

TOWN AND COUNTRY PLANNING DEPARTMENT, HARYANA

NOTIFICATION

Dated 25-4-1997

No. JD-97/5328 in exercise of the powers conferred by sub-section 4 of section 5 of the Punjab Scheduled Roads and Controlled Areas Restrictions of Unregulated Development Act, 1963 and with reference to Haryana Govt. Gazette Notification No. 11181-10DP-82/1845 dated 1st February, 1982 vide which Final Development Plan of Bhiwani Controlled Area was published, the Governor of Haryana is pleased to publish the revised Draft Development Plan for Controlled Area declared around Bhiwani Town vide Gazette Notification No. 1262-2TCP-76/10333 dated 26.3.76 published on 6.4.76 alongwith restrictions & conditions proposed to be made applicable thereon (given in annexure A & B to the Revised Draft Development Plan).

Notice is hereby given that the Revised Draft Development Plan 2025 A.D. shall be taken into consideration by the Govt. on or after the expiry of thirty days from the publication of the notification in the official Gazette together with any objection or suggestion which may be received by the Director, Town and Country Planning Department, Haryana, Sector-18, Chandigarh from any person in writing in respect of such plan before the expiry of the period specified.

DRAWING

- a) Existing Land use plan Drawing No. DTP (B) DRG 1067/88 dated 24.11.1988 (original).
- b) Revised Draft Development Plan 2025 A.D. for Bhiwani, Controlled Area, bearing Drg. No. DTP (B)/1238/96 dated 26th Nov., 1996.

ANNEXURE-A

INTRODUCTION

Bhiwani Town is situated on main Delhi Rohtak Bhiwani Highway and is at a distance of 110 Kms. in the west of Delhi. It is a district headquarter of Bhiwani District which was created on 22nd December, 1972. It is an important railway junction of Rewari-Bathinda and Hisar-Jaipur Railway lines. Bhiwani Town has picked up a great name in textile manufacturing and has developed commercial and trade ties with important towns of Haryana like Rohtak, Loharu, Dadri etc. and several towns of Rajasthan. The massive road building exercise, electrification of entire State, construction of Jui Canal and Indira Gandhi Lift Canal and sprinkler system of irrigation, has brought in tremendous development prospects. Bhiwani Town being centrally located in the district has become an important urban centre. At present, it is well connected with important towns of Haryana and other States with network of roads and railways.

2. With the growing prosperity of the hinter-land and improved means of communication the Bhiwani town has experienced a lot of physical expansion. Earlier this expansion was towards the western side of the town i.e. along the railway line, with Textile Mill as its nucleus. But now the expansion trend have shifted towards Hansi Road and Rohtak road due to the increasing affinities with Hisar and Rohtak. With an efficient means of road transport, lot of urban development has come up along the Hansi Road and Rohtak Road.

In order to check and curb the haphazard and unplanned growth of the town, a sizeable area around Bhiwani Municipal limit was declared as a controlled area under the Punjab Scheduled Roads and Controlled Areas, Restriction of Unregulated Development Act, 1963, vide Haryana Govt. Gazette Notification No. 1262-2TCP-76/10333 dated 26.3.76, published on 6.4.76. A final development plan of this controlled area had already been published vide Notification No. 11181-10DP-82/1845 dated 1.2.1982.

However, as already explained above that Bhiwani Town during the last decade has experienced a lot of physical expansion in terms of residential and industrial development. With the coming up of industrial Sector 21 and 26 as per provision of earlier Final Development Plan, the demand for residential accommodation in the immediate vicinity of these two industrial sectors have increased manifold. As a result lot of residential colonies have come up in sectors 22, 24 and 25 which were reserved for public utilities and industrial use. Therefore part of sectors 22 and 25 and complete Sector 24 are being converted into residential use. In addition, the Industries Deptt. has taken a decision to set up an industrial estate in the revenue estate of village Bhiwani Lohar which as per proposal of published final Development Plan is falling in agriculture zone. The proposed industrial estate and also other changes as per which development has already come up at site. Hence, this revised draft development plan for Bhiwani controlled area has been prepared.

The changes made in the published Final Development Plan of Bhiwani and incorporated in the proposed revised draft development plan are given below:-

1. In view of the decision of the Govt. mentioned above regarding setting up of an industrial estate in the revenue estate of village Bhiwani Lohar, two new industrial sectors incorporating the proposed industrial estate are being incorporated in the revised draft development plan as sectors 29 & 30. In the earlier published final development plan this area was reserved for agricultural use.

2. With the development of industrial sectors 21 and 26 lot of residential colonies have come up in the adjoining sectors 22 and 25 which as per published final development plan is reserved for public utilities. As these residential colonies are meeting the housing needs of industrial workers and of other population, therefore, in the revised draft development

952 HARYANA GOVT GAZ. (EXTRA.), APRIL 25, 1997 (VYSK. 5, 1919 SAKA)

plan it is proposed to convert part of sector 22 and sector 25 for residential use. In the published final development plan a straight sector dividing road between sectors 22 and 25 was proposed which also linked these two sectors with sector 23 & 24. However, now at site existing road leading to Meham bisecting the sectors 22 and 25 in diagonal form has already been constructed. It is, therefore, being proposed to incorporate this road as per existing alignment in the Revised Draft Development Plan.

3. In order to keep the residential sectors free from industrial pollution and also for meeting the growing demand of residential plots it is proposed to convert sector 22 into residential use, which in the published final development was reserved for industrial use.

4. Towards the south of railway line in the published final development plan a strip of land between railway line and outer ring road (V-2) was reserved for public and semi-public, special purpose, commercial and for industrial uses. However, new demand for public and semi-public uses have increased manifold with the coming up of important public and private sector offices. It is proposed to convert part of this strip of land exclusively for public and semi-public use. The pocket of industrial use proposed in the published final development plan has been deleted and has been converted to public and semi public use.

5. In the published final development plan Sector 14 and 15 were proposed for public and semi public use. Sector 15 has been developed where in important offices of District Administration like mini sectt. etc. have been constructed. However, in sector 14 residential colonies for officers and employees of State Govt. have been constructed. This has been done to provide immediate residential accommodation to Govt. officers and employees posted in the District. Therefore, in the revised draft development plan major portion of sector 14 is being proposed to be converted into residential use.

6. A small pocket of land south of Bhiwani minor which was proposed for public and semi public use in the published final development plan is being proposed to be converted into commercial use in the revised draft development as HUDA has already developed a commercial scheme at site.

7. A railway siding proposed in the earlier published final development plan along industrial sector 24 has been deleted in the revised draft development plan in view of the fact that sector 24 has been converted into residential sector.

8. An alignment of outer ring road in the west has been changed in the revised draft development plan. This change has become necessary due to construction of this ring road. The additional area so created has been included in residential sectors 18, 19 and 28.

### POPULATION PROJECTIONS

The revised draft development plan has been prepared for a population of three lacs persons for the perspective year of 2025 A.D. The rationale for preparing the revised draft development plan for a population of three lacs persons is illustrated below in population projection:-

#### POPULATION PROJECTION

<u>Year</u>	<u>Population</u>	<u>Decennial Growth Rate</u>
1961	58,194	-
1971	73,086	26%
1981	1,01,277	25%
1991	1,21,499	20%
2001	1,51,875	25%
2011	2,05,031	35%
2021	3,00,000	45%
2025	3,60,000	45%

A proposal to include Bhiwani Distt. in the National Capital Region is under active consideration of the State as well as Central Govt. It is assumed that sooner or later this distt. will become a part of NCR and Bhiwani Town will be given a special status of either priority town or sub-regional centre. In both the cases as per provision of Regional Plan, thrust will be on creating more employment opportunities in the secondary and tertiary sectors, meaning thereby emphasis will be on the development of industries and trade and commerce. Under the NCR plan a special assistance will be provided by the Central Govt. for development of Bhiwani Town. In view of this anticipated scenario, in the revised draft development plan while working out population projection it is assumed that during first decade there will be a normal growth rate of 25% as during this period requisite development proposals etc. will be formulated. The next decade i.e. 2001 to 2011 will witness the development activities relating to industrial and trade of commerce and during third decade the development process will reach on take off stage where in the town will become a major centre of industries, trade and commerce.

#### PROPOSED LAND USE

The population of Bhiwani Town as per 1991 census is 121500 persons. As per population projection the total population by 2025 A.D. will be 3.6 lacs persons, therefore, land is required to adjust additional 2,38500 persons. Keeping in view the social and economic characteristics of the town an overall town density has been assumed to be 40 persons per acre. At the rate of this density an area of about 3570 acres is required to adjust the additional population by 2025 A.D.

It is estimated that nearly 900 acres of land is available inside municipal committee limit which can be used for future urbanisation. It is relevant to add here that although within the Municipal Committee limit provisions of the Punjab Scheduled Roads and Controlled Areas, Restriction of Unregulated Development

Act, 1963, under which this draft development plan has been prepared are not applicable however in order to have a uniform and integrated development of the town, it is essential that development plan proposals for an entire area may be prepared.

In view of the above the extent of various land uses inside Municipal Committee limit and outside the Municipal limits is given below:-

The extent of various land uses within Municipal Limits.

Code	Land use	Approximate area within Muni pal limits. inac
100	Residential	3650 Acres
200	Commercial	268 Acres
300	Industrial	430 Acres
400	Transport & Communication	310 Acres
500	Public Utilities	425 Acres
600	Public & Semi Public Bldgs.	547 Acres
700	Major Public open spaces.	470 Acres
		Total : 6100 Acres

The urban land uses outside the Municipal limits on its periphery as under :-

Code	Land use	Approximate area
100	Residential	540 Acres
200	Commercial	180 Acres
300	Industrial Use.	700 Acres
400	Transport & Communication (Outer Ring Road)	525 Acres
500	Public Utilities (Second Disposal Work)	215 Acres
600	Public & Semi Public Uses	485 Acres
700	Major Public open spaces. (Green Belt along the ring road)	225 Acres
		Total : 2870 Acres

The land use proposals shown in the development plan are in respect of Controlled Area and includes the area within the existing town for the proposed Integrated and co-ordinated development.

The presence of railway line and two main canals distribution system on east and religious Chattries and sewerage

farm in the south and south - west leave little scope for the expansion of the town on these sides. Therefore, the major proposed expansion can only be towards the north and east of the town. The north ward expansion is again limited due to the New Broad gauge Railway line. The presence of water works which is most important infrastructure in the north east of the town has given an impetus for expansion on this side, as a result the town is planned to grow to this side. The growth of the town is proposed in the form of a grid iron pattern forming the rectangular sector of approx. 250 acres each. Important land uses are proposed to be located as under:-

### 1. Residential Zone

To provide for the projected population a residential area of 4190 acres has been proposed keeping in view the general topography and proximity to the existing abadies on the Northern side of the city. The areas of sector-14, falling on southern and eastern side of Sector-13 has been changed into residential purposes for Govt. residential colony as mostly in this area residential construction has been completed.

Sector-25 falling on eastern side of Meham-Bhiwani road has been changed into residential purposes as mostly houses has been constructed. Sector 2 and 3 falling on eastern side of Jui Feeder and Western side of Bhiwani Loharu road has been extended for residential purposes. Sectors 18,19,28 falling on southern side of city near railway line has been extended upto the proposed outer ring road and sector 24 which was previously industrial sector has been changed into residential as mostly houses have been completed for residential purposes. This sector is falling on north eastern side along the Meham-Bhiwani road.

### Commercials

Major commercial uses provided in the plan are as under:-

- A) City Centre:- This zone has been proposed in sector-15 near the existing town at Hansi Road. Keeping in view the existing town and proposed development. This area has most vulnerable location.
- B) Commercial Belt:- A hundred metre wide commercial belt for important commercial establishment and professional institutions has been provided on the part of main arterial road (the Bhiwani City railway station to bus-stand of the town in sector-13)
- C) Wholesale market:- Department of Marketing Board has set up a new grain market on Loharu Road and the improvement trust has provided a truck stand nearby and vegetable market on Rohtak Road. In addition to these existing sites near city railway station along the railway line an area for wholesale market has been provided. All the existing wholesale market and warehousing area shall exist as has been earmarked as such in the Dev. Plan.

- D) Commercial Belt on circular roads :- The circular road around the old walled city of Bhiwani is now an important Boule-ward and a commercial belt around this road is proposed in the development plan.
- E) Sector-32 falling on northern side of Bhiwani Rohtak Road as well as along the outer ring road has been reserved for commercial purposes as the area for this purpose is not sufficient in near future.

The above major areas alongwith the existing commercial Bazaars have been earmarked for commercial use.

#### Industrial

This zone has been provided in continuity with the existing industrial area and provided on Rohtak-Bhiwani Road. This is the most suitable site from the point of view of prevailing wind direction the convenient transport facilities. Besides this, other small industrial zones have been proposed near the existing major units of T.I.T. and B.T.M. in the municipal limits as shown in the plan.

To provide for an economic base to the town and to meet the growing demand for industrial area, 1130 acres of land has been earmarked for this use. Some of the industrial sectors are proposed along Bhiwani Rohtak road and Sector 29, 30 are also proposed for industrial use on the southern side of Bhiwani Rohtak Road to accommodate industries being shifted from Delhi and to set up a small scale industries under IIDC scheme.

#### Transport and Communication

The existing railway lines, major roads and air strip with ancillary units have been reserved for such use, Thirty meters to sixty meters wide road around the sectors have been provided on grid iron pattern as major transport and traffic links in urban areas. A 30 mtrs. wide green belt on both sides of scheduled road is provided. To stream line the local/heavy as well as through traffic a outer ring road has been proposed to link all the major existing roads, the land uses will be controlled as per uses listed under the heading in appendix A. Sector-31 has been provided for transport and communication purposes in near future for transport Nagar and other such purposes.

#### Public Utilities

The existing water works (in sector-22) on Meham road and sewerage disposal works with the sewerage farm along the Dadri Road shall continue to be under such uses. An additional area for water works and sewerage disposal have been provided on the north side of Bhiwani - Rohtak Railway line.

#### Public and Semi Public Buildings

The existing educational institutions and public buildings are well located. The sites for major public buildings of

Government College, Haryana Education Board, Hafed establishment, Milk Plant, Jersy Cross, Panchayat Bhawan, Tourist Hotel (Public sector), Bal Bhawan and Red Cross Bhawan, have been located on the Bhiwani-Hansi and Bhiwani City Railway Station Road.

These areas have been zoned for public and semi public buildings.

The area which was reserved for special purposes and industrial pocket along the railway line and in the northern side of Sector 13, 23 & 24 has been changed into public and semi-public purposes as well as area about 20 acres has also been added which is falling on Bhiwani Loharu road along the sector 1.

#### Major Open Spaces

The sites provide for town park in Sector 9 & 15 the stadium in Sector-14 College play grounds in Sector-8 and the green belt along the outer ring road V2 and the central road V3 will be major public open spaces of the Town & have been provided so in the development Plan for such use.

#### Agriculture Zone

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

A forestry and orchard belt of approximity 100 M. wide have been provided around the urbansible area of the town to act wind and dust breakers for the town.

The remaining area in the controlled area outside this orchards belt will continue to be used for agricultural and allied purposes.

#### ANNEXURE 'B'

#### Zoning Regulations

Governing use and development of land in the controlled area around Bhiwani as shown in Drawing No. DTP(B)/1238/96 dated 26.11.1996.

##### I. General

- i) These zoning regulations forming part of the development plan for the controlled area around Bhiwani shall be called zoning regulations of the development plan for the Bhiwani Controlled Area.

- ii) The requirements 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 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 rules.
- c) 'Drawing' means Drawing No. DTP(B)/1238/96 dated 26.11.1996.
- d) 'Floor' Area Ratio (F.A.R.) means the ratio expressed in percentage between the total floor area of a building on all floors and the total area of site.
- e) 'Group Housing' shall be buildings designated in the form of flatbed development for residential purposes or any ancillary or appurtenant building including community facilities, public amenities and public utility as may be prescribed and approved by the DTCP, Hr.
- f) 'Light Industry' means industry not likely to cause injurious or obnoxious noise, smoke, gas, fumes or 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 chakkies with power, laundry dry cleaning and dyeing, repair and service of automobile, scooters and cycle, repair of household utensils, shoe making and repairing, fuel depots etc. provided no solid fuel is used by them.
- h) '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).
- i) '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 hazard to the health and safety of the community.
- j) 'Material date' means the date of publication of notification of various controlled areas mentioned below :

'Material date' means the 6th April, 1976 in respect of the land within the controlled area notified under section 4 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963- vide Haryana Government Notification No. 1262-2TCP-76/10333 dated 26th March, 1976 appearing in Haryana Government Gazette of 6th April, 1976.

'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 Final Development Plan.

'Public Utility 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 service including a fire station.

'Rules' means the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965.

'Sector Density and colony density' shall mean the number of persons per acre.

#### Explanation

- 1) In this definition the 'Sector Area' or 'Colony Area' shall mean the area of the sector or of colony as bounded within the major road system shown on the drawing 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.

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 per 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.

- q) 'Site coverage means ratio expressed in percentage between the area covered by the ground floor of building and the area of the site.
- r) The terms Act, colony, coloniser, Development plan, sector and sector plan shall have the same meaning as assigned to

them in Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 and Rules, 1965.

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

- s) 'Farm House' shall mean a house constructed by the owner of a farm at his land for the purpose of :-  
i) Dwelling Unit, i.e. main use.  
and  
ii) Farm shed i.e. Ancillary use.

Notes :

- t) The construction of the farm house shall be governed by the restriction given under clause regarding provision of farm house outside abadi-deh in rural/agricultural zone.
- u) The farm sheds shall be governed by the restrictions mentioned in clause regarding building control and site specifications.
- v) Ledge or Tand : 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.
- w) Loft : An intermediary floor on a residual space in a pitched roof; above normal floor level with a maximum height of 1.5 meter and which is constructed or adopted for storage purposes.
- x) 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 meters.
- y) Subservient to Agriculture shall mean development and activity which are required to assist in carrying out the process of 'agriculture' such as tubewells, pump chambers, windmills, irrigation drains, pucca platforms fencing and boundary walls, water hydrants etc.
- z) Rural industries scheme means industrial unit which is registered as RIS : by the Industries Department.
- i) Small scale industries means Industrial unit which is registered as SSI by the Industries Department.
- Agro based Industries means an industrial unit which uses foodgrain, fruits or agro waste as a raw material.
- Any other term shall have the same meaning as assigned to in the Punjab scheduled roads & controlled areas restriction of unregulated development Act, 1963.

**III. MAJOR LAND USES/ZONES :**

- i) Residential Zone.
- ii) Commercial Zone.
- iii) Industrial Zone.
- iv) Transport and Communication zone.
- v) Public utility.
- vi) Public and Semi Public uses.
- vii) Public Open Spaces.
- viii) Agricultural Zone.

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

**IV. DIVISION INTO SECTORS**

Major land uses mentioned as serial No. (i) to (vii) in regulation III above which are land uses for building purposes have been divided into sectors as shown bounded by the major road reservation 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 regulation and of the rules, may be permitted in the respective major land use zone are listed in Appendix 'B' sub-joined to these regulations.

**VI. SECTORS NOT RIPE FOR DEVELOPMENT**

Not notwithstanding the reservation of various sectors for respective land uses for building purposes the Director may not permit any change in their land use or allow construction of building thereon from considerations 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**

- i) Change of land use and development in sectors which are reserved for the commercial zone and the institutional 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.

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

VIII LAND RESERVATION- FOR MAJOR ROADS

- i) Land reservation for major roads shall be as under:

Major Roads:	Existing Bhiwani Loharu Road	Existing Bhiwani Toshan Road	Existing Bhiwani Hansi Road	Existing Bhiwani Meham Road	Existing Bhiwani Rohtak Road	Existing Bhiwani Dadri Road	Widths
V-1-a	Existing Bhiwani Loharu Road						
V-1-b	Existing Bhiwani Toshan Road						
V-1-c	Existing Bhiwani Hansi Road						
V-1-d	Existing Bhiwani Meham Road						
V-1-e	Existing Bhiwani Rohtak Road						
V-1-f	Existing Bhiwani Dadri Road						

- ii) Major Road indicated as V-2 60 M

- iii) Major Road indicated as V-3 (Sector Road) 50 M

- iv) Major Road indicated as V-4 (sector Road) 30 M

- v) Width and alignment of other roads shall be as per sector plans or as per approval layout plan of colonies.

IX. INDUSTRIAL NON-CONFORMING USES :

With regard to the existing industries shown in the zones other than industrial zones in the development plan such industrial non-conforming uses may be allowed to continue for a fix 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 and
- b) During the interim period makes satisfactory arrangement for the discharge of effluent to the satisfaction of the Director.
- c) No further expansion shall be allowed 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 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,

floods, explosions, earthquake, war, riot or any other natural calamity, it shall be allowed to be redeveloped 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 plans 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 XVII.
- The plot is accessible through a road 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 BUILDINGS :

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

i) Residential plot	50 sq. mtrs.
ii) Residential plot in subsidized industrial housing or slum dwellers housing scheme approved by the Government	35 sq. mtrs.
iii) Shop-cum-residential plot	100 sq. mtrs.
iv) Shopping booths including covered corridor or pavement in front.	20 sq. mtrs.
v) Local service industry plot	100 sq. mtrs.
vi), Light Industry Plot	250 sq. mtrs.
vii) Medium Industry Plot	0.8 Hectares.

The minimum area under a group housing scheme will be 5 acres if it forms part of a licenced 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 plot, 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 :

sr.No.	Type of Use	Max.of G.F. Coverage	Max FAR	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 plotable area while working out the total plotted area of the sector
	b) Individual Site	100%	300	35% of the total area of commercial pocket for which these sites have been planned may be accounted for as plotted area for working out the total plotted area of the sector.

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

**XV. BUILDING LINES IN FRONT SIDE 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 Road and Controlled Areas Restriction of Unregulated Development Rules, 1965.

**XVII. RELAXATION OF LAND USE WITHIN AGRICULTURE ZONE**

In the case of any land lying in Rural 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 development 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 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 make satisfactory arrangement for discharge of effluent:

**EXPLANATION**

The word purchase in this regulation shall mean acquisition of full proprietary rights and no lesser title such as agreements to purchase etc.

**XVIII. DENSITY** Every residential sector shall be developed to the sector density indicated and 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 HOUSES OUTSIDE ABADI-DIH IN AGRICULTURAL ZONE/RURAL ZONE:**

A farm house in rural zone, outside abadi-dih 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)	Max. coverage on ground for farm shed (ancillary building)
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- i) Site Coverage 2 acres      100 sq. mtrs.      1 percent of the farm land (not more than 40% shall be used for labour/servant quarters)
 

For every additional 0.25 acres, 10 sq. mtrs in main building subject to maximum of 200 sq. mtrs.

- |                     | MAXIMUM HEIGHT<br>MAIN DWELLING UNIT | Ancillary building         |
|---------------------|--------------------------------------|----------------------------|
| ii) Height & Storey | 6 mtrs. single<br>storeyed           | 4 mtrs. single<br>storeyed |
- iii) **SETBACK** : 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 abut a road, the house shall be constructed with a minimum setback from the edge of the road as under :
- a) Where the road is by-pass to a Scheduled Road 100 Mtrs.
  - b) Where the road is a scheduled road 30 Mtrs.
  - c) Any other road. 15 Mtrs.
- iv) **APPROACH ROAD** : a) The approach road to the Farm shall have a minimum right of way of 13.5 metres (45 feet)
- 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 bath room shall not be permitted.
- vi) **LEDGE, LOFT AND MEZZANINE FLOOR** : Ledge, Loft and Mezzanine floor shall be permitted within the building subject to the restrictitons above as well as the restrictions stipulated in the definition given in part II.
- vii) **SERVICE 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 drain 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 Controlled Area Rules 1965.
  - d) The distance between the septic tank and open well or tubewell shall be as provided in the Controlled Area Rules, 1965.
  - e) 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.

## 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 permissions 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.

APPENDIX 'A'  
Classification of Land Use

Main code	Sub code	Main group	Sub group
100		Residential	Residential sector on neighbourhood pattern
200		Commercial	
	210		Retail Trade
	220		Wholesale Trade
	230		Warehousing and storage
	240		Office and Banks including Govt. Offices.
	250		Restaurants, Hotels and Transient Boarding
			Housing including public Assistance Institutions providing residential accommodation like Dharamshala, Tourist Houses etc.
	260		Cinema and other places of public assembly on commercial basis.
	270		Professional Establishments
300		Industrial	
	320		Light Industry
	340		Heavy/Extensive
400		Transport & Communication	
	410		Bus stand, Railway yard, Railway stations and sidings.
	420		Parking areas, Road Transport Depots.
500		Public Utilities	
	510		Water supply installation including treatment plants.
	520		Drainage and sanitary installation including disposal works.
600		Public & semi public	
700		Open spaces	
	720		Parks
	730		Green belts
800		Agricultural zone	

APPENDIX 'B'

## 1. Residential Zone

- i) Residence
- ii) Boarding House
- iii) Social Community, religious and recreational buildings
- iv) Public Utility Buildings
- 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 ancillary to residential use.

As required for the local needs of major use and at sites earmarked for them in the sector plan or in the approved layout plans of the colonies.

## 2. Commercial Zone

- i) Retail Trade
- ii) Wholesale Trade
- iii) Warehouse and Storage
- iv) Commercial offices and bank
- v) Restaurant and Transient Boarding House 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 building
- xi) Petrol Filling stations and service garages.
- xii) Loading and unloading yards
- xiii) Parking spaces, bus stops, taxis, tonga, stands and rickshaw stand.
- xiv) Town Parks
- xv) Any other use which the Director in public interest may decide.

As required for the local needs of major use and at sites earmarked for them in the sector plan or in the approved layout plan of the colonies.

3. Industrial Zone

- i) Light industry
- ii) Heavy industry
- iii) Service industry
- iv) Warehouse and storage
- v) Parking, loading and unloading areas
- vi) Truck Stands/bus stops,taxi, tonga and rickshaw stand
- vii) Public utility community building and retail shops.
- viii) Petrol filling stations and service garages.
- ix) L.P.G. godown permitted by Director
- x) Any other use permitted by Director

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

4. Transport and Communication Zone

- i) Railway yards, railway stations and sidings.
- ii) Transport Nagar, Roads and transport depots and parking areas.
- iii) Airports and Air stations.
- iv) Telegraph offices and telephone exchange
- v) Television station
- vi) Broadcasting stations
- vii) Agricultural, horticulture and Nurseries at approved sites and places.
- viii) Petrol filling stations & service garages
- ix) Parking spaces, bus stops/shelter, taxi tonga and rickshaw stand.

At sites earmarked in the sector plans.

5. Public Utilities

- i) Water supply installations including treatment plants
- ii) Drainage and sanitary installations including disposal works
- iii) Electric power plants, sub-station etc. and staff quarters at approved sites.
- iv) Gas installation and gas works.

6. Public and semi-public use zone

- i) Govt.office, Govt. Administration Centres, Secretariat and Police Stations.
- ii) Educational, Cultural and religious institutions.
- iii) Medical Health Institutions.

At sites earmarked in the sector plans.

iv) Civic, Cultural, Social Institutions like theatres, opera houses etc. of predominantly non commercial nature.

v) Land belonging to Defence.

vi) Any other use which Government in public interest may decide.

7. Open spaces

i) Sports grounds, stadium and play grounds.

ii) Park and green belt.

iii) Cemetaries, Crematoriums etc.

iv) Motor Fuel filling station, bus queue shelter along roads with the permission of Director.

v) Any other recreational use with the permission of Director.

At sites  
approved  
by DTCP

8. Uses strictly prohibited

Storage of petroleum and other inflammable material without proper licence.

9. Agriculture Zone

i) Agriculture, Horticulture, Dairy and Poultry Farming.

ii) Village house within abadi-deh.

iii) Farm House outside abadi-deh subject to restriction as laid down in zoning regulation XIX.

iv) Afforestation development of any of its part for recreation.

v) Expansion of existing village contiguous to abadi deh if undertaken a project approved or sponsored by the Central Govt. or State Govt.

vi) Milk chilling station and pasturisation plant.

vii) Bus stand and Railway station.

viii) Airports with necessary buildings,

ix) Wireless Stations

x) Grain Godowns, Storage spaces at site approved by the Director.

xi) Weather Station.

xii) Land drainage and Irrigation, Hydro-electric work and Tubewells for irrigation.

xiii) Telephone and electric transmission lines and poles.

xiv) Mining and extraction operations including lime and brick-kilns, stone quarries and crushing subject to the rules and at approved sites.

xv) Cremation and burial ground.

xvi) Petrol filling station and service garages.

xvii) Hydro-electric thermal sub-station.

xviii) L.P.G. storage godowns with the approval of Director.

xix) Non polluting Industries registered as RIS/SSI units subject to one of the following conditions:

i) Located within half kilometre belt encircling the existing village abadi and approachable from a public road/rasta, other than scheduled roads National Highway and State Highway.

As approved  
by DTCP

- ii) On public road/revenue rasta not less than 30 feet wide (other than scheduled road, National Highway and State Highway) outside the half kilometre zone referred to in (1) above, upto a depth of 100 mtrs. along the approach road.
- xx) 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 Highways and State Highways.
- XXI) Any other use which Government may in public interest decide.

*[Signature]*  
Commissioner and Secretary  
to Govt. Haryana, Town and  
Country Planning Deptt.