

EXPLANATORY NOTE OF DEVELOPMENT PLAN 2021 AD OF KOT-BEHLA URBAN COMPLEX,
DISTRICT PANCHKULA.

Kot Behla villages are situated along Panchkula-Barwala National Highway -73. Both the villages falls within the Periphery Controlled Area declared vide Notification no. 2415-IV-DP-72/1329 dated the 21st March 1972, in exercise of the powers conferred by Section 3 of the Punjab New Capital (Periphery) Control Act 1952 (amended upto date). The Development Plan for Periphery Controlled Area is already approved vide Drawing No. DTP(P) 597/2000 dated the 3rd August, 2000, in which the area around Kot Behla village is proposed as urbanisable area for further Development. The Development Plan bearing Drawing No. DTP (P) 1036/07 dated the 17th July, 2007 of the urbanisable area around Kot-Behla villages has been prepared in the framework of proposals of Chandigarh Periphery (Haryana Portion) Plan bearing Drawing No. DTP (P) 597/2000, dated 3rd August, 2000. The present Development Plan envisages a perspective population of 2,31,400 persons by 2021 AD at a low density of 40 persons per acre in order to preserve the ecology of this area. All the proposals in this Development Plan integrated with the proposals of Development Plan for controlled area around HSIIDC Industrial Estate at Alipur prepared under Section 5 of Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act No. 41 of 1963).

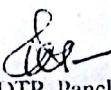
The extent of land use proposals is given as under:

Code No.	Land use	Area in Acres	Percentage
100	Residential	2314	42.00
200	Commercial	244	4.43
300	Industrial	1162	21.10
400	Transport & Communication	705	12.79
500	Public Utilities	315	5.72
600	Public & Semi Public/ Institutional	197	3.57
700	Open Spaces	572	10.39
	Total	5509	100.00

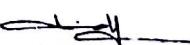
DESCRIPTION OF LAND USE:

1. RESIDENTIAL:-

In this Development plan thirteen residential sectors namely 4, 5, 6-A(Part), 7, 12-A, 13-A, 14, 15, 16, 20, 21, 22 and 24 with having total area of 1,314 acres have been proposed which includes the area of existing village abadies of Jaswanl Garh, Bhanoo, Kot, Behla, Dabkori, Bir Babupur also. All these sectors have been proposed to be developed at the residential density of 100 persons per acre. A total population of 2,31,400 persons is proposed to be accommodated in these sectors, including 8607 (say 8.00) persons inhabiting the existing village abadies.


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2. COMMERCIAL:

In order to cater to the town level needs 244 acres has been proposed for commercial use. These shopping areas would include activities like; the retail trade, wholesale trade, offices and banks etc. The commercial area has been proposed in an hierarchical manner i.e. City Centre, District Centre. The neighbourhood shopping will be available in the layout plans of individual sectors. The City Centre is proposed to be developed in Sector-17-A in an area of 204 acres along Panchkula-Barwala road (National Highway-73). District Centre has been proposed in an area of 40 acres approximately in Sector-6-A in the form of commercial belt along Sector dividing road between Sector 6-A and 7.

3. INDUSTRIAL:

To cater to the industrial requirements, an area of 1162 acres has been proposed for development of service industry, light industry and medium industry. The sectors 1, 2 and 3 are proposed for development of these industries, wherein only non-polluting units will be allowed, Sector 13-A (Part) is proposed for Information Technology Units.

4. TRANSPORT AND COMMUNICATION:

Sector 8 have been proposed to be developed for Transport and Communication uses which will accommodate the uses under sub code 420, 450, 460 & 470 i.e. Transport Depot, Telephone Exchange/Telephone offices, Broadcasting Station, Television Station. For better connectivity between both sides of urbanisable area across National Highway-73, a fly over has been proposed, so as to allow uninterrupted movement of highway traffic. The major circulation system has been integrated with the proposals of the development plan for controlled area around HSIIDC Industrial Estate at Alipur. All the sector dividing roads have been proposed with a minimum right of way of 60 meters. It is proposed to widen the existing National Highway-73 to 60 meters with 100 meters restricted/green belt on its both sides. It is proposed to provide a 24 meters wide road in the green belt/restricted belt to act as a service road to the sectors. The V-2 road includes 12 meters wide service road on both sides. A total area of 705 acres have been proposed for Transport and Communication Zone including the area under major roads.

The circulation system is classified as below.

Sr.No	Classification	Land Reservation
(i)	V-1 Road	Panchkula-Barwala NH-73 to be widened upto 60meters with 100 meters green belt on both sides.
(ii)	V-1A Road	100 meters wide sector dividing road.
(iii)	V-2 Road	60 meters wide sector dividing road.

Width and alignment of other roads shall be as per sector plans or as per approved layout plans

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PUBLIC UTILITIES:

An area of 165 acres as sector 22-A and 23 has been proposed for Water supply installations, disposal works and electric power plants/sub-stations under sub code 510, 520 & 530.

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6. **PUBLIC AND SEMI PUBLIC:**

To provide educational, cultural, religious institutions, medical and health facilities; an area of 197 acres have been proposed under sub code 610, 620, 630 & 640 in sector 5 & 18-A.

7. **OPEN SPACES:**

A 100 meters wide green belt has been proposed along both sides of Panchkula-Barwala National Highway-73 under sub-code 730. An area of 572 acres has been proposed under sub code 720, 730, 740, 750 & 760 as parks, green belts, crematories and water bodies in the development plan including the area of these land uses in sector 7-A and 23-A.

ANNEXURE-B

ZONING REGULATIONS

Governing use and development of land in the area of Kot-Behla Urban Complex Development plan prepared for the purposes of Regulation V of the Zoning Regulations of Chandigarh Periphery (Haryana Portion) Controlled Area Plan approved under the Punjab New Capital (Periphery) Control Act, 1952 (amended upto date) as shown in Drawing No. DTP (P)-597/2000 dated 3rd August, 2000.

1. **GENERAL:**

- i) These Zoning Regulations are in addition of the provision of Chandigarh Periphery (Haryana Portion) Controlled Area Plan bearing Drawing No. DTP (P)-597/2000 dated 3rd August, 2000 shall govern the proposal of land uses of development plan of Kot-Behla Urban Complex, District-Panchkula
- ii) The requirement of these regulations shall extend to the whole of the urbanisable area covered in the Kot-Behla Urban Complex, District-Panchkula Development Plan bearing Drawing No. DTP (P)-1036/07, dated 17th July, 2007 in addition to the Punjab New Capital (Periphery) Control Act, 1952 (amended upto date), and the rules framed thereunder.

II. **DEFINITIONS:**

In these regulations:-

- a) "Approved" means approved under the rules.
- b) "Building Rules" means rules contained in part-VII of the "Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965" as amended upto date In future, whenever any amendment takes place in these rules, the said amendment shall be applicable as such in these Rules.
- c) "Drawing" means Drawing No. DTP (P) 1036/07, dated 17th July, 2007.
- d) "Floor Area Ratio"(FAR) means the ratio expressed 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 designed in the form of flatted development for residential purposes or any ancillary or apertenent building including community facilities, public amenities

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and public utilities as may be prescribed) and approved by the Director Town & Country Planning Haryana

- f) "Light Industry" means industry not likely to cause injurious or obnoxious noise, smoke, gas fumes, odors, 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 and chakkies with power, laundry, dry-cleaning and dyeing, repair and service of automobiles, scooters and cycle, repair of household utensils, shoe making and repairing, fuel depot etc provided no solid fuel is used by them.
- h) "Medium Industry" mean all industries other than light industry and local service industry and not emitting obnoxious or injurious fumes and odors.
- i) "Non-confirming Use" in respect of any land or building in controlled area means the existing uses of such land or building, which is contrary to the activities permitted for major land use specified for that part of the area in the Development Plan.
- j) "Public Utility Service Building" means any building required for running of public utility services such as water-supply, drainage, electricity, post & telegraph and transport and for any Municipal services including a fire station.
- k) "Rules" means the Punjab New Capital (Periphery) Control Rules, 1959.
- l) "Sector Density" and "Colony Density" shall mean the number of persons per acre in sector area or colony area, as the case may be.
- m) "Sector Area" and "Colony Area" means the area of sector or of colony as bounded within the major road system shown on drawing.

Explanation:

- (i) In this definition the "sector area" or "colony area" shall mean the area of the sector or of colony as bounded with in the major road system shown on the drawing and on the approved layout plan of the colony /sector. Benefit of 50% of the area falling under major roads and their adjoining green belts if any, shall be allowed for plottable area/floor area ratio in case of plotted /Group Housing colony; and excluding the area unfit for building development with in the sector or the colony, as the case may be. In the layout plan of colony or sector, other then an industrial colony /sector the land reserved for roads , open spaces , schools, public and community buildings and other common uses shall not be less then 50% of the gross area of the land under the colony/sector.
- (ii) For the purposes of calculation of sector density or colony density, it shall be assumed that 50 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


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Zoning Plan of the colony/group housing complex in the case of shop cum residential plot, however, only one dwelling unit shall be assumed"

- a) "Site Coverage" means ratio expressed in percentage between the area covered by the gross floor of building and the area of the site.
- b) The term "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 framed thereunder and the Haryana Development and Regulations of Urban Areas Act 1976 and Rules, 1978 framed thereunder.
- c) "ledge or land" means a shelf like projection supported in any manner what so ever except by means of vertical supports within a roof on itself but not having projection wider than one metre.
- d) "Loft" An intermediary floor on a residential space in a pitched roof, above normal floor level with a maximum height of 1.6 metres and which is constructed or adopted for storage purposes.
- e) "Mezzanine Floor": An intermediate floor above ground level with area of mezzanine restricted to one third of the area of that floor and with a minimum height of 2.2 meter.
- f) "subservient to agriculture" means development and activities which are required to assist in carrying out the process of agriculture such as tube wells, pump chambers, wind mills, irrigation drains, pucca platforms, fencing and hedges, water hydrant etc.
- g) "Rural Industries Scheme" mean Industrial units, which are registered under Rural Industrial Schemes by the Industries Department, Haryana.
- h) "Small Scale Industry" means an industrial unit, which is registered as a Small Scale Industry by the Industries Department, Haryana.
- i) "Agro Based Industry" means an industrial unit, which uses food grains, fruits, or agro waste as a raw material.
- j) "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 or, as may be defined by the Government of Haryana from time to time.
- k) "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.
- l) "Cyber City" means self contained intelligent city with high quality of infrastructure, attractive surroundings and high speed communication access to be developed for nucleating the Information Technology concept; germination of medium and large software companies and Information Technology Enabled Services, wherein no manufacturing units shall be permitted.
- m) "Green Belt" shall mean, strips of land along sector/arterial road or planned in between the incompatible land uses shown in the development plan primarily meant for the widening of the sector/arterial road in future and/or to provide a buffer for creating healthy living environment between the incompatible uses;


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za) Any other term shall mean have the same meaning as assigned to it in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1963).

III MAJOR LAND USES / ZONE.

(1) For the purpose of these regulations different areas falling in the controlled areas as indicated on the drawing and shall be reserved for following major land use zones and shall be designated as:

- I) Residential Zone.
- II) Commercial Zone
- III) Industrial Zone
- IV) Transport and Communication Zone
- V) Public Utility Zone
- VI) Public and Semi Public/Institutional Zone
- VII) Open Spaces

(2) Classification of major land uses in a land use zone 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.

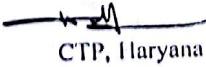
VII SECTORS TO BE DEVELOPED EXCLUSIVELY THROUGH GOVERNMENT AGENCIES.

(1) Change of Land Use and development in sectors which are reserved for the Commercial 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.


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- (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 indicated above.

VIII LAND RESERVATIONS FOR MAJOR ROADS.

(1) Land reservation for major road marked in the Drawing shall be as under:		
Sr No.	Classification	Land Reservation
(i)	V-1 Road	Panchkula-Bawala NH-73 to be widened upto 60meters with 100 meters green belt on both sides.
(ii)	V-1A Road	100 meters wide sector dividing road.
(iii)	V-2 Road	60 meters wide sector dividing road.
(2)	Width and alignment of other roads shall be as per sector plans or as per approved layout plans of colonies.	

IX NON-CONFORMING USES EITHER EXISTING OR HAVING VALID CHANGE OF LAND USE

PERMISSION:

With regard to the existing projects located in the zones other than conforming use zone in the development plan, such 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 building concerned:

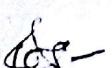
- a) undertakes to pay to the Director, as determined by him the proportionate charges towards the external development of the site as and when called upon by the Director to do so in this behalf;
- b) during the interim period makes satisfactory arrangements for the discharge of effluent to the satisfaction of Director; and
- c) shall not be allowed to expand the existing project within the area of 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 been terminated and the land shall be allowed to be re-used or re-developed only according to the conforming use.
- (2) If a non-conforming use building is damaged to the extent of 50 percent or more of its reproduction value by fire, flood, explosion, earthquake, war, riot or any other natural calamity, it shall be allowed to be re-developed only for a conforming use.
- (3) After the discontinuance of projects included under clause IX, the land shall be allowed to be redeveloped or used only for conforming use.
- (4) 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


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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-
- 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 XVIII and
 - the plot is accessible through a road laid out and constructed up to the situation of the plot to the satisfaction of the Director, Town & Country Planning Haryana.

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. However, in case a Group Housing Scheme is floated by Haryana Urban Development Authority or any other Government agency the size of Group Housing shall be as specified in the Scheme. The minimum area of a residential colony shall not be less than 100 acres and for commercial colonies the area shall be between 8000 square meters and 16000 square meters in the residential sectors in accordance with the policy framed by the Government from time to time.

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 Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules 1965. In the case of other categories, the maximum coverage and the floor area ratio, subject to architectural control, as may be imposed under regulation XV shall be as under:

Sr.No	Type of use	Maximum	Maximum	Remarks
		Ground	Floor Area	
	Coverage	Floor	Ratio	


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1	Group Housing	35%	175
2	Government offices	25%	150
3	Commercial	In accordance with the terms and conditions specified in the zoning plan of sites approved by the competent authority	
4	Warehousing	75%	150

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

V. BUILDING LINES IN FRONT AND REAR OF BUILDING.

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 if applicable as per Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965.

XVII. 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.

XVIII. 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.

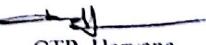
XIX. PROVISIONS OF INFORMATION TECHNOLOGY UNITS AND CYBER PARKS / CYBER CITIES.

1. LOCATION

- a) Information technology industrial units will be located in industrial area/industrial zones only.
- b) Cyber parks/information technology parks will be located either in industrial areas or industrial/residential zones abutting on minimum 60 meters ROW sector roads in the form of integrated development. However, no manufacturing units will be permitted in such parks.
- c) Cyber cities the government will decide the location of such a facility.


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SIZE

Sr. No.	Type	Size
1.	Information Technology Industrial Unit	1 to 5 acres
2.	Cyber Park /information Technology Park	5to15 acres
3.	Cyber City	minimum 50 acres

3. MISCELLANEOUS

I. PARKING

- a) one equivalent car space for every 40 square meters of floor area shall be provided for parking in cyber park / information technology park information technology industrial units 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:

- c) Incidental commercial activities like bank, restaurant, insurance office etc shall be permitted subject to restriction of 4% of the total area of the cyber park/information technology park.
- d) 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 area shall be permitted for commercial/institutional uses.
- e) No residential plotted development shall be allowed in a cyber city.
- f) For cyber city project if allowed in agriculture /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.

XX SETTING UP OF COMMUNICATION TOWERS:-

- A) LOCATION:- The communication towers can be set up in residential, commercial, industrial, transport and communication, public and semi public and open spaces with the permission of the competent authority.
- B) APPROACH:- The approach road would be at least 30 feet wide for location of tower in residential, commercial, industrial, transport and communication, public and semi public and open spaces.
- C) HEIGHT: The maximum height of the tower from the ground level should not exceed 60 meters subject to clearance from defence, civil aviation and Doordarshan.

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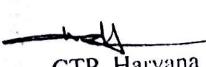
APPENDIX - A
CLASSIFICATION OF LAND USES

MAIN CODE	SUB CODE	MAIN GROUP	SUB GROUP
100		Residential	Residential sector on neighbourhoods pattern.
200		Commercial	
	210		Retail trade
	220		Whole -sale trade
	230		Warehousing and storage
	240		Office and banks including govt. office.
	250		Restaurants, hotels and transit boarding houses including public assistance Institutions providing residential accommodation like Dharm -shala tourist house etc.
	260		Cinema and other places of public assembly on commercial basis.
	270		Professional establishments
300		Industrial	
	310		Service industry
	320		Light industry
	330		Extensive industry
	340		Heavy industry
400		Transport & Communication	
	410		Railways yards, railway stations and sidings
	420		Roads, roads transport depots and parking area
	430		Dockyards, jetties
	440		Airport /air stations
	450		Telegraph office telephone exchange etc.
	460		Broadcasting stations
	470		Television stations
500		Public Utilities	
	510		Water supply installations including treatment plant.
	520		Drainage and sanitary installation including disposal work, solid waste.
	530		Electric power plants /sub station etc.
	540		Gas installation and gas work.
600		Public and Semi Public	
	610		Government administrative central secretariat, district office, law courts, jails, police stations and governor's


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	residence.
620	Educational, cultural and religious instructions
630	Medical and health institutions
640	Cultural institutions like theaters, opera house etc. of a predominantly non - commercial nature
650	Land belonging to defence.
700	Open Spaces
710	Sports grounds, stadium and playgrounds
720	Parks
730	Green belts, garden and other recreational uses
740	Cemeteries, crematories etc.
750	Fuel filling stations and bus queue shelters
760	Water bodies /lakes

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) Cyber parks/Information technology park
- (xvii) Communication towers
- (xviii) Any other use, which the Government may in public interest decide

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

As per the policy/ Parameters decided by the Government

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I. COMMERCIAL ZONE

- (i) Retail Trade
- (ii) Whole sale Trade
- (iii) Warehouses and storages
- (iv) Commercial office and Banks
- (v) Restaurant and Transient Boarding Houses including public assistance institutions providing residential accommodation like dormitory, 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) Communication towers
- (xvi) Any other use which the Director in public interest may decide

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

II. INDUSTRIAL ZONE

- (i) Light industry
- (ii) Service industry
- (iii) Medium industry
- (iv) Heavy industry
- (v) Warehouse and storages
- (vi) Parking loading and unloading area
- (vii) Ruck stands/bus,taxi,tonga and rickshaw stand
- (viii) Public utility, community building and retail shops
- (ix) Petrol filling stations and service garages
- (x) Liquid petroleum gas godowns permitted by the Director
- (xi) Cyber parks / information technology parks / information technology industrial units
- (xii) Health Institutions like; Dispensaries, hospitals, nursing homes and clinics etc.
- (xiii) Commercial establishments like, Banks, Hotels, Restaurants, Dhabas Post Offices Insurance Offices etc
- (x) Any other uses permitted by the Director

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

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(xv) Communication towers

Note: Only Non polluting industry shall be allowed

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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) Television stations
- (vii) Agriculture and horticulture nurseries at approved sites and places
- (viii) Petrol filling stations and service garages
- (ix) Parking spaces, bus stops/shelter, taxi, tonga and rickshaw stand.
- (x) Communication towers

At sites earmarked in the Sector Plan.

V. PUBLIC UTILITY ZONE

- (i) Water supply installation including treatment plant
- (ii) Drainage and sanitary installation including disposal works, solid waste
- (iii) Electric power plants sub station etc
- (iv) Gas installations and gas works

At sites earmarked in the Sector Plan.

VI. PUBLIC AND SEMI PUBLIC USES ZONE

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

At sites earmarked in the Sector Plan.

VII. OPEN SPACES

- (i) Sports ground, stadium & playgrounds
- (ii) Park and green belts
- (iii) Cemeteries, crematories etc
- (iv) Motor fuel filling stations, bus queue shelter along roads with the permission of Director.

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

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(v) 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

(vi) Communication towers

(vii) Any other recreational use with the permission of Director

VIII. USES STRICTLY PROHIBITED

Storage of petroleum and other inflammable material without proper license.

APPENDIX -1

Categories of industries included in the scope / definition of Information Technology Industry

A COMPUTING DEVICES INCLUDING

Desktop

Personal computer

Servers

Workstation

Nodes

Terminals

Network PC

Home PC

Laptop computers

Net book computers

Palm top computer /PDA

B NETWORK CONTROLLER CARD/MEMORIES INCLUDING

Network interface card (NIC)

Adapter Ethernet /PCI /EISA/COBO/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 & other controllers

Floppy disk drives

CD ROM drives

Tape drives

DLT drives/DAT

Optical disk drives

Other digital storage devices

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D OTHER

Keyboard
Monitor
Mouse
Multi-media kits

E PRINTERS AND OUTPUT DEVICES INCLUDING

Dot matrix
Laser jet
Ink jet
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
Surface mount boxes
Mounting cord / wiring blocks
Surface mount boxes

J CONSUMABLES INCLUDING

CD ROM /compact disk
Floppy disk

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Tapes (DAT/DLT)

Ribbons

Toners

Ink for output devices

Inkjet cartridges

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 / speaker

Fuses

L TELECOMMUNICATION EQUIPMENT INCLUDING

Telephones

Videophones

Faximile machines / fax cards

Tele printers / telex machine

PABX/EPABX /RAX /MAX telephone exchange

Multiplexer / muxes

Modems

Telephone answering machines

Telecommunication switching apparatus

Antena 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 INFORMATION TECHNOLOGY ENABLED SERVICES ARE BUSINESS PROCESSES
AND SERVICES END PRODUCT / SERVICES OF WHICH ARE**

- a) Delivered/ outside India
- b) Delivered over communication network and


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- c) Either externally contracted (out-sourced) or provided by a remote subsidiary of the same company (out-located)

NOTE:

Services, which shall not be included are:-

1. Remote production / manufacturing units
2. The corporate office of companies of their local branches
3. Virtual business on internet

The following services, which meet the above criteria, shall be included

1. Back-office operations
2. Call centers
3. Contents development or animation
4. Data processing
5. Engineering and design
6. Geographic information system services
7. Human resources services
8. Insurance claim processing
9. Legal data base
10. Medical transcription
11. Pay roll
12. Remote maintenance
13. Revenue accounting
14. Supports centers and
15. Web-site-services

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