

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

The 11th February, 2004

No. C.C.P. (N.C.R.)/F.D.P./S.C.A.-I/2004/419.— In exercise of the powers conferred by sub-section (7) of section 5 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1963), and all other powers enabling him in this behalf, and with reference to Haryana Government, Town and Country Planning Department, notification No. CCP(NCR)/SRCA-1/2001/1357, dated the 12th October, 2001, the Governor of Haryana hereby publishes the final development plan for the controlled areas declared vide Haryana Government, Town and Country Planning Department, notification No.3870-2TCP-76/31809, dated the 22nd September, 1976 and No. 10DP-82/932, dated the 20th January, 1982 along with restrictions and conditions as given in Annexures A and B proposed to be made applicable to the controlled area at Sirsa.

DRAWINGS

1. Existing land use plan Drawing No.D.T.P.(SR) 13/76-A, dated the 25th November, 1976/82, already published vide notification No.CCP(NCR)/SRCA-1/2001/1357, dated the 12th October, 2001, in the Haryana Government Gazette dated the 6th November, 2001.
2. Final Development Plan of Controlled Area Sirsa bearing Drawing No.D.T.P.(SR) 626/03, dated the 11th August, 2003.

"ANNEXURE A

EXPLANATORY NOTE ON THE FINAL DEVELOPMENT PLAN-2021 AD FOR THE CONTROLLED AREA SIRSA.

1 Introduction

1.1 Historical Background

Sirsa is a headquarter town of Sirsa District. History of this town reveals that Sirsa town was re-founded by Captain Thorsby, who laid out the present town in the grid-iron pattern.

In 1858, Sirsa District included the area of Bhatinda District also and this arrangement continued till 1889. However later on part of this District including the present areas were merged in the District Hisar, Sirsa District in its present form came into existence in the year 1975.

1.2 Location of Town and its Hinterland

Sirsa town lies on National Highway No.10 i.e. Delhi-Hisar-Sulemanki road. Sirsa is only important town situated in the extreme west of Haryana State. Its distance by road from other nearest District-headquarter namely Fatehabad, (Haryana) Mansa and Bhatinda (Punjab) and Ganganagar (Rajasthan) is 41 kilometers, 55 kilometers, 100 kilometers and 190 kilometers, respectively. Its hinterland which was inhospitable desert before the advent of "Bakra Canal System", has now become the fertile "cotton belt" of Haryana. Recently the importance of this town has been further enhanced, due to recent completion of broadgauge-railway-line in December 1994, as the town has now been integrated with the nation-wide broad gauge railway network.

1.3 Population-growth and structure

Sirsa town is surrounded by its hinterland of rich agrarian economy. The town had a slow pace of growth till early sixties, and it was only after its elevation as District headquarter that the pace of growth of the town has increased considerably. Sirsa town had the population of 89048 persons in the year 1981 and 1,12,841 persons in year 1991 and 1,60,129 persons in the year 2001. The following table shows an accelerated growth of 82.4% in the decade 1971-81, but that was declined in the decade 1981-91 to 26.71%. However the inconsistency in the population figures is the result of expansion of area of town from 5.18 square kilometers in 1971 to 19.33 square kilometers in 1981.

Year	Total Population of Town	Growth Rate
1901	15800	--
1911	14629	7.41% Minus
1921	15241	4.18% Increase
1931	18909	24.07% -do-
1941	20718	9.56% -do-
1951	24980	20.57% -do-
1961	33263	33.16% -do-
1971	48808	46.73% -do-
1981	89048	82.4 % -do-

1991	112841	26.71% -do-
2001	1,60,129	41.91% -do-

The work force of this town is 30.0% of total population. Worker, non-worker ratio is likely to remain the same in near future also.

1.4 Existing Infrastructure

1.4.1 Educational

Sirsa town excels in the field of education by having one university (recently opened), two colleges, two polytechnic colleges and two other technical institutions and six high/higher/senior secondary schools. These institutions are suffice not only for the town but its surrounding rural areas also.

1.4.2 Medical/Health

There is a general civil hospital run by the State Government having 125 beds. In addition to the civil hospital there are about 30 good nursing homes in private sector having about 180 beds, which are sufficient to serve the town and its surrounding region.

1.4.3 Commercial

Sirsa town is an important Centre in trade and commerce for inter-state region. It is the largest mandi in whole of the state in respect of income as well as market arrivals. It is one of the major cotton markets of the country which supplies quality medium staple cotton for textile industry in other states like Gujarat and Maharashtra.

1.4.4 Agriculture Sector

In the agriculture sector the town has been supplying conventional, as well as modern tools and implements, which are manufactured here. Educational and training programmes are being run by the Agriculture and Fisheries Departments for the welfare of the farmers. The cotton corporation of India has its state head-quarter at Sirsa which caters to the marketing requirements of Crops in the region.

1.4.5 Industrial Sector

Though industrial sector had not shown any headway in comparison to trade and commerce sector till 1981 but the industrial activity has largely increased in the town during last few years. It is clear from the fact that there was only one large industrial unit till 1981 i.e. "Gope Chand Textile Mill". The number of such units rose to 4 in 1991 and has further gone upto 8 in Decmeber 1994. Similarly in 1981 number of registered small and cottage industrial units was only 60 which has now gone upto 1939 units in December 1991. Moreover, upto 1981 fifty percent of the industrial working force was employed in just one large industrial unit, but in year 1994 the ratio of industrial workers employed in all the eight major industrial units was only forty percent. Thus industry shall become a major economic activity in the town in future in addition to trade and commerce. Moreover, small scale industries shall play a greater role than the large industries both in providing employment as well as economic base to the town.

1.4.6 Transportation

Sirsa town is located on the National Highway No. 10 and is very well linked with surrounding region through a network of state highways and district roads. This town is well linked with the broadgauge railway network of the country also.

1.4.7 Communication

The town has the provision of an automatic telephone exchange, which was the first automatic telephone exchange of the Haryana State. Another electronic telephone exchange with capacity of 10,000 lines is already being installed. The town is linked with other important cities with S.T.D./I.S.D. and Mobile facility. Adequate post and telegraph, tele printer and fax facilities are available in the town.

1.4.8 Water supply

There is scarcity of potable ground water as the ground water is brackish. The present water supply depends mainly upon canal system. A large water-works in an area of 23 hectares already exists on Dabwali Road. It has four raw water storage tanks with a total capacity of 5.5 crore gallons. Another water-works has recently been constructed on Barnala Road near the Mini Secretariat complex, with a raw water storage capacity of 1.09 crore gallons and treated water storage capacity of 2.10 lacs gallons. These two water works are serving population at the rate of 25 to 30 gallons per-capita per day but, the supply is not adequate as the required water supply is 40 gallons per-capita per day. The water supply system still needs augmentation by providing additional water works.

1.4.9 Sewerage and Storm Water Drainage

Although the disposal works has been constructed along the road to village Kelnia catering for the present requirements of the town, but its capacity needs expansion. There is no provision for storm water drainage in the town. In past some local depressions used to serve for collecting storm-water but now these depressions have reduced in size by way of construction over these areas hence occasional flooding is no exception in town.

1.5 Existing Physical Features

Sirsa and Bhambhoor minors, irrigational channels encompass the town from the north and north-west. There is an undulating area of about 12 hectares in the south-west of the town. There is local flooding in some of the area from where the discharge of water through gravity is not possible. In view of the physiographic features and the existence of Air Force Station, the area of North-East side of the town and particularly along Barnala Road being comparatively high and less fertile has been considered suitable for expansion of the town.

1.6 Ground Water Table

As the ground water in this area is brakish and not fit for human consumption the water supply has to depend on canal water. Although some sweet sub-soil water is available along Ghaggar bed, which is being used for water supply in some area of the town but quality of this sub-soil sweet water is deteriorating and the quantity is also not enough to come-up with the town demand. Only shallow tubewells can be installed for taking out this sub-soil water and the discharge goes down considerably in summer months.

2.1 Existing Land Use

Sirsa town comprises of an old planned town, new mandi township, railway colony and new constructions along Delhi-Hisar-Sulemanki road. The total town area is about 2008 hectares. The area under various land uses is 55% of the town area having gross density of 75 persons per hectare. Residential density ranges between 150 to 400 persons per hectare. Due to location of industrial area of new mandi township and industries along Dabwali Road, the main industrial complex is in the west and north of the town.

2.2 Growth Trends

The present trend of industrial growth is on Hisar Road. Like other similar towns, this town is also having traditional system of retail and wholesale shops along the main roads, but the development of the new mandi township is an integral part of the planned town. The town has shown diversion from the traditional system with the establishment of an independent and full-fledged grain market with modern amenities on Dabwali Road. The trend of growth of residential area of the town is mainly along the Barnala Road and Begu Road.

2.3 Previous Efforts of Planning and Regulated Growth of Town

Earlier the final development plan was prepared for the population of 2.25 lacs by 2001 A.D. The proposed land uses for various uses were as in the table given below:-

Serial Number	Land Use	Within Controlled Area	Within Municipal Limits	Total (Hect.)
1	Residential	555.2	792.8	1348.0
2	Commercial	35.8	98.0	133.8
3	Industrial	204.5	183.0	387.5
4	Transport and Communication (major road bus stand including) Other including Railways	96.5	83.5	180.0
5	Public Utility	16.0	23.0	39.0
6	Public and Semi Public uses	157.4	62.0	219.4
7	Major Open spaces	97.8	95.6	193.4
Total		1163.2	1415.3	2578.5

2.4 Development Schemes initiated by State Agencies

The major state agencies, which have been instrumental in planned Development of the town, are the erstwhile colonization Department, Marketing Board, Haryana Housing Board, Haryana Urban Development Authority and Haryana State Industrial Development Corporation. The Colonization Department has developed five residential schemes having total area of 169 hectares, industrial schemes having an area of 50 hectares in addition to commercial centres, catering to the shopping needs of the township area. Marketing Board is managing the grain market in the town. Haryana Urban Development Authority had already developed a small residential urban estate of about 60 hectares land in sector 20, and the acquisition for acquiring around 235 hectares is in process for development in near future. Housing Board Haryana has developed three small residential colonies in the town. Haryana State Industrial Development Corporation has recently acquired about 30 hectares of land for developing an industrial estate on Hisar Road. Mini Secretariat and Police lines has also been developed on Barnala Road by the State Government.

3. Development Proposals

3.1 Plan perspective and Population Projection's

Revision of planning proposals has become necessary keeping in view the latest trends of development of town, as well as the State Government policy to prepare the perspective plan for the year 2021 AD.

A primary look on the population figures show a steep rise in population during the 1971-81 decade and very slow rise in the subsequent decades, however the abrupt rise in the population during 1971-81 decade is mainly because of addition of large surrounding area to the town in municipal limits, during this period. The subsequent decline in growth rate (1981-91 to 26.71%) is because these new areas added to the town are basically of a rural character and are growing at the comparatively low rate of growth (growth rate of rural population in Haryana State is 22.9%) this low growth rate has considerably brought down the total growth rate figure for 1981-91 decade. Infact the growth rate of 1961-71 decade (i.e. 46.73%) shows a more realistic picture of actual growth of population.

Taking into consideration the trend of development of the town and its expansion likely to take place due to infused growth within overall frame work of economic policies of the state it is anticipated that the growth rate shall range between 50 to 52% during perspective period.

Accordingly the population is projected as below:

Year	Population
2011	2,55,000 Persons
2021	3,90,000 Persons

Considering the present gross density of the total area under various land uses and provision of modern amenities, the town would require about 3900 hectares area with a gross density of 100 persons per hectare by the year 2021 AD.

Keeping in view the physiography of the town and its environs, development works carried out by the local authorities, construction of major projects like mini-secretariat complex, stadium complex, civil hospital, bus-stand, second water works etc. and decisions already taken regarding expansion of urban development for giving a more functional and homogeneous blend by streamlining the traffic pattern. Since sufficient area is lying vacant within municipal limits, hence most of the development plans have been accommodated within the town limits.

3.2 Land Requirement and Land Use Proposals

The extent of various land uses is based upon the following consideration:

- (a) Due to better employment opportunities the work force percentage to total population will be 33% by the year 2021 AD.
- (b) There will be diversification of work force in different sectors of economy but the trade and commerce will continue to dominate. The workers percentage to total work force in the case of trade and commerce and industrial sectors has been assumed 30% and 25% respectively.
- (c) About 40% of the industrial work force will be engaged in house-hold industries and for the remaining 60% industrial work force industrial area has been provided on the basis of 60 workers per hectare.
- (d) The figure population in the town will be distributed in such a way as to accommodate 90% of population in residential area and 10% in flats of commercial areas.
- (e) The density of residential sectors will be between 150 to 250 persons per hectare i.e. average density of 200 persons per hectare.

The extent of various land uses for purpose of development is given in the following table.

Proposed Land Use (2021 A.D.) (Area in hectare)

Serial Number	Land Use	Within Controlled Area	Within Municipal Limit	Total	Percentage
1	Residential	1182.18	919.32	2101.50	53.64
2	Commercial	15.72	118.50	134.22	3.43
3	Industrial	495.12	178.40	673.52	17.19
4	Transport and Communication (Major Road including Bus-Stand) Other including Railways	210.90 --	83.50 77.40	294.40 77.40	7.52 1.98
5	Public Utilities	46.00	23.00	69.00	1.76
6	Public and Semi Public Uses	219.35	62.00	281.35	7.18
7	Major Open spaces	220.14	66.00	286.14	7.3
Total		2389.41	1528.12	3917.53	100

I. Residential

The total residential area of 2101.50 hectares, which constitutes 53.64% of total urbanisable area by 2021 A.D. has been divided in sectors of various densities ranging from 150 to 250 persons per hectare. The density pattern arrived at is with a view to strike a balance between the aesthetics, social and functional values. Therefore, only that part of the town which is densely populated, with a density of 400 persons per hectare is proposed to be decongested by suitable conservative development and brought to a viable figure of 250 persons per hectare.

II. Commercial

Keeping in view the central location, potentialities of the area and existence of government land, the area near Deputy Commissioner residence has been earmarked for commercial use. In addition, two more areas have been reserved for commercial use, out of which one is located on Sirsa-Hisar road for storage and godown purpose and the other is near Mini-Secretariat, which will serve as a city-Centre. Beside existing commercial pockets, namely, new grain-market, and vegetable and timber market, two well-planned shopping centres at old bus-stand site (Government Land) and Old Hospital site Municipal Committee Land are under development. Besides this, Market Committee Sirsa has proposed commercial area of auto-market in an area of about 20 hectares, in Sector 10. City Centre is located in Sector 16.

III. Industrial

Keeping in view the inadequacy of planned area of the colonization department and present trend of development, three more industrial areas have been provided. As the trend of industrial growth is along Hisar road, major industrial area has been provided on Sirsa-Hisar road and along the proposed bye-pass, other two being on Dabwali road and Rania Road. The area on Dabwali road includes existing industries which have already come up. The new industrial area on Hisar and Rania roads have warehousing and storage facilities. Sufficient green buffer has been provided in between the residential and industrial zones. Total area under industrial use would be 673.52 hectares comprising 17.19% of total area under different land uses. Now an area of about 149.48 hectare has been acquired by Air-Force authorities for its extension.

IV. Transport and Communication

(i) Bus Stand

A well planned main Bus-Stand and its workshop has been constructed by the transport department in an area of 5.83 hectares on Sirsa-Hisar road. The proposed major road network system and the bye pass would further regulate the traffic of incoming and outgoing buses, as and when these come up.

(ii) Major road system

The proposed bye pass V-I road delineates the urbanisable area towards the North and East of the town. It shall divert the traffic of Dabwali-Hisar-Sulemanki road which at present passes through the town causing traffic congestion. With a view to have unhindered traffic flow on the National Highway, one overbridge has been proposed on Sirsa-Bhatinda railway line. In order to have a smooth traffic flow between two components of the town in the existing and the proposed one, another over bridge has been proposed on Sirsa-Hisar railway line near the general bus-stand. The other major roads and peripheral roads of the sectors have been planned on gridiron pattern. The land reservation for different types of roads is given below:-

V-1	Bye-Pass road, (V-IA, V-IB)	60 metres (Existing Width)
V-2	Ring Road	60 metres
V-3	Sector Peripheral road	30 metres

V. Public utilities

Two water-works are already working in the town. The water-works on Dabwali road caters to the population mostly in South-Western side of railway line, second water-works in an area of about 16 hectares serves mainly the newly developed portion of the town in North-East of the Railway line. This water-works still has sufficient scope of expansion. However, another water-works shall be required during the plan period for which 32 hectares area has been earmarked in the north of Sector-24. The existing sewerage disposal works on Kelnia Road needs expansion, hence 20 hectares area is proposed for its expansion. An area of about 10 hectares has been proposed for solid waste disposal on Saidawali Road. The public health authorities are also required to prepare the storm water drainage plan for the town.

VI. Public and Semi Public Uses

In view of the location of the major institutions of town namely National College for men, mini-secretariat complex, as well as its suitability in relation to other uses public and semi-public uses have been provided mainly along Sirsa-

Barnala road. With a scope to accommodate future important institutions an additional area of 70 hectares has been provided. The District Jail is constructed in Sector 26.

VII. Open Spaces

Five major open spaces have been provided in the town at various places in addition to the green belt along bye-pass V-I road and the buffer green belt in between residential and industrial zone and the Bhamboor Sirsa Minor. These are:

1. Area of big earthen mounds in the south-west part of the town Sector-5
2. Bhadra Tank Complex, Sector-4
3. Park adjoining city Centre, Sector 15
4. Park adjacent to proposed residential sector 21 and bye-pass
5. Stadium complex in Mandi township, Sector 17

VIII. Agriculture Zone

A sizeable area has been reserved as agriculture zone. This zone will, however not eliminate the essential building development within this area such as the extension of existing villages contiguous to abadi-deh, if undertaken as a project approved or sponsored by Government and other ancillary allied facilities necessary for maintenance and improvement of this agriculture area. A 900 meters wide belt has been demarcated around air force station where no building activity, except with the permission of defence authorities, shall be allowed.

ZONING REGULATIONS

The legal sanctity to the proposals regarding land use is being given to the effect by a set of zoning regulations, which form a part of this development plan. These regulations will govern the change of land use and standards of development. They also very elaborately detail out allied and ancillary uses which will be permitted in the various major and 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 area-Sirsa as shown in Final Development Plan Drawing No.DTP(SR) 626/03, dated the 11th August, 2003.

General:

- (1) These Zoning Regulations, forming part of the development plan for the controlled areas, Sirsa shall be called Zoning Regulations of Development Plan for Sirsa Controlled Area.
- (2) The requirement of these regulations shall extend to the whole of the area covered by the development plan and shall be in addition to the requirements of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (41 of 1963), and the rules framed thereunder.

II. Definitions:

In these regulations:

- (a) 'approved' means approved under the rules;
- (b) 'building rules' means the rules contained in part VII of the rules;
- (c) 'Drawing' means Drawing No. DTP(SR)626/03, dated the 11th August, 2003;
- (d) 'Floor Area Ratio'(FAR) means the ratio expressed in percentage between the total floor area of a building on all floors and the total area of the site;
- (e) 'Group Housing' shall be the buildings designated in the form of flatted development for residential purpose or any ancillary or appurtenant building including community facilities, public amenities and public utility as may be prescribed and approved by the Director, Town and Country Planning Haryana;
- (f) 'Light Industry' means an industry not likely to cause injurious or obnoxious noise, smoke, gas, fumes, odours, dust, effluent and any other nuisance to an excessive degree and motivated by electric power;
- (g) 'Local Service Industry' means an industry, the manufacture and product of which is generally consumed within the local area, for example bakeries, ice-cream manufacturing, aerated water, Atta Chakies with power, laundry, dry-cleaning and dyeing, repair and service of automobile, scooters and cycles, repair of house hold utensils, shoe-making and repairing, fuel depot etc. provided no solid fuel is used by them;

- (h) 'Medium Industry' means all industries other than 'Light Industry' and Local Service Industry and not emitting obnoxious or injurious fumes and odours;
- (i) 'Extensive Industry' means an industry set up with the permission of the Government and in extensive employing more than 100 workers and may use any kind of captive power of fuel provided they do not have any obnoxious features;
- (j) 'Heavy Industry' means an industry to be set up in public or semi-public or private sector with the permission of the Government (if the cost of machinery is more than one crore rupees);
- (k) 'Obnoxious or hazardous Industry' means an industry set up with the permission of the Government and is highly capital intensive associated with such features as excessive smoke, noise, vibration, stench, unpleasant or injurious effluent, explosive inflammable material etc. and other hazards to the health and safety of the community;
- (l) 'Material Date' means the 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 Gazette notification No. 3870-2TCP-76/31809, dated the 22nd September, 1976 published on 28th September, 1976 and amending notification Haryana Government Gazette notification No.10DP-82/932, dated the 20th January, 1982, published on 9th March, 1982.	28th September, 1976

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

Explanation:

- (1) In the case of sector and on the approved layout plan of the colony in the case of colony including 50 percent land under the major roads surrounding the sector and excluding land under the major road system and the area unfit for building development within the sector or the colony as the case may be.
- (2) For the purposes of calculation of sector density or colony density, it shall be assumed that 55 percent of the sector area or colony area will be available for residential plots including the area under Group Housing and that every building plot shall on the average contain three dwelling units each with a population of 4.5 persons per dwelling unit or 13.5 persons building plot or as incorporated in the Zoning Plan of the colony/group housing complex. In the case of shop-cum-residential plot, however, only one dwelling unit shall be assumed:

- (r) "Site Coverage" means ratio expressed in percentage between the area covered by the ground floor of building and the area of the site;
- (s) The terms "Act", "Colony", "Coloniser", "Development Plan", "Sector" and "Sector Plan" shall have the same meaning as assigned to them in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (41 of 1963) and rules;
- (t) "Farm House" means a house constructed by the owner of a Farm at his land for the purpose of:-
- (i) dwelling unit, i.e. main use;
 - (ii) farm shed i.e. Ancillary use.

Notes:

- (1) The construction of the farm house shall be governed by the restrictions given under clause regarding "provision of farm house outside abadi-deh in rural/agricultural zone".
- (2) The farm sheds shall be governed by the restrictions mentioned in clause regarding building control and site specifications.

- (u) 'Ledge or Tand' means a shelf-like projection, supported in any manner whatsoever, except by means of vertical supports within a room itself but not having projection wider than one meter;
- (v) 'Loft':- An intermediary floor on a residual space in a pitched roof; above normal floor level with a maximum height of 1.5 meters and which is constructed or adopted for storage purposes;
- (w) 'Mezzanine Floor':-An intermediate floor above ground level with area of mezzanine restricted to 1/3 of the area of that floor and with a minimum height of 2.2 metres;
- (x) 'Subservient to Agriculture'- means development and activities, which are required to assist in carrying out the process of "agriculture" such as tubewells, pump chambers, wind mills, irrigation's drains, pucca platforms, fencing and boundary walls, water hydrants etc;
- (y) "Rural Industries Schemes" means industrials unit, which is registered as rural industries schemes by the Industries Department;
- (z) "Small Scale Industries" means industrial unit, which is registered as small scale industries by the Industries Department;
- (za) "Agro based industries" means an industrial unit, which uses food grain, fruits or Agro waste as a raw material; and
- (zb) any other terms shall have the same meaning as assigned to it in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (41 of 1963).
- (zc) "Information Technology Industrial Units" means the categories of industries included in the Annexure to the Government of Haryana Information Technology Policy, 2000 and in Appendix-1 to this notification and/ or, as may be defined by the Government of Haryana from time to time;
- (zd) "Cyber Park/ Information Technology Park" means an area developed exclusively for locating software development activities and Information Technology Enabled Services wherein no manufacturing of any kind (including assembling activities) shall be permitted;
- (ze) "Cyber City" means self contained intelligent city with high quality of infrastructure, attractive surrounding and high speed communication access to be developed for nucleating the Information Technology concept and germination of medium and large software companies/Information Technology Enabled Services wherein no manufacturing units may be allowed.

III. Major Land Uses/Zone:

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

(2) Classification of major land uses is according to Appendix A.

IV. Division into Sectors:

Major land uses mentioned at serial Nos.(i) to (vii) in zoning regulation-III above, which are land uses for building purposes, have been divided into sectors as shown, bounded by the major road reservations and each sector shall be designated by the number as indicated on the drawing.

V. Detailed land uses within major uses:

Main, ancillary and allied uses, which are subject to the other requirements of these regulations and of the rules, may be permitted in the respective major land uses zones are listed in Appendix B subjoined to these zoning regulations.

VI. Sectors not ripe for development:

Notwithstanding the reservation of various sectors for respective land uses for building purposes, the Director may not permit any changes in their land use or allow construction of building there-on from consideration of compact and economical development of the controlled area till such time as availability of water supply, drainage arrangement and other facilities for these sectors are ensured to his satisfaction.

VII Sectors to be developed exclusively through Government Enterprises:

(1) Change of land use and development in sectors which are reserved for the commercial zone and the semi-public zone shall be taken only and exclusively through the Government or a Government undertaking or a public authority approved by the Government in this behalf and no permission shall be given for development of any colony within these sectors.

(2) Notwithstanding the provision of clause (1) above, the Government may reserve at any time, any other sector for development exclusively by it or by the agencies mentioned above.

VIII. Land Reservations for Major Roads:

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

Serial No.	Classification	Roads	Width of Road
1	V-I	Bye-pass road	60 meters
2	V-1(A)	Dabwali-Hisar-Sulemanki road (within municipal limit)	Existing width
3	V-1(B)	Barnala road (within municipal limit)	Existing width
4	V-2	Ring road	60 meters
5	V-3	Sector Peripheral road	30 meters

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

IX. Industrial non-conforming uses:

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

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

X. Discontinuance of non conforming uses:

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

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

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

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

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

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

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

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

- | | |
|--|------------------|
| (i) Residential plot | 50 Square meters |
| (ii) Residential plot unsubsidized industrial housing or slum dwellers housing scheme approved by the Government | 35 Square meters |

- (iii) Shop-cum-residential plot 100 Square meters
 (iv) Shopping booths including covered corridor or pavement in front 20 Square meters
 (v) Local service industry plot 100 Square meters
 (vi) Light industry plot 250 Square meters
 (vii) Medium industry plot 8000 Square meters
- (2) The minimum area under a group-housing scheme will be 5 acres if it forms a part of a licensed colony and 10 acres if it is developed independently.

XIV. Site coverage, Height and bulk of building under various types of buildings.

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

Serial Number	Type of use	Maximum Ground Floor Coverage	Maximum Floor Area Ratio	Remarks
1.	Group housing	35%	175	
2.	Government offices	25%	150	
3.	Commercial			
	(a) Integrated corporate	40%	150	The total area of the commercial pocket is to be considered as plottable area while working out the total plotted area of the sector
	(b) Individual site	100%	300	Only 35% of the total area of commercial pocket in which those sites have been planned be counted as plottable area for working out the plottable area of the sector
4.	Warehousing	75%	150	

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

XV. Building lines in front and rear of building:

These shall be provided in accordance with rules 51, 52 and 53 of the rules.

XVI. Architectural control:

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

XVII. Relaxation of agricultural zone:

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

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

Provided that:

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

Explanation:

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

XVIII Density:

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

XIX. Provision of farm house outside Abadi-Deh in Agricultural Zone:

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

	Size of farm	Maximum coverage on ground for dwelling unit (main building)	Maximum coverage on ground shed(ancillary building)
(i) Site coverage	2 Acres	100 square metres	1 percent of the farm land (not more than 40 percent shall be used for labour/ servant quarters)

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

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

(iii) Set back:

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

- | | | |
|-----|---|-------------|
| (a) | Where the road is bye-pass to a scheduled road. | 100 metres. |
| (b) | Where the road is a scheduled road. | 30 metres. |
| (c) | Any other road. | 15 metres. |

(iv) Approach Road-

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

(v) Basement:

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

(vi) Ledge, loft and Mezzanine floor

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

(vii) Services, Water supply and drainage

- (a) Good potable water supply should be available in the farm for human consumption in case of farm house is built.
- (b) Open Sanitary drains or covered drains to be provided to clean the sheds in case of Dairy farms, Drains are to be provided for carrying rain water in case of all buildings.
- (c) Septic tank to be provided for disposal of human and animals waste as per provisions of the Rules.
- (d) The distance between the septic tank and open well or tubewell shall be as provided in the Rules.

Provided that Government may amend the minimum size of the farm for any scheme sponsored by the State Government/State Agency for the proper utilisation of the rural zone.

220	Wholesale Trade
230	Warehousing and Storage
240	Office and Banks including Government Office
250	Restaurants, Hotels and Transient Boarding Houses
260	including public assistance institutions providing residential accommodation like Dharamshala, Tourist House etc.
270	Cinema and other places of public assembly on a commercial basis.
300	Professional Establishments
310	Industrial 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

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	210	Commercial	Retail Trade

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

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

III. INDUSTRIAL ZONE

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

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

Industrial Units

IV. TRANSPORT AND COMMUNICATION ZONE

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

At sites earmarked in the sector plan

V. PUBLIC AND SEMI PUBLIC USES ZONE

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

At sites earmarked in the sector plan

VI. OPEN SPACES

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

At sites approved by Director

VII. PUBLIC UTILITIES

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

At sites earmarked in the sector plan

VIII. USES STRICTLY PROHIBITED:

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

IX. AGRICULTURE ZONE

- (i) Agricultural, Horticultural, dairy and poultry Farming.
- (ii) Village houses within Abadi-deh
- (iii) Farm Houses outside abadi-deh subject to restriction as laid down in zoning regulation XIX.
- (iv) Afforestation development of any of the part for recreation.
- (v) Expansion of existing village continuous to abadi-deh if undertaken a project approved or sponsored by the central Government, or State Government
- (vi) Milk chilling station and pasteurization plant.
- (vii) Bus Stand and railway station.
- (viii) Air ports with necessary buildings.
- (ix) Wireless station.
- (x) Grain godowns, storage space at sites approved by the Director.
- (xi) Weather stations

As approved by Director

- (xii) Land drainage and irrigation, hydroelectric works and tubewell for irrigation.
 - (xiii) Telephone and electric transmission lines and poles.
 - (xiv) Mining and extractions including lime and brick kilns, stones, quarries and crushing subject to the rules and at approved site.
 - (xv) Cremation and burial grounds.
 - (xvi) Petrol filling station and service garages.
 - (xvii) Hydro electric/thermal power plant sub-station.
 - (xviii) Liquid Petroleum Gas storage godowns with the approval of Director.
 - (xix) (A) Non Polluting industries registered as Rural Industry Scheme/Small Scale Industrial units Subject to one of the following conditions:-
 - (i) Located within half kilometre belt encircling the existing village Abadi-deh and approachable from public road/rasta other than scheduled road, National Highway and State Highway.
 - (ii) On Public road/rasta not less than 30 feet wide (other than scheduled roads, National Highway and State Highway) outside the half kilometer zone referred to in (1) above upto a depth of 100 metres Along the approach road.
 - (B) Non-Polluting medium and large scale agro based industries on 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

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

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

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

Note: Services which would not be included are:-

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

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

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

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

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.