

**HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT**

Notification

The 13th July, 2012.

No. CCP (NCR)/JJR/DDP-/2012/2211.- In exercise of the powers conferred by sub-section (4) of section 5 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1963), the Governor of Haryana, hereby publishes the draft development plan 2031 AD for Jhajjar along with restrictions and conditions as given in Annexure A and B proposed to be made applicable to the controlled areas specified in Annexure B.

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

Drawings

1. Existing land use Plan for Jhajjar controlled Area bearing Drawing No. RTP(R) 980/82, dated the 1st June, 1982(already published on 30th September, 2003 vide Haryana Government, Town and Country Planning Department, notification No. CCP (NCR)/JCA-2/2003/2139, dated the 22nd September, 2003).
2. Existing land use Plan for Jhajjar Additional Controlled Area and Controlled Area of village Shekupur Jat, village Surah, village Jahangirpur, village Khungai and village Boria, District Jhajjar bearing Drawing No. DTP (JH) 411/11 dated the 7th October, 2011.
3. Draft Development Plan-2031 AD bearing Drawing No. DTP (JH) 368/10 dated the 5th July, 2010/28th February, 2011.

Annexure-A

EXPLANATORY NOTE ON THE DRAFT DEVELOPEMENT PLAN JHAJJAR-2031 AD

I. INTRODUCTION

Jhajjar town has rich historical heritage. The town is founded by Chhaju, in whose name, Jhajjar town has derived its name. Once is believed to have been enclosed by a boundary of 57 feet wide wall with 6 gates. None of these gates exist 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 the two octagonal towers made in 1626 AD. There is also a Gurukul, which has a very rich collection of ancient coins, moulds, seals, inscriptions, utensils, statues which throw 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 is located in one of the backward areas of Haryana State. Being a part of National Capital Region (NCR), the town is expecting good potential for its development in future. The economy of Jhajjar town and its hinterland is likely to get a boost with the construction of railway line proposed in the Regional Plan of National Capital Region between Rohtak and Rewari towns as well as development of the Kundil-Manesar-Palwal (KMP) expressway in the territory of Haryana which passes through Jhajjar district. Approval of the Rohtak-Jhajjar-Rewari broad gauge railway segment has created high potential for development in this town (which is under construction). The town is located at 76°-40' East longitude 28°-37' North latitude at an elevation of 214 metres from Mean Sea Level. Hot summer, cold winter, and scanty rainfall are the main climate characteristics of 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 Mini-secretariat constructed by the Government is accommodating almost all district level offices.

- (1) Jhajjar is having important institutions such as two degree colleges, one polytechnic and Kendriya Vidyalaya, All India Handicrafts Weaving Centre, a new artistic ceramic training centre, beside a 100 bedded general hospital.
- (2) There are three water works in the town and the total storage capacity of these is approximately 600 lac gallons and 100-110 litre per capita per day of water is being supplied to the city.
- (3) The sewage and storm water of the town is being pumped into an open drain known as Jhajjar Link Drain which was constructed in 1978 after the floods of 1977, flowing along the existing ring bundh which ultimately is disposed off into drain number 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 kilovolts electric sub-station on Gurgaon road which can serve the town upto 1 lac 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 (Vegetable Market), Local shopping centre and a site for Mini- Secretariat as well as Administrative and Judicial Residential Complex on the Jhajjar –Gurgaon road Sector-6 is developed by HUDA especially for defence persons..
- (7) National Highway number 352 passes through the town, which is one of the busiest heavy vehicular traffic National Highways of the north India since, the entry of non-Delhi bound traffic of National Highway number 8 (Delhi-Mumbai) to north Indian states has been diverted through this National Highway widening/upgrading of this National Highway is under progress.
- (8) Development work of the Kundli-Manesar-Palwal (KMP) expressway in the territory of Haryana which passes through Jhajjar District, has been taken up by HSIIDC (Haryana State Industrial and Infrastructural Development Corporation). This Express way is approximately 15 kilometres towards east of the town.
- (9) The Rohtak-Jhajjar-Rewari Broad Gauge railway segment has been approved in 2006 and its development work has been started and is nearing completion. This railway link will open new avenues of industrial and infrastructural development in this industrially backward town.

V CHANGE IN DEVELOPMENT POTENTIAL OF JHAJJAR:-

The revised Draft Development plan was published on 30th September, 2003 vide Haryana Government, Town and Country Planning Department notification No. CCP (NCR)/JCA-2/2003/2139, dated the 22nd September, 2003 for a projected population of 1 lac. The National Capital Region, Regional Plan 2001 AD projects a population of 78,757 persons for Jhajjar. Although the location of Jhajjar town, which is a District Headquarter and is on the National Highway number-352, but the coming up of the Rohtak-Jhajjar-Rewari broad gauge Regional Rail Network alignment its towards west development of Kundli-Manesar-Palwal (KMP) Expressway in the close vicinity (approximately 15 kilometers away) towards East to this District Headquarter four laning of Rewari- Jhajjar-Rohtak- (National Highway number. 352) widening of the state Highways linking Jhajjar with Bahadurgarh, Badli, Gurgaon, Dadri, Beri, Sampla has increased the connectivity of the town leading to high potential for industrial and urban development through induced growth. New railway alignment and development of the road over the western flood protection bundh of Jhajjar town has required special planning measures towards west and south, beyond the bundh, to control the haphazard and unplanned development.

Therefore, the amendment of the development plan is quite essential for following considerations:-

- (1) **INDUCED ECONOMIC ACTIVITIES:** - Keeping in view the possibilities of a large number of industries and Special Economic Zone in the vicinity, there is necessity of setting up a Transport Nagar and other infrastructure like wholesale heavy material markets.
- (2) **NECESSITY FOR RAILWAY LINE BETWEEN ROHTAK-REWARI :-** As per National Capital Region Regional plan, provision of Rohtak-Rewari railway line has been made in the Jhajjar plan on which developmental work has been started.
- (3) **NECESSITY FOR EASTERN AND WESTERN PERIPHERY ROAD :-** Keeping in view the proposed extended urbanisable limits, the eastern and western periphery road have been proposed to cope up with the problem of traffic congestion for further expansion of the town.
- (4) **PROVISION OF BRIDGES FOR PROPER TRANSPORTATION:** - For smooth Flow of traffic between the various transportation components of the existing and proposed town and to provide

unhindered traffic, provisions of rail over bridges have been made in the development plan wherever required.

- (5) **FOUR LANING OF NATIONAL HIGHWAY AND GRID ROADS :-** Four laning /up gradation of National Highway number 352 has been proposed in this plan. As per National Capital Region Plan four laning of Grid Roads is to be carried out and the work of upgradation has already been started.
- (6) **AMENDMENTS IN PUBLISHED REVISED DRAFT DEVELOPMENT PLAN :-** Specific amendments are required in the Revised Draft Development Plan as per local and temporal development/requirement/future needs of the town and feasibility depending upon the site conditions.

VI **CONSTRAINTS OF URBAN DEVELOPMENT IN JHAJJAR TOWN:-**

- (1) Flood: The South-West and North-West 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 for establishment of new industrial or commercial activities as well as expansion of the existing town. A Bundh/barrier in the form of the western periphery road has been proposed and constructed to safeguard this area from floods.
- (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 though rail network:- The accessibility through rail network is essential for the development of an urban centre. Since Jhajjar town is not connected 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 to the agrarian demand of its hinter land. Now, the Rohtak - jhajjar- Rewari Railway segment has been approved which is at completion stage.
- (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 in 1997, therefore, district level infrastructure is yet to be created in this town.
- (5) Poor Economic Base:-The Jhajjar town does not possess any sound economic base due to aforesaid reasons which has resulted in out-migration of population.

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 number 71(Rewari-Rohtak) also passes through this town providing good connectivity to other areas. Rohtak-Rewari railway line is also under construction.

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, (Punjab Act41 of 1963) vide Haryana Government, town and country planning Department Notification No 260-10-DP 82/4784, dated the 26th March, 1982 which was published on the 18th May, 1982, in the year 1997, has been upgraded from Sub-Divisional Headquarter to District Headquarter as Jhajjar. Hence town gained Administrative infrastructure now and to control haphazard development additional controlled area were declared. Therefore, it is quite important and necessary to prepare Draft Development Plan for its orderly development.

IX **ECONOMIC BASE OF THE TOWN/ FUNCTIONAL STATUS:-**

The hinter land of jhajjar town is primarily dominated by agricultural sector of economy. 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 the services.

X POPULATION/ DEMOGRAPHY:-

As per 1991 census the town has a population of 27,693 persons. The population growth rate has been increased in the year 1991-2001 on becoming the District Headquarter. The decade wise population of town since 1991 is as per table given below. The projection of the population has been made with the view point that relatively higher level induced growth measures will be taken up for the infrastructural and spatial development combined with the decision of the railway authorities about the alignment of the Rohtak-Jhajjar-Rewari regional rail network and development of roads over the flood protection Bundh:-

| Census Year | Population | Decennial growth rate % age |
|-------------|------------|-----------------------------|
| 1991 | 27,693 | -- |
| 2001 | 55,154 | 50.21 |
| 2011 | 80,000* | 68.94 |
| 2021 | 1,84,000* | 130 |
| 2031 | 5,00,000* | 172 |

***population of Municipal committee, Jhajjar is 39004 person where as population of rural Jhajjar (Hadbast number-100) as per censuses of India is 3301 person. The urbanisable limit of the development plan includes this population.

Population projection:-

Since, Jhajjar town has been upgraded from Sub-Divisional level to District Level Headquarter in 1997, large number of offices including District Administration and Judicial Complex have come up in this town. Moreover, the National Capital Region Regional Plan-2001 has recommended the induced growth rate of urban population in the National capital region. Accordingly, Jhajjar town has been proposed to be developed as a Sub-Regional centre within the National Capital Region (NCR) with 80,000 projected populations. In order to diverge out traffic of Delhi, a regional rail bye pass, inner grid road and outer grid road are also proposed to be constructed under the said Regional Plan for National Capital Region. 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. A new railway link has been approved by the Ministry of railways between Rohtak and Rewari for which work is under progress and shortly be completed. Due to aforesaid facts, Jhajjar town is likely to become an important city in the years to come. It is envisaged that its population would reach up to the mark of 5 lakh by 2031 AD. Accordingly, the present development plan has been designed for projected population of 5 lakh population.

Land use proposals:-

The Draft Development plan for Jhajjar town has been prepared for 5, 00,000 lakh population to be achieved by 2031 AD. The existing town and settlement covers a total built up area of approximate 284 hectares. As per censuses 2001 the existing population of the town is 42305 persons. Since existing town is lacking the modern facilities, it is envisaged that with the implementation of this Development plan, a population re-distribution would take place resulting in a uniform population density of 300 persons per hectare throughout the residential areas of the town including the existing town area. It is assumed that the old town would ultimately accommodate 40,000 persons. Therefore, the Draft Development Plan proposals have been made to accommodate an additional population of about 4, 60,000 persons. The gross population density for the town is about 90 persons per hectare where as net residential area density is 300 persons per hectare. The extent of various land uses is given below:-

| Serial number | Land use | Area in Hectares | Percentage |
|---------------|-----------------------------|------------------|---------------|
| 1. | Residential | 1868.82 | 35.95 |
| 2. | Commercial | 282.19 | 5.43 |
| 3. | Industrial | 677.82 | 13.04 |
| 4. | Transport and Communication | 780.12 | 15.00 |
| 5. | Public Utilities | 338.84 | 6.52 |
| 6. | Public and Semi Public Use | 478.54 | 9.21 |
| 7. | Open spaces and Green belt | 771.81 | 14.85 |
| | Total | 5198.14 | 100.00 |

Area of existing town

284*

*Village abadies of villages under urbanisable limit of Draft Development Plan has been added with 101.5 hectares.

Total unrealizable area 5482.16 hectares with a gross density of about 90 person per hectare.

Description of land uses:-

1. Residential:-

Jhajjar town has been proposed to be developed for projected population of 5 lakh persons by 2031 AD. Residential areas provided in the draft development plan are 1868.82 hectares. The sectors proposed for residential purpose are sector-5 part, 6, 7 part, 8, 9, 9-A, 11, 12, 12-A, 13, 14, 19 P, 20P, 21P, 25P, 27, 28, 29, 30P, 32P, 33, 34P, 35P, 36 and 37 (part). These sectors have been proposed to be developed on the neighborhood planning concepts with net residential density of 300 persons per hectare.

The Government vide order dated the 26th the August, 2009 approved the following provisions to be incorporated in the Development Plan while increasing the density:-

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

2. Commercial

An area of 282.19 hectares has been proposed to be developed for commercial use in sector-1 part, 10 part, 14 A part, 17 part, 21 part, 30 part, 32 part and belt in sector-25. The above said commercial area also includes, the areas earmarked for local vegetable and fruit market and local grain market already developed in Mandi Township Area. In addition a commercial pocket on Badli road for vegetable market and other commercial activities has been proposed to cater the needs of Jhajjar and surrounding areas. A site for Anaj Mandi and other commercial activities on Kosli road in sector 14A has been proposed in view of the vicinity of railway station and hinter land towards west. City center is proposed to be developed in sector-1, sector-32 part is proposed to be reserved for the heavy and building material market and for warehousing and storage and other commercial activities. Sector-17 part is proposed to be reserved for auto market.

3. Industrial

The Regional plan recommends the shifting of industries from non conforming areas of Delhi to various towns of National Capital Region. 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 participating states of National capital Region including Haryana, for relocating such industries, in their territories, keeping in view, the aforesaid National Capital Region 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 start of development of Rewari-Jhajjar-Rohtak-Regional rail network. Keeping in view the aforesaid facts, an area of 677.82 hectares have been earmarked for industrial purpose in sector No-15, 16, 18, 19 part, 39, 40 and 41 of the Draft Development Plan. In this industrial zone, only non-polluting, agro based, light and medium industries would be allowed.

In addition of the above, the provision of 120 metres wide green belt as the future expansion has made around all the village settlements which falls in the industrial sectors. The main purpose of this open space is for the infrastructural facilities for the villages and to prevent the major building developments.

4. Transport and Communication

The Rewari-Jhajjar-Rohtak-Panipat road has already been declared as National Highway number-352. A periphery road of 75 metres has been proposed all around the town to decongest Jhajjar from through traffic. Rewari-Jhajjar-Rohtak has been proposed to be widened up 60 metres considering the high traffic volume in future. A broad gauge Rewari-Jhajjar-Rohtak rail link has also been proposed towards western side of the existing town as per National Capital Region Transportation plan, which will connect Jhajjar with Delhi-Rohtak and Delhi-Jaipur rail links and development of this line is in progress. With the implementation of aforesaid road rail networks, Jhajjar town will emerge as an important transportation mode. Railway yard and sidings has been proposed near the railway station in sector-13-A, 14-A part, 17 part, 20 part and belts in sector-32, 35, 37 and 38 along railway line/station. The bus stand has been provided on the Jhajjar-Rohtak road (National Highway number. 352) in sector-10. In all an area of 780.12 hectares would be developed under transportation and

communication use. Transport Nagar has been proposed in sector-17. Jhajjar- Badli-Delhi and Jhajjar-Farukhnagar-Gurgaon road have been proposed as 75 metre wide. The classification of roads and land reservation has been given in following table:-

| Serial. number. | Category | Name of roads | Land reservation |
|-----------------|---------------------|--|--|
| 1. | V-1 | Outer peripheral road, Jhajjar- Badli road. Jhajjar-Gurgaon road | 75 metres wide with 30 metres green belt on both sides. |
| 2 | V-1 (A) | Jhajjar-Bahadurgarh road | 60 metres wide with 30 metres green belt on both sides. |
| 3 | V-1 (B), V-1 (C) | Jhajjar-Kosli road Jhajjar-Chhuchakwas road | Existing road with 30 metres green belt on both side. |
| 4 | V-1 (D) | Jhajjar-Dadri road | 30 metres wide with 30 metres green belt on both sides. |
| 5 | V-2 | Jhajjar-Beri road, Sector road between sector 10-30, 10-29, 9A-27, 9-26, 8-23, 7-20, 6-18, 16-17, 15-40, Jhajjar – Sampla road | 60 metres wide with 30 metres green belt on both sides. |
| 6 | V-2 (A) | In between sector 10-12, 9A, 9-11 road. | 45 metres wide |
| 7 | V-2 (B) | Rewari-Rohtak road (National Highway-352) | 60 metres wide with 60 metres green belt on both sides or as shown on drawing. |
| 8 | V-3 | Sectoral road | 45 metres wide |

5. Public Utilities

An area of about 338.84 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 kilovolts sub-station, located on Jhajjar- Gurgaon road, another substation has been proposed on Jhajjar-Bahadurgarh road in sector 19 (part), 26 (part), 34 (part) & 35 (part) 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 number 8. Three sites for disposal works each on Jhajjar-Gurgaon road, near periphery road on Rankhanda link drain and in sector-10 respectively have been proposed. An already developed sewerage disposal site on Kosli road has been incorporated in the plan. An area of 105 hectares would be developed under public utility use as per the detailed drainage plan to be prepared by Irrigation Department of Haryana. Existing water works site in between Gurgaon and Rewari road, Sampla road in sector-10 have been incorporated in the plan.

6. Public and Semi-Public Uses

Jhajjar town is one of the important National Capital Region towns 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 478.54 hectares has been proposed to be developed for public and semi-public uses in sector-1 (part), 10 (part), 22, 23, 24, 26 (part), 31, 38 and belt in sector-25. Site of existing police line complex on Jhajjar-Bahadurgarh road have been incorporated in the plan and Industrial Training Institute on Rohtak road near Gudha village.

7. Open Spaces and Green Belts

Proposal for open spaces and green belts have been made covering an area of 771.81 hectares. The Rewari-Jhajjar- Rohtak National Highway number-352 is passing through Jhajjar town. For provision of necessary services and further widening of National Highway a 60 metre wide green belt on both sides has been proposed. 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. To cater the needs of parks sports ground, stadium and play ground, sector-10, 19 (part) and 25 (part) have been proposed. The local level needs of park and open spaces would be taken well care while preparing the layout of individual sectors. In the Draft Development Plan of Jhajjar town, an area of 30 hectares in sector-2 has been reserved for sports grounds, stadium, parks, garden and other recreational uses.

8. Agriculture Zone

The rest of the controlled area i.e. controlled area outside urbanisable area has been designated as agricultural 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 abadi 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 Draft Development plan. These regulations will govern the change of land use and standards of development. They also will elaborately detail out allied and ancillary used which will be permitted in the various major land uses and stipulate that all change of land use and development shall be in accordance with the details shown in the sector plan thereby ensuring the preparation of detailed sector plans for each sector to guide the development and enforce proper control.

Annexure-B

Governing uses and development of land in the Controlled Areas around Jhajjar as shown in Draft Development Plan Drawing No. DTP (JH)-368/10, the dated 5th July, 2010/28th February, 2011.

I General:

- (I) These zoning regulations forming part of the Draft Development Plan for the Controlled Areas and Additional Controlled Areas around Jhajjar shall be called zoning regulation of Draft Development Plan for Jhajjar-2031 AD.
- (II) The requirements of these regulations shall extent to the whole of the area covered by the Development Plan and shall be in addition to the requirements of the Punjab Scheduled Road and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act No. 41 of 1963) and the rules framed there under.

II. Definitions:

In these regulations:

- (a) "approved" means approved under the rules;
- (b) "building rules" means the rules contained in part VII of the rules;
- (c) "Drawing" means Drawing No. DTP (JH)-368/10, the dated 5th July, 2010/28th February, 2011.
- (d) "Floor Area Ratio" (FAR) means the ratio expressed in percentage between the total floor area of a building on all floors and the total area of the site;
- (e) "Group Housing" shall be the buildings designated in the form of flatted development for residential purpose or any ancillary or appurtenant building including community facilities, public amenities and public utility as may be prescribed and approved by the Director, Town and Country Planning Haryana;
- (f) "Light Industry" means an industry not likely to cause injurious or obnoxious noise, smoke, gas, fumes, odours, dust, effluent and any other nuisance to an excessive degree and motivated by electric power;
- (g) "Local Service Industry" means an industry, the manufacture and product of which is generally consumed within the local area, for example bakeries, ice-cream manufacturing, aerated water, Atta Chakies with power, laundry, dry-cleaning and dyeing, repair and service of automobile, scooters and cycles, repair of house hold utensils, shoe-making and repairing, fuel depot etc. provided no solid fuel is used by them;
- (h) "Medium Industry" means all industries other than 'Light Industry' and Local Service Industry and not emitting obnoxious or injurious fumes and odours;
- (i) "Extensive Industry" means an industry set up with the permission of the Government and in extensive employing more than 100 workers and may use any kind of captive power of fuel provided they do not have any obnoxious features;
- (j) "Heavy Industry" means an industry to be set up in public or semi-public or private sector with the permission of the Government (the cost of plant, machinery etc. as defined in the industrial policy of the Government);
- (k) "Obnoxious or hazardous Industry" means an industry set up with the permission of the Government and is highly capital intensive associated with such features as excessive smoke, noise, vibration, stench, unpleasant or injurious effluent, explosive inflammable material etc. and other hazards to the health and safety of the community;
- (l) "Material Date" means the date of publication of notification of various controlled area declared as under:-

| Serial number | Controlled area | Material date |
|---------------|--|--------------------------------|
| 1 | Controlled Area around Jhajjar declared vide Haryana Government Gazette notification No. 260-10-DP-82/4784, the 26 th March, 1982 published on 18 th May, 1982. | 18 th May, 1982 |
| 2 | Controlled area around Middle School of village Surah declared vide Haryana Government Gazette notification No. CCP(NCR)/NT(JB-JJR)17CA/2007/1606 the dated 20 th April, 2007 published on 20 th April, 2007. | 20 th April 2007 |
| 3 | Controlled area around Government Higher Secondary School of village Khungai declared vide Haryana Government Gazette notification No. CCP(NCR)/NT(JB-JJR)17CA/2007/1607 the dated 20 th April, 2007 published on 20 th April, 2007. | 20 th April 2007 |
| 4 | Controlled area around Mahavir Temple and Government High School of village Jahangirpur declared vide Haryana Government Gazette notification No. CCP(NCR)/NT(JB-JJR)17CA/2007/1608 and 1610 the dated 20 th April, 2007, published on 20 th April, 2007 | 20 th April 2007 |
| 5 | Controlled area around Government Primary School of village Skhehpur Jat declared vide Haryana Government Gazette notification No. CCP(NCR)/NT(JB-JJR)17CA/2007/1612 the dated 20 th April, 2007, published on 20 th April, 2007 | 20 th April 2007 |
| 6 | Controlled area around village Boria declared vide Haryana Government Gazette notification No. CCP(NCR)/JJR/BORIA/CA/2010/202 the dated 21 st January, 2010, published on 21 st January, 2010 | 21 st January, 2010 |
| 7 | Additional controlled area around Jhajjar declared vide Haryana Government Gazette notification No. CCP(NCR)/JH/ACA/2010/1141 the dated 31 st March, 2010 published on 31 st March, 2010. | 31 st March, 2010 |

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

Explanation:

- (1) In this definition the "Sector Area" or "Colony Area" shall mean the area of the Sector or of Colony as shown on the drawing on the approved layout plan of the Colony/sector which will be excluding the area unfit for building development within the sector or the colony as the case may be.
- (2) Benefit of 50% of the area falling under major roads and their adjoining green belts, if any, shall be allowed for plotable area/Floor Area Ratio (FAR) in case of plotted/group housing colony.
- (3) In the layout plan of colony or sector, other than industrial colony/sector, the land reserved for roads, open space, schools, public and community building and other common uses shall not be less than 45 percent of the gross area of the land under the colony/sector;

(4) For the 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", "Colonizer", "Development Plan", "Sector" and "Sector Plan" shall have the same meaning as assigned to them in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (41 of 1963) and Rules, 1965;
- (t) "Farm House" means a house constructed by the owner of a Farm at his land for the purpose of:-
 - (i) dwelling unit i.e. main use; and
 - (ii) farm shed i.e. ancillary use.

Notes:

- (1) The construction of the farm house shall be governed by the restrictions given under clause regarding "provision of farm house outside abadi-deh in rural/agricultural zone";
- (2) The farm sheds regarding building control and site specifications shall be governed by the restriction mentioned in clause XIX.
- (u) "Ledge or Tand" means a shelf-like projection, supported in any manner whatsoever, except by means of vertical supports within a room itself but not having projection wider than one meter;
- (v) "Loft" an intermediary floor on a residual space in a pitched roof, above normal floor level with a maximum height of 1.5 meters and which is constructed or adopted for storage purposes;
- (w) "Mezzanine Floor" an intermediate floor above ground level with area of mezzanine restricted to 1/3 of the area of that floor and with a minimum height of 2.2 metres;
- (x) "Subservient to Agriculture" means development and activities, which are required to assist in carrying out the process of agriculture such as tubewells, pump chambers, wind mills, irrigation drains, pucca platforms, fencing and boundary walls, water hydrants etc;
- (y) "Rural Industries Schemes" means industrial unit, which is registered as rural industries schemes by the Industries Department;
- (z) "Small Scale Industries" means industrial unit, which is registered as small scale industries by the Industries Department;
- (za) "Agro based industries" means an industrial unit, which uses food grains, fruits or agro waste as a raw material; and
- (zb) "Information Technology Industrial Units" mean 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;
- (zc) "Cyber Park" / "Information Technology Park" means an area developed exclusively for locating software development activities and Information Technology Enabled Services wherein no manufacturing of any kind (including assembling activities) shall be permitted; and
- (zd) "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.
- (ze) "Green Belt" shall mean strips of land along/ arterial road shown in the development plan, primarily meant for the widening of the sector/arterial road in future.
- (zf) 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);

III.

Major land uses/zone:-

1. Residential
2. Commercial
3. Industrial
4. Transport and Communication
5. Public utility
6. Public and semi public
7. Parks and open spaces

8. Agriculture

Classification of major land uses is according to Appendix-A.

IV. Division into sectors:-

Major land uses mentioned at serial Nos. 1 to 7 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:-

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

VIII. Land reservations for major roads:-

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

| Serial. number. | Category | Name of roads | Land reservation |
|-----------------|---------------------|---|--|
| 1. | V-1 | Outer peripheral road, Jhajjar-Badli road. Jhajjar-Gurgaon road | 75 metres wide with 30 metres green belt on both sides. |
| 2 | V-1 (A) | Jhajjar-Bahadurgarh road | 60 metres wide with 30 metres green belt on both sides. |
| 3 | V-1 (B), V-1 (C) | Jhajjar-Kosli road Jhajjar-Chhuchakwas road | Existing road with 30 metres green belt on both side. |
| 4 | V-1 (D) | Jhajjar-Dadri road | 30 metres wide with 30 metres green belt on both sides. |
| 5 | V-2 | Jhajjar- Beri road, Sector road between sector 10-30, 10-29, 9A-27, 9-26, 8-23, 7-20, 6-18, 16-17, 15-40, Jhajjar – Sampla road | 60 metres wide with 30 metres green belt on both sides. |
| 6 | V-2 (A) | In between sector 10-12, 9A, 9-11 road. | 45 metres wide |
| 7 | V-2 (B) | Rewari-Rohtak road (National Highway number-352) | 60 metres wide with 60 metres green belt on both sides or as shown on drawing. |
| 8 | V-3 | Sectoral road | 45 metres wide |

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

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

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

X. Discontinuance of non conforming uses:-

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

XI. Development to conform to sector plan and zoning plan:-

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

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

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

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

XIII Minimum size of plots for various types of buildings:-

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

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

| | | |
|------|----------------------|--------------------|
| vi. | Light industry plot | 250 Square metres |
| vii. | Medium industry plot | 8000 Square metres |

- (2) The minimum area under a Group Housing Colony to be developed either as a part of plotted licensed colony or as independent Group Housing Colony will be 5 acres. However, in case a Group Housing Scheme is floated by Haryana Urban Development Authority or any other Government agency, the size of Group Housing site shall be as specified in the scheme. For the purpose of plotted residential colony minimum area required is 25 acres.
- (3) The minimum area required for a commercial colony is 4000 Square metres and the maximum 8000 square metres.

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

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

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

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

XV Building lines in front and rear of buildings:-

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

XVI Architectural control:-

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

XVII Relaxation of agricultural zone:-

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

- (a) For use and development of the land into a residential or industrial colony provided the colonizer has purchased the land for the said use and developed prior to the material date and the colonizer secures permission for this purpose as per Rules;
- (b) For use of land as an individual site (as distinct from an industrial colony):

Provided that-

- (i) the land was purchased prior to the material date;
- (ii) the Government is satisfied that the need of the industry is such that it cannot await alternative allotment in the proper zone;
- (iii) the owner of the land secures permission for building as required under the rules;
- (iv) the owner of the land undertakes to pay to the Director, as determined by him, the proportionate charges as and when called upon by the Director in this behalf and during the interim period makes satisfactory arrangement for discharge of effluent.

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

XVIII Density:-

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

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

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

| | Size of farm house | Main building of the dwelling unit. | Ancillary building of main dwelling unit. |
|--|--------------------|-------------------------------------|---|
|--|--------------------|-------------------------------------|---|

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

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

| Serial number | Road | Minimum set back |
|---------------|---|--|
| a. | Where the road is bye-pass to a scheduled road or an expressway | 100 metres. |
| b. | Where the road is a scheduled road | 30 metres. or as shown in the Development Plan |
| c. | Any other road | 15 metres. |

- (iv) Approach road** Any revenue rasta/road, defined in the revenue record.
- (v) Basement-** Basement shall be permitted to the maximum extent of ground floor coverage but in the basement water closet and bathroom shall not be permitted.
- (vi) Ledge, loft and mezzanine floor** Ledge, loft and mezzanine floor shall be permitted within the building subject to the restrictions above as well as the restrictions stipulated in the definition given under Clause-II.
- Services, water supply and drainage**
- (vii)**
- (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 utilization of the agricultural zone.

XX Relaxation of development plan:-

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

XXI Provisions of Information Technology units and cyber parks/cyber cities:-

(i) Location

- (a) Information Technology Industrial Units will be located in Industrial Areas/Industrial Zones only.

(b) Cyber Parks/ Information Technology Parks will be located either in Industrial Areas or Industrial Zones abutting on minimum 60 metres ROW sector roads in the form of integrated development. However, no manufacturing units will be permitted in such parks.

(c) Cyber Cities:- The location of such a facility will be decided by the Government.

(ii) **Size**

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

(iii) **Miscellaneous**

I Parking

(a) One Equivalent Car Space for every 40 square metres of floor area shall be provided for parking in cyber park/Information Technology Park, Information Technology Industrial Unit and Cyber City;

(b) Four Tier basement for Information Technology Industry for meeting the requirement of parking shall be allowed subject to clearance from Public Health requirement.

II Other Activities

(a) Incidental commercial activities like Banks, Restaurants, Insurance Offices etc. shall be permitted subject to restriction of 4% of the total area of the Cyber Park/Information Technology Park;

(b) Only 5% of the area of the Cyber City shall be allowed for Group Housing and 4% of the total area of the Cyber City shall be permitted for Commercial/Institutional uses;

(c) No residential plotted development shall be allowed in a Cyber City;

(d) For a Cyber City Project if allowed in Agricultural Zone, the entrepreneur shall make the arrangement of water supply and other facilities like sewerage disposal/drainage etc;

III The Government may impose any other condition as deemed necessary from time to time.

XXII Setting up of communication towers:

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

Appendix -A
Classifications of land uses

| Main code | Sub code | Main group | Sub group |
|-----------|----------|-------------|---|
| 100 | | Residential | Residential Sector on neighborhood pattern |
| 200 | | Commercial | |
| | 210 | | Retail Trade |
| | 220 | | Wholesale Trade |
| | 230 | | Warehousing and Storage |
| | 240 | | Office and Banks including Government Office |
| | 250 | | Restaurants, Hotels and Transit Boarding Houses including |

| | | |
|------------|------------------------------------|--|
| | | public assistance institutions providing residential accommodation like Dharamshala, Tourist House etc. |
| 260 | | Cinema and other places of public assembly on a commercial basis. |
| 270 | | Professional Establishments |
| 300 | Industrial | |
| 310 | | Service Industry |
| 320 | | Light Industry |
| 330 | | Extensive Industry |
| 340 | | Heavy Industry. |
| 400 | Transport and Communication | |
| 410 | | Railway Yards, Railway Station and Sidings. |
| 420 | | Roads, Road Transport Depots and Parking Areas |
| 430 | | Dockyards, Jettys |
| 440 | | Airport/Air Stations |
| 450 | | Telegraph offices, Telephone Exchanges etc |
| 460 | | Broadcasting Station |
| 470 | | Television Station |
| 500 | Public Utilities | |
| 510 | | Water Supply installation including treatment plants |
| 520 | | Drainage and Sanitary installation including disposal works |
| 530 | | Electric power plants, substation etc. |
| 540 | | Gas Installation and Gas works. |
| 550 | | Solid Waste Disposal |
| 600 | Public and semi public | |
| 610 | | Government Administrative Central Secretariat, District Offices, Law Courts, Jails, Police Stations, Governor's and President's Residence. |
| 620 | | Education, Cultural and Religious Institutions |
| 630 | | Medical and Health Institutions |
| 640 | | Cultural institution like Theatres, Opera Houses etc. of a predominantly non commercial nature |
| 650 | | Land belonging to defence |
| 700 | Open Spaces | |
| 710 | | Sports Grounds, Stadium and Play Grounds |
| 720 | | Parks |
| 730 | | Green Belts, Garden and other Recreational Uses. |
| 740 | | Cemetreies, crematories etc |
| 750 | | Fuel filling stations and Bus Queue shelters |
| 760 | | Water Bodies/lakes |
| 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 |
| 890 | | Dairy Farming |

Appendix –B**I Residential zone:**

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

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

II Commercial zone

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

As 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 storages
- (vii) Parking, loading and unloading area
- (viii) Truck stand/bus stops, taxi, tonga and rickshaw stand
- (ix) Public utility, community buildings, retail shops, banks, dhaba, restaurants, two/three/five star Hotels and Insurance Offices subject to a maximum limit of 3% of the total area of the Sector as under:

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

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

| | | | | | | | | |
|---|------------------|----------|------------|---|-----|-----|--------------------------|---|
| 4 | Five Star Hotels | 2.5 Acre | 4.00 Acres | 1 | 15% | 30% | As per commercial Policy | Sector Dividing Road with the provision of a service road |
|---|------------------|----------|------------|---|-----|-----|--------------------------|---|

- (x) Petrol filling stations and service garages.
 (xi) Liquid Petroleum Gas godowns permitted by the Director.
 (xii) Cyber Parks/Information Technology Parks/ Information Technology Industrial Units

(xiii) Health Facilities like Hospitals, Dispensary, Nursing Home, Clinic as under:-

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

(xiv) Industrial Colony with a minimum area of 15 Acres. The area utilization shall be as under:-

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

- (xv) Communication Towers.
 (xvi) "Ready mix concrete plant, wet mix plants, Hot mix plants."
 (xvii) Any other use permitted by the Director.

IV Transport and Communication zone

- (i) Railway yards, railway station and siding
 (ii) Transport Nagar, Roads and Transport depots/ Bus Stands 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 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

VI Public and semi public uses zone

- (i) Government offices, Government Administration centers, 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) Dhabas Restaurant as under:-

At sites earmarked in the sector plan

| Sr. No. | Name of Facility | Area | | No. of Facilities | Commercial Component | Maximum Ground | Floor Area |
|---------|------------------|---------|---------|-------------------|----------------------|----------------|------------|
| | | Minimum | Maximum | | | | |

| | | | | in a Sector | | Coverage | Ratio |
|---|------------|-----------|-----------|----------------|---------|----------|-------|
| 1 | Dhabas | 500 Sq.m | 1000 Sq.m | 2 | 50 Sq.m | 50% | 50% |
| 2 | Restaurant | 1000 Sq.m | 2000 Sq.m | 2 | 10% | 30% | 150% |

(vii) Communication Towers.

(viii) Any other use which Government in public interest may decide

VII Open spaces

- (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) Public utility services like electric grid station, transmission lines, communication lines, water supply lines, sewerage lines, drainage lines in the green belts along the scheduled roads and major roads.
- (vi) Water Bodies/lakes.
- (vii) Communication Towers.
- (viii) Any other recreational use with the permission of Director.

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

VIII Uses strictly prohibited

Storages of petroleum and other inflammable material without proper license.

IX Agriculture zone

- (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 under a project approved or sponsored by the Central Government, or State Government
- (vi) Milk chilling station and pasteurization 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 (i) above upto a depth of 100 meters 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 restricted belt around defence installations notified by the concerned authorities.
- (xx) Dhabas, small Restaurants, Motels, Hotels, Resort and Amusement Park/ Theme Park along National Highway / Scheduled Roads in the area outside restricted/ green belt as under:-

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

| Sr. No. | Permissible activity | Area | | Commercial Component | Maximum Ground Coverage | Floor Area Ratio |
|---------|----------------------|--------------------|---------|----------------------|-------------------------|------------------|
| | | Minimum | Maximum | | | |
| 1 | Dhabas | 1000 square meters | 1 acre | 50 Sq mt. | 40% | 40% |

| | | | | | | |
|---|----------------------------------|--------------------|----------|-----|-----|------|
| 2 | Restaurant | 2000 square meters | 1 acre | 15% | 30% | 150% |
| 3 | Motel without banquet facilities | 1 acres | 3 acres | 15% | 30% | 150% |
| 4 | Motel with banquet facilities | 2.5 acres | 5 acres | 15% | 30% | 150% |
| 5 | 5-Star Hotel | 4 acres | 15 acres | 15% | 30% | 150% |
| 6 | Resort | 4 acres | 10 acres | 15% | 30% | 150% |
| 7 | Amusement Park/Theme Park | 2.5 acres | 10 acres | 15% | 30% | 50% |

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

(xxi) Banquet Hall

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

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

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

(xxiv) Communication Towers.

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

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
Processor/Processor Power Module/Upgrade

- (C) **Storage Units including**
 - Hard Disk Drives/Hard Drives
 - RAID Devices and their Controllers
 - Floppy Disk Drives
 - C.D. ROM Drives
 - Tape Drives DLT Drives/DAT
 - Optical Disk Drives
 - Other Digital Storage Devices
- (D) **Other**
 - Key Board
 - Monitor
 - Mouse
 - Multi-media Kits
- (E) **Printers and Output Devices including**
 - Dot matrix
 - Laserjet
 - Inkjet
 - Deskjet
 - LED Printers
 - Line Printers
 - Plotters
 - Pass-book Printers
- (F) **Networking products including**
 - Hubs
 - Routers
 - Switches
 - Concentrators
 - Trans-receivers
- (G) **Software including**
 - Application Software
 - Operating system
 - Middleware/Firmware
- (H) **Power supplies to Computer Systems including**
 - Switch Mode Power Supplies
 - Uninterrupted Power supplies
- (I) **Networking/Cabling and related accessories**
(related to IT Industry)
 - Fibre Cable
 - Copper Cable
 - Cables
 - Connectors, Terminal Blocks
 - Jack Panels, Patch Cord
 - Mounting Cord/Wiring Blocks
 - Surface Mount Boxes
- (J) **Consumables including**
 - C.D.ROM /Compact Disk
 - Floppy Disk
 - Tapes DAT/DLT
 - Ribbons
 - Toners
 - Inkjet Cartridges
 - Inks for Output devices
- (K) **Electronic Components**
 - Printed Circuit Board/Populated PCB
 - Printed Circuit Board/PCB
 - Transistors
 - Integrated Circuits/ICs
 - Diodes/Thyristor/LED
 - Resistors
 - Capacitors

Switches (On/Off, Push button, Rocker, etc.)

Plugs/sockets/relays

Magnetic heads, Print heads

Connectors

Microphones/Speakers

Fuses

(L) Telecommunication Equipment including:

Telephones

Videophones

Fascimile machines/Fax cards

Tele-Printers/Telex machine

PABX/EPABX/ RAX/MAX Telephone Exchange

Multiplexers/Muxes

Modems

Telephone answering machines

Telecommunication Switching Apparatus

Anetna and Mast

Wireless datacom equipment

Receiving equipments like Pagers, mobile/Cellular Phones, etc.

VSATs

Video Conferencing Equipments

Including Set Top Boxes for both Video and Digital Signaling.

(M) IT Enabled Services

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

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

Note: Services which would not be included are:-

- Remote production/manufacturing units

- The Corporate offices of companies or their local branches
- Virtual business on Internet.

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

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

S.S. Dhillon,
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