
- (g) "Local Service Industry" means an industry, the manufacture and product of which is generally consumed within the local area, for example bakeries, ice-cream manufacturing, aerated water, Atta Chakies with power, laundry, dry-cleaning and dyeing, repair and service of automobile, scooters and cycles, repair of house hold utensils, shoe-making and repairing, fuel depot etc. provided no solid fuel is used by them;
- (h) "Medium Industry" means all industries other than 'Light Industry' and Local Service Industry and not emitting obnoxious or injurious fumes and odours;
- (i) "Extensive Industry" means an industry set up with the permission of the Government and in extensive employing more than 100 workers and may use any kind of captive power of fuel provided they do not have any obnoxious features;
- (j) "Heavy Industry" means an industry to be set up in public or semi-public or private sector with the permission of the Government (the cost of plant, machinery etc. as defined in the industrial policy of the Government);
- (k) "Obnoxious or hazardous Industry" means an industry set up with the permission of the Government and is highly capital intensive associated with such features as excessive smoke, noise, vibration, stench, unpleasant or injurious effluent, explosive inflammable material etc. and other hazards to the health and safety of the community;
- (l) "Material Date" means the date of publication of notification of various controlled area declared vide Haryana Government Gazette notification No. CCP(NCR)ACA/2003/1345, dated the 25th June ,2003, published in Haryana Government Gazette on dated 1st July, 2003.
- (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, 1965;
- (t) "Farm House" means a house constructed by the owner of a Farm at his land for the purpose of:-
 - (i) dwelling unit i.e. main use; and
 - (ii) farm shed i.e. ancillary use.

Notes:-

- (1) The construction of the farm house shall be governed by the restrictions given under clause regarding "provision of farm house outside abadi-deh in rural/agricultural zone";
- (2) The farm sheds shall be governed by the restrictions mentioned in clause regarding building control and site specifications;
- (u) "Ledge or Tand" means a shelf-like projection, supported in any manner whatsoever, except by means of vertical supports within a room itself but not having projection wider than one meter;
- (v) "Loft" an intermediary floor on a residual space in a pitched roofs, 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 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 foodgrains, fruits or agro waste as a raw material; and
- (zb) any other terms shall have the same meaning as assigned to it in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (41 of 1963);
- (zc) "Information Technology Industrial Units" means the categories of industries included in the Annexure to the Government of Haryana Information Technology Policy, 2000 and in Appendix-I to this notification and/ or, as may be defined by the Government of Haryana from time to time;
- (zd) "Cyber Park" / "Information Technology Park" means an area developed exclusively for locating software development activities and Information Technology Enabled Services wherein no manufacturing of any kind (including assembling activities) shall be permitted;
- (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

- (1)
 - (i) Residential Zone
 - (ii) Commercial Zone
 - (iii) Industrial Zone
 - (iv) Transport and Communication Zone
 - (v) Public Utility Zone
 - (vi) Public and Semi Public Zone (institutional Zone)
 - (vii) Parks and 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 thereon from consideration of compact and economical development of the controlled area till such time as availability of water supply, drainage arrangement and other facilities for these sectors are ensured to his satisfaction.

VII Sectors to be developed exclusively through Government Enterprises

(1) 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:-

Serial Number	Classification	Road	Remarks
1	V-1(a)	Panchkula-Saha-Jagadhri Road (National Highway)	Existing width with 60 meters green belt on both sides.
2	V-1 (b)	Ambala Cantt-Saha Road (State Highway)	Existing width with 30 meters green belt on both sides.
3	V-1 (c)	Saha-Shahabad Road (State Highway)	Existing width with 30 meters green belt on both sides.
4	V-1	Proposed 75 meters wide around peripheral road.	With 30 meters green belt on both sides.
5	V-2	Proposed sector road	45 meters

(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:-

- 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;
- during the interim period makes satisfactory arrangements for the discharge of effluent to the satisfaction of the Director; and
- no further expansion shall be allowed within the area of the non-conforming use.

X. Discontinuance of non conforming uses

- 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.
- 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.
- 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 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 insubsidised 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. However, in case a group housing scheme is floated by Haryana Urban Development Authority or any other Government agency, the size of group housing sites shall be as specified in the scheme.

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 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	In accordance with the terms and conditions specified in the zoning plan of sites approved by the competent authority.		
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 purposes.

XV. Building lines in front and rear of buildings

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

XVI. Architectural control

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

XVII. Relaxation of agricultural zone

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

- (a) for use and development of the land into a residential or industrial colony provided the 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 rights and no lesser title, such as agreement to purchase etc.

XVIII Density

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

XIX. Provision of Farm House outside Abadi-Deh in Agricultural Zone:

A farm house in 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 Meters, three storeyed	4 meters, single storey.

(iii) Set back:

It shall be at least 15 meters 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 meters
- (b) Where the road is a scheduled road 30 meters
- (c) Any other road 15 meters

(iv) Approach Road-

Any revenue rasta/road defined in the revenue record.

(v) Basement-

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

(vi) Ledge, loft and Mezzanine floor-

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

(vii) Services, Water supply

- (a) Good potable water supply should be available in the farm for human consumption in case farm house is built.
- (b) Open Sanitary drains or covered drains to be provided to clean the sheds in case of Dairy farms, Drains are to be provided for carrying rain water in case of all buildings.

(c) Septic tank to be provided for disposal of human and animals waste as per provisions of the 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 utilisations 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	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	As per the policy/ parameters decided by the Government
(xvi)	Any other use, which the Government may in public interest decide	
(xvii)	Cyber Parks/Information Technology Park	

II. COMMERCIAL ZONE

(i)	Retail Trade.	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
(ii)	Wholesale 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	

III. INDUSTRIAL ZONE

(i)	Light industry	At sites earmarked for them in the sector plan or in the approved layout plan of the colonies.
(ii)	Medium industry	
(iii)	Obnoxious and Hazardous Industry	
(iv)	Heavy industry	
(v)	Service industry	
(vi)	Warehouse and storages	

- (vii) Parking, loading and unloading area
- (viii) Truck stand/bus stops, taxi, tonga and rickshaw stand
- (ix) Public utility, community buildings 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

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 stands

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

At sites earmarked in the sector plan

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 and Sanitary installations, Disposal works.
- (iii) Electric Power plant and sub-station including grid sub-station.
- (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 contiguous to abadi-deh if undertaken a project approved or sponsored by the Central Government, or State

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- Government
- (vi) Milk chilling station and pasteurisation plant
 - (vii) Bus Stand and railway station
 - (viii) Air ports with necessary buildings
 - (ix) Wireless stations
 - (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 extraction operations 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 the 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 kilometer 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 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
Fascimile 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".

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