

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

The 18th September, 2006

No. CCP(NCR)DDP/RTK(MHM)/2006/2915.— In exercise of the powers conferred by sub-section (4) of section 5 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1963), the Governor of Haryana hereby publishes the Draft Development Plan for the controlled area Meham declared vide Haryana Government, Town and Country Planning Department, Notification No. JD-89/A-101/14072, dated the 5th September, 1989, published in Haryana Government Gazette, dated the 12th September, 1989, along with the restrictions and conditions proposed to be made applicable to the controlled area covered by it as given in Annexures A and B to the Draft Development Plan of Meham.

Notice is hereby given that the Draft Development Plan of Meham 2021 AD shall be taken into consideration by the Government after the expiry of a period of thirty days from the date of publication of the notification in the Official Gazette together with any objections or suggestions, if any, which may be received by the Director, Town and Country Planning, Haryana, O/o Chief Coordinator Planner, National Capital Region Cell (Haryana), 3rd Floor, First Block, Haryana Urban Development Authority Complex, Sector - 6, Panchkula from any person in writing in respect of such plan, before the expiry of the period so specified.

DRAWINGS:

1. Existing Land use plan, Meham Drawing No. RTP (R) 1177 / 90, dated the 14th September, 1990.
2. Draft Development Plan, Meham 2021 AD Drawing No. DTP (R) 1521/2003, dated the 9th July, 2003.

ANNEXURE 'A'**EXPLANATORY NOTE ON THE DRAFT DEVELOPMENT PLAN 2021 AD FOR CONTROLLED AREA, MEHAM.****(I) Background:**

Historically Meham is an important town in Rohtak District of Haryana State. Tradition assigns the settlement of the town to 'Mahabharata' period when it was the site of a big fort. It is said that its ancient name was 'Mohinabad' which was changed to Meham with passage of time. It was destroyed and rebuilt many times. It is said that ancestors of Maharana Partap were the inhabitants of Meham town. Since this town is enroute to Delhi, it always became a battle field for the forces of Rajputs of Rajasthan and rulers of Delhi. It is said that its population reduced to only 150 in 1829.

Ancient monuments in the town include a Bawli (well with steps leading to it) and two mosques, the 'Jama Masjid' and the 'Pir Jamamasjid'. An inscription on the marble slab records the facts that it was built in AD 1656-57. The mosque was erected in AD 1531 in Humayun's time as per the history engraved on the stone of mosque. Meham is a sub divisional headquarter with 'B' class municipality. It is situated within the National Capital Region on Delhi – Hisar National Highway No. 10. As per 2001 census the population of Meham town is 18,166 and it is emerging as important service center owing to its elevation to sub-divisional headquarter of Rohtak District in the year 1988. Meham is one of the oldest Municipal Committees in Rohtak District. The Government of Punjab, under the British Rule constituted the Meham Municipal Committee in the year 1899 and it was upgraded into sub-divisional headquarter in the year 1988. With a view to regularize urban development in planned manner, Haryana Government has declared controlled area around the existing Meham Town vide Haryana Government, Town and Country Planning Department Notification No. JD-89/A-101/14072, dated the 5th September, 1989 published on 12th September, 1989.

(II) Location and Regional Setting

The town of Meham is located on National Highway No. 10. Towards east of the town lies Rohtak and Hansi falls towards its west. A State Highway from Gohana (SH 16A) also passes through this town and leads to Bhiwani. It is located at about 105 kilometers from Delhi (Via Bahadurgarh, Rohtak) and 62 kilometers from Hisar.

Connectivity :

Air	:	Delhi (67.5 Kilometers) Nearest Airport
Road	:	Rohtak (30 Kilometers), Hisar (62 Kilometers), Bhiwani (28 Kilometers)
Rail	:	Bhiwani (28 Kilometers) Nearest Railway Station.

The longitude and latitude of the town is $76^{\circ} 17'$ east and $28^{\circ} 58'$ north respectively. The town is well linked with other major towns of the state and adjoining states by a good network of roads. It is situated 218 meters above from the sea level.

(III) Physiographic and Climate:

Meham is a part of eastern plains, which are quite fertile. The variation and slope of the adjoining area is responsible for formation of a saucer like depression in the area. The western portion of the controlled area has sand mounds. Soils available in the area are loam and sandy loam. Climate characteristics of the town include hot summers, cool winters and meager rainfall restricted only to three months of July, August and September. May and June are the hottest months of the year. Hot western winds known as "loo" blows during summers.

(IV) Availability of infrastructure.

(a) Physical Infrastructure : Presently the town has adequate utilities in terms of electricity and water supply. The town has a power house for electric supply for the town and adjoining villages. There is an existing water works on Gohana Road and in Imligarh village for supply of drinking water to the town.

(i) Water Supply:

Meham Municipal Committee initially owned the water supply till April 1993 when Government of Haryana transferred these functions to Public Health Engineering Department (PHED) a state level agency. The total quantity of water produced by Meham town water works at present is about 1.70 million liters per day. The gross drinking water requirement for domestic purposes works out to 3.76 million liters per day. Salient features of water supply system of Meham are as follows:

Source of water	:	Behalba minor canal
Present supply	:	1.70 Million liters per day.
Distance from source of water	:	2.5 Kilometers
Service level	:	40 Liters per capita per day
House connections	:	2250
Stand posts	:	50

The water from intake point comes to the storage reservoir by gravity flow. There are 3 storage reservoirs, which are already under operation, and the fourth one has been recently inaugurated. A water works is functional on Gohana road near village Kheri Meham over 1.92 hectares.

(ii) Sewerage and drainage:

The town has open surface drains and underground sewer lines. The town has about 60% coverage through underground sewerage drainage. At present about 1.28 million liters per day of sewerage is generated and this is disposed into a pond without any treatment. This has made quality of water unusable for both human beings and animals. There are no community toilets or low cost latrines maintained by Municipal Committee. House which does not have sewer connection generally have septic tanks which are brick lined with sand and gravel at bottom for filtration downwards. The Municipal Committee does undertake cleaning of sullage from the drains manually.

(b) Social Infrastructure:

The town has adequate number of schools. It also has a Government college, Industrial Training Institute (ITI), Civil hospital, stadium and Chaubisi Chabutra for public gathering. Meham town is emerging as an important service center for its rural hinterland as is evident from the agro based activities and the last decade's growth rate of 28.67% (1981-91).

(V) Socio - Economic Characteristics

There are 6414 workers as per 2001 census, which includes 1378 persons in the primary sector, 350 in the secondary sector and 4686 in the tertiary sector. Although the town is moving towards urbanization, yet behavior and living style of most of the residents give a rural look with rearing of animals in almost every household. The economic base of the town mainly consists of tertiary sector (Trade and Commerce) activities. The workers participation rate of the town is about 35% of the total population. It is observed that the tertiary sector (73.06%) including government service and trade, commercial activities and related activities are predominant. The primary sector including agriculture and its related activities constitute 21.48% and the secondary sector (5.46%) including industrial activities is at a low in the town. The following table shows the workers participation rate of Meham town in the year 2001.

Workers participation in Meham (2001)

Sectors of Economy	Number of workers	Percentage to total workers	Percentage to total population
Primary	1378	21.48	7.58
Secondary	350	5.46	1.93
Tertiary	4686	73.06	25.80
Total	6414	100.00	35.31

Source : Census of India - 2001

Meham may not be considered an industrial town. The notable industries are the cotton and pulse mills within the municipal area and the other industries are automobile workshops, repair shops and some service industries without any discernable symptoms to agglomerate. Commercial activity noted apart from traditional bazaar area, is the market and shops on the highway. Meham being part of the National Capital Region and due to its strong linkages, has great potential to emerge as a service town of Rohtak district.

(VI) Demographic character and Population Projection:

The population of the town is 18,166 in 2001, recording a decadal variation of 20.44% over the 1991 population.

Year	Population	Decadal Growth	% Growth
1951	8536	-	--
1961	9300	+764	8.95
1971	10541	+1241	13.34
1981	11722	+1181	11.20
1991	15083	+3361	28.67
2001	18166	+3083	20.44
2011*	29065*	+10899*	60.00*
2021*	51000*	+21935*	75.00*

*Denotes Projected population

This town has a steady growth rate during the past decades as can be seen from the above table. However, the population growth rate was huge (28.67%) during 1981-91 period owing to its elevation to sub-divisional headquarter of Rohtak District in the year 1988. It resulted in the establishment of a Sub Divisional Officer (Civil) Office, Tehsil office and Judicial Court.

The density of population has to be estimated with due regard to all the factors governing the future growth and development of the Meham town in the commercial, educational, social and administrative spheres. Special factors causing sudden emigration or influx of population is also considered and foreseen to the extent possible especially with the promotion of Government officials.

The population of Meham town as per 2001 census is 18166 persons with an existing area (built-up) of 125 hectares. The average decennial growth rate (1951-1991) of the town is 16.52%. Keeping in view the existing established sugar mill, rural industrial base of the town and increase in industrial and commercial activities coupled with increase in agricultural surplus, natural growth trend and induced development, the town will achieve a projected population of 51,000 persons by 2021 which is the perspective plan period.

(a) Population density:

The administrative limits of the Meham Municipal Committee encompass an area of 4.50 Square Kilometers. The population density of the town is worked out as 4037 persons per Square Kilometers as per 2001 census. The density is high in areas along the National Highway.

Population density of Meham:

Year	Population	Gross density (Square Kilometers)
1951	8536	1919
1961	9300	2067
1971	10541	2342
1981	11072	2605

1991	15083	3352
2001	18166	4037

Source: Census of India: 2001

The above table reveals that the trend of gross density has been steadily increasing from 1919 persons per Square Kilometers in 1951 to 2605 persons per Square Kilometers, in 1981 and goes upto 4037 persons per Square Kilometers in 2001.

(VII) Existing Transportation Network

- i. Existing National Highway No. 10
- ii. Existing State Highway-16A (SH-16A) (Gohana - Meham - Bhiwani Road.)
- iii. Existing Road linking nearby villages.

(VIII) Need for declaration of controlled Area:

Meham being sub divisional headquarter with 'B' class municipality has a great potential. It acquired political importance during last two decades. The town is not only spearheaded politically, but also has been in fore front in social and cultural activities of the region. With a view to regulate urban development in a planned manner, Haryana Government has declared controlled area around the existing town of Meham vide Haryana Government, Town and Country Planning Department, Notification No. JD-89/A-101-14072, dated the 5th September, 1989 under section 4 (1) (a) of Act 41 of 1963.

(IX) Proposals :

Meham town is emerging as an important service center for the rural hinterland as is evident from its agro based activities. With the increase in industrial and commercial activities coupled with the increase in agricultural surplus, it is bound to attract population in near future. National Highway No. 10 is major axis for urban development. The average population growth per decade is around 16.52% however the induced population growth of the town is projected to be 60% for the coming decade. The total population for 2021 AD has been envisaged to swell to 51000 persons. The proposed residential town density for Meham has been kept as 60 persons per hectare as per guidelines of National Capital Region Planning Board. The total proposed area of town is 7.64 Square Kilometers.

(X) Land use proposal :

The proposal within the municipal limits have been shown for integrated and co-ordinated development of the town. The extent of major land use proposals upto 2021 AD are given as follows:

Serial. No	Land use	Area within Municipal Limit (in hectares .)	Area outside Municipal Limit (in hectares)	Total Area (in hectares)	Percentage
1	Residential	90	110	200	31.18
2	Commercial	32	2	34	5.30
3	Industrial	--	160	160	24.94
4	Transport and communication	32	58	90	14.02
5	Public Utility	2	11.5	13.5	2.11
6	Public and Semi Public uses	8	4	12	1.88
7	Open spaces (including Green Belt)	26	106	132	20.57
	Total Urbanisable area	190	451.5	641.5	100
	Existing Built up area			125	
	Grand total	190	451.5	766.5	

(XI) Description of Land Uses :

All the above land uses have been allocated at proper place keeping in view the existing land use and the planning considerations. The detailed description of individual land use is as follows:

(a) Residential :

The existing residential area of the town is approximately 71 hectares. At present the old town is very congested. Its density varies from 450 to 675 persons per hectare. It is proposed to bring down the residential density to 200 persons per hectare in the development plan. The total area under the residential use inclusive of ancillary and allied facilities like schools, shopping centers, community facilities etc. (including the proposed residential area within Municipal Corporation Limits) will be approximately 200 hectares which will take care of decongesting the existing town as well as accommodating the additional population. An area of 200 hectares has been provided for residential land use in the development plan, out of which 90 hectares falls within municipal limits. Keeping in view the development of new sectors, population redistribution is likely to take place whereby a uniform residential population density of existing as well as proposed residential areas is envisaged as 200PPH. The residential areas have been divided into sector namely 1,2,3,4,6,9 and part of sectors 7,8,10,11,13 and 14. The residential sectors have been proposed on both sides and Delhi - Hissar National Highway keeping in view the present trend of growth. The residential areas have been separated from industrial land use and heavy traffic arteries by providing green belt. Sector 4 has been reserved for industrial housing.

(b) Commercial :

The existing commercial area of the town is approximately 33 hectare including 2.5 hectares area in Sector-5 for godowns of Food Corporation of India. Keeping in view the existing deficiencies and future need of the town 34 hectares of land has been reserved for commercial purpose. Out of this, about 32 hectares fall within the municipal limit. A grain market under construction has been retained in the development plan in sector 12. Rest of the area of this sector is also to be utilized for commercial purposes. The total commercial area proposed is 34 hectares which includes area adjoining New grain market in sector 12 which is mainly reserved for warehousing includes cold storage, godowns and container depot etc and City Center has been proposed in sector 13.

(c) Industrial :

The existing area under industrial use is approximately 4 hectares. Keeping in view the location, wind direction, available infrastructure, topography and drainage an area of 160 hectares has been reserved for industrial purpose for providing employment to approximately 12000 workers (at the rate of 75 workers per hectare) has been earmarked in sector 5. The industrial sector is proposed on the Delhi - Hisar National Highway towards Rohtak. Cooperative Sugar Mill in an area of about 83.6 hectares has already been established on the Delhi-Hisar National Highway towards Hisar. This 160 hectares of land is sufficient to meet a projected population of 51,000 persons by 2021 AD keeping in view the town being on low profile industrially.

(d) Transport and communication :

An area of 90 hectares has been earmarked for transport and communication purpose which includes the existing Bus Stand on Meham-Gohana Road. No other land is required for this purpose in the perspective plan period. Delhi - Hisar Sulamanki Road passes through the town dividing it into two parts. Bye-pass of 75 meters width and 60 meters width of peripheral road, has been proposed for diversion of heavy traffic passing through the town. The existing provision of transport and communication facilities within the town is sufficient which can cater to the needs of the present population suitably. As regards to the future needs necessary provisions of such facilities shall be made within the proposed sectors as per the requirement from time to time.

(e) Road systems:

To solve the existing and anticipated traffic problems in future a specific road network is proposed.

Serial No.	Classification	Roads	Land Reservation
1	V-I	Bye-pass	75 metres (bye-pass road) with 100 metres green belt on both sides
2	V-I-a	National Highway-10	Existing width within municipal committee limits and outside Municipal committee limits 60 meters green belt on both sides.
3	V-I-b	Scheduled road/ State highway-16-A (Gohana-Meham-Bhiwani Road)	Existing width within municipal committee limits and outside municipal committee limits 45 meters green belt on both sides.
4	V-J-c	Village link road	To be widened upto 45 meters.
5	V-2	Periphery road	60 metres wide road with 60 meters green belt on both sides.
6	V-3	Sector roads	45 meters wide

(f) **Public utilities**

The existing utilities of water supply and power etc. are enough to meet the future requirement of the town. 5 hectares of land is utilized by the existing water works and electric sub station in sector 9 and sector 12 respectively. An area of about 7 hectares has been reserved for disposal works outside the urbanisable area on village Shekhupur Titri road. To check the floods in rainy season, a drain has been proposed along the byc-pass and along the peripheral road upto the existing drain near village Bahlaba as per suggestions of the irrigation Department in the district level committee meeting held on dated 24th October, 1997 under the chairmanship of Deputy Commissioner, Rohtak. For solid waste disposal an area of about 4 hectares has been reserved along the proposed drain on Meham - Beri road. As per demand of Public Health Department vide memo no. 4208 dated 20.07.2006 a water works site on National Highway No. 10 near B.C. Pal Minor has been reserved over an area of 2.5 hectares.

(g) **Public and Semi Public**

12 hectares of land has been reserved for public and semi public uses and the existing college, Industrial training institute, Tehsil and Sub Divisional Magistrate offices have been accommodated in the plan proposals in sector 12 and 13 partly.

(h) **Open spaces**

The historical Chaubisi Chabutra exists in sector 10, provision of 10 hectares of land has been made around the Chaubisi Chabutra for the purpose of public gathering on occasions like meetings of Chaubisi Panchyat and animal fare etc. This site has been protected from all sides by the provision of green belt which is proposed to be developed as a park, however the existing tourist complex has been retained. One pocket of about 3 hectares in the form of pond falls within municipal limits. One other pocket around the Bawli falling outside the municipal corporation limits in sector 7 has also been provided. In addition to the above, green belts of various widths depending upon the hierarchy of roads have been provided on either side of the road reservation within and outside the urbanisable area. Green belts have also been provided along Industrial Area to act as buffer for healthy environment. However the land under green belts along National Highway-10 and Scheduled roads shall be governed by the provisions of section 3 of the Punjab Scheduled roads and controlled areas Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1963) and the rules framed thereunder in addition to the conditions and restrictions mentioned in the development plan

(i) **Agricultural Zone :**

A sizeable area has been reserved as agricultural area. This zone will however not eliminate the essential building development within this area such as the extension of existing villages, contiguous to abadi-deh if under takes a project approved or sponsored by Government and other ancillary and allied facilities necessary for the maintenance and improvement of the area as an agricultural area.

Zoning Regulations

The legal sanctity to the proposals regarding land use is being given 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 Meham as shown in Draft Development Plan Drawing No. DTP(R) 1521/03, dated the 9th July, 2003.

I. General:

- (1) These Zoning Regulations forming part of the development plan for the controlled areas, Meham shall be called Zoning Regulations of Draft Development Plan for Meham 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 (Punjab Act No.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(R) 1521/03, dated the 9th July, 2003
- (d) "Floor Area Ratio" (FAR) means the ratio expressed in percentage between the total floor area of a building on all floors and the total area of the site;
- (e) "Group Housing" shall be the buildings designated in the form of flatted development for residential purpose or any ancillary or appurtenant building including community facilities, public amenities and public utility as may be prescribed and approved by the Director, Town and Country Planning Haryana;
- (f) "Light Industry" means an industry not likely to cause injurious or obnoxious noise, smoke, gas, fumes, odours, dust, effluent and any other nuisance to an excessive degree and motivated by electric power;
- (g) "Local Service Industry" means an industry, the manufacture and product of which is generally consumed within the local area, for example bakeries, ice-cream manufacturing, aerated water, Atta Chakies with power, laundry, dry-cleaning and dyeing, repair and service of automobile, scooters and cycles, repair of house hold utensils, shoe-making and repairing, fuel depot etc. provided no solid fuel is used by them;
- (h) "Medium Industry" means all industries other than 'Light Industry' and Local Service Industry and not emitting obnoxious or injurious fumes and odours;
- (i) "Extensive Industry" means an industry set up with the permission of the Government and in extensive employing more than 100 workers and may use any kind of captive power of fuel provided they do not have any obnoxious features;
- (j) "Heavy Industry" means an industry to be set up in public or semi-public or private sector with the permission of the Government (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 No.	Name of the controlled area and notification No.	Material date
1.	Controlled Area notified vide Haryana Government, Town and Country Planning Department notification no. JD-89/A-101/14072, dated the 5 th September, 1989 published in Haryana Government Gazette dated 12 th September, 1989.	12 th September, 1989

- (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 No.	Classification	Roads	Remarks
1	V-I	Bye-pass	75 metres (bye-Pass road) with 100 metres green belt on both sides
2	V-I-a	National Highway-10	Existing width within municipal committee limits and outside municipal committee limits 60 meters green belt on both sides.
3	V-I-b	Scheduled road/State Highway (SH) -16-A (Gohana-Meham-Bhiwani road)	Existing width within municipal committee limits and outside municipal committee limits 45 meters, green belt on both sides.
4	V-I-c	Village link road	To be widened upto 45 meters
5	V-2	Periphery road	60 meters wide road with 60 meters green belt on both sides.
6	V-3	Sector roads	45 meters wide

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

IX. Industrial non-conforming uses

With regard to the existing industries shown in the zones other than industrial zone in the development plan, such industrial non-conforming uses shall be allowed to continue for a fixed period to be determined by the Director but not exceeding ten years; provided that the owner of the industry concerned:-

- (a) undertakes to pay to the Director, as determined by him the proportionate charges towards the external development of the site as and when called upon by the Director to do so in this behalf;
- (b) during the interim period makes satisfactory arrangements for the discharge of effluent to the satisfaction of the Director; and
- (c) no further expansion shall be allowed within the area of the non-conforming use.

X. Discontinuance of non conforming uses

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

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

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

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

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

- (i) the plot forms a part of an approved colony or the plot is in such area for which relaxation has been granted as provided in regulation XVI; 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.R.: 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
- (ii) Boarding house.
- (iii) Social community religious and recreational buildings
- (iv) Public utility building.
- (v) Educational buildings and all types of school and college where necessary.
- (vi) Health institutions.
- (vii) Cinemas
- (viii) Commercial and professional offices.
- (ix) Retail shops and restaurants.
- (x) Local service industries.
- (xi) Petrol filling stations.
- (xii) Bus stops, tonga, taxi, scooter and rickshaw stand.
- (xiii) Nurseries and green houses.
- (xiv) Any other minor needs to ancillary to residential use

- (xv) Starred hotels
- (xvi) Any other use, which the Government may in public interest decide
- (xvii) Cyber Parks/Information Technology Park

As 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) 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 / CNG stations.
- (xii) Loading and unloading yards.
- (xiii) Parking spaces, bus stops, taxis, tonga and rickshaw stand.
- (xiv) Town parks.
- (xv) Any other use which the Director in public interest may decide

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

III. INDUSTRIAL ZONE

- (i) Light industry
- (ii) Medium industry

At sites earmarked for them in the sector plan or in the

(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	approved layout plan of the colonies.
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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
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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
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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
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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
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VIII. USES STRICTLY PROHIBITED:

(i) Storages of petroleum and other inflammable material without proper license.
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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	As approved by Director, Town and Country Planning Department, Haryana
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- 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 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

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

APPENDIX -1

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

- (A) Computing Devices including:
 - Desktop
 - Personal Computer
 - Servers
 - Work-station
 - Nodes
 - Terminals
 - Network P.C
 - Home P.C.
 - Lap-top Computers
 - Note Book Computers
 - Palm top Computer/PDA
- (B) Network Controller Card/ Memories including:
 - Network Interface Card(NIC)
 - Adaptor Ethernet /PCI/EISA/Combo/PCMICA
 - SIMMs Memory
 - DIMMs Memory

- Central processing Unit (CPU)
Controller SCSI/Array
Processors Processor/Processor Power Module/Upgrade
- (C) **Storage Units including :**
 - Hard Disk Drives/Hard Drives
 - RAID Devices and their Controllers
 - Floppy Disk Drives
 - C.D. ROM Drives
 - Tape Drives DLT Drives/DAT
 - Optical Disk Drives
 - Other Digital Storage Devices
- (D) **Other**
 - Key Board
 - Monitor
 - Mouse
 - Multi-media Kits
- (E) **Printers and Output Devices including**
 - Dot matrix
 - Laserjet
 - Inkjet
 - Deskjet
 - LED Printers
 - Line Printers
 - Plotters
 - Pass-book Printers
- (F) **Networking products including**
 - Hubs
 - Routers
 - Switches
 - Concentrators
 - Trans-receivers
- (G) **Software including**
 - Application Software
 - Operating system
 - Middleware/Firmware
- (H) **Power supplies to Computer Systems including:**
 - Switch mode power supplies
 - Uninterrupted Power supplies
- (I) **Networking/Cabling and related accessories**
(related to IT Industry)
 - Fibre Cable
 - Copper Cable
 - Cables
 - Connectors, Terminal blocks
 - Jack panels, patch cord
 - mounting cord/wiring blocks
 - Surface mount boxes
- (J) **Consumables including:**
 - C.D.ROM /Compact Disk
 - Floppy Disk
 - Tapes DAT/DLT
 - Ribbons
 - Toners
 - Inkjet Cartridges
 - Inks for Output devices
- (K) **Electronic Components:**
 - Printed Circuit Board/populated PCB
 - Printed Circuit Board/PCB
 - Transistors

Integrated Circuits/ICs
 Diodes/Thyristor/LED
 Resistors
 Capacitors
 Switches(On/Off, Push button, Rocker, etc.)
 Plugs/sockets/relays
 Magnetic heads, Print heads
 Connectors
 Microphones/Speakers
 Fuses

(L) Telecommunication Equipment including:

Telephones
 Videophones
 Facsimile machines/Fax cards
 Tele-Printers/Telex machine
 PABX/EPABX/ RAX/MAX Telephone Exchange
 Multiplexers/Muxes
 Modems
 Telephone answering machines
 Telecommunication Switching Apparatus
 Antenna and Mast
 Wireless datacom equipment
 Receiving equipments like Pagers, mobile/Cellular Phones, etc.

VSATs

Video Conferencing Equipments

* Including Set Top Boxes for both Video and Digital Signaling.

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

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

Note: Services which would not be included are:-

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

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

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

SHAKUNTALA JAKHU,

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