

HARYANA GOVERNMENT

TOWN AND COUNTRY PLANNING DEPARTMENT

Notification

The 14th January, 2005

No. C.C.P.(NCR)/YCA-1/2005/36.— In exercise of the powers conferred by sub-section (4) of section 5 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Act 41 of 1963), the Governor of Haryana hereby publishes the draft development plan, modifying the final development plan published vide Haryana Government, Town & Country Planning Department, notification No.1695-2TCP-66/29992, dated the 8th December, 1966, for controlled area declared outside the western municipal limit of Yamuna Nagar in 1965 vide notification No 477-2TCP- 65/6852, dated the 6th march, 1965, published in Punjab Government Gazette dated the 28 May, 1965, and for additional controlled area declared around municipal towns of Yamuna Nagar-Jagadhri vide Haryana Government, Town & Country Planning Department, notification No.CCP/JCA-1/97/468, dated the 29th May, 1997, published in Haryana Government Gazette dated the 1st July, 1997, along with restrictions and conditions (given in Annexure A and B) proposed to be made applicable to these controlled areas covered by it.

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

Drawings

- 1 Existing land use plan bearing Drawing No. DTP (Y) 97/98 dated the 27th July 1998.
- 2 Draft, Development Plan, bearing Drawing No. 152/2003, dated the 10th July, 2003.

Annexure-A

Explanatory Note on the Draft Development Plan, for Yamuna Nagar-Jagadhri Controlled Areas.

1. Introduction

Yamuna Nagar is the second largest Urban Centre of Haryana after Faridabad. It has been considered as an urban agglomeration (U.A) in 1991 census, that consists of three distinct Urban Settlements namely Jagadhri, Jagadhri Workshop, and Yamuna Nagar.

Jagadhri is an important historical town. It's old name was Gangadhri. Although Nadir Shah destroyed this town completely, but during the Sikh period, it was conquered by Raj Singh of Buria and was re-built again in 1873. It is a typical organically grown town having narrow lanes, dead end streets and bye lanes. The Municipal Committee of the town was established way back in year 1882. The town is famous for brass and steel utensils.

Jagadhri Workshop is basically regional level railway workshop for repair of rail coaches and wagons.

Yamuna Nagar, the third town of this urban agglomeration, became a town, when notified area committee was established in the year 1942 with name Abdullapur. The town was rechristened as Yamuna Nagar in the year 1947. After partition its population has grown considerably. Presently it is one of the major industrial towns of the state.

2. Location and Regional setting

The Urban Centre is situated between 30°-7' to 30°-12' North latitude and 74°-15' to 77°-18' East longitude at an average height of 278 meters and above MSL. located on Ambala- Saharanpur Road the urban centre serves as gateway to Himachal Pradesh in the North and Uttar Pradesh in the East. It is connected to its surrounding region by way of a system of National Highway and State Highways. Panchkula-Saha-Yamuna Nagar- Saharanpur Road i.e. National Highway 73 and Yamuna Nagar-Ladwa-Pipli-Kurukshetra Road, Jagadhri-Bilaspur-Sadhaura-Naraingarh-Barwala Road and Jagadhri -Chhachhrauli -Paonta Sahib roads are the Three State Highways passing through the towns. They link this urban centre with national capital which is about 205 kilometers away, state capital about 112 kilometers away and all other important cities of surrounding region e.g. Ambala, Panchkula, Paonta Sahib, Kurukshetra, Saharanpur etc. Ambala - Saharanpur Railway line passing by the southern side of Yamuna Nagar is an important link connecting the twins towns with all the important cities of the surrounding region. The network of roads has helped industrial growth of the centre despite its locational dis-advantage. Apart from this the towns are very well linked with its hinterland.

3. Physiography

Yamuna Nagar -Jagadhri are bounded on the east by Western Jamuna Canal and further east by Yamuna River itself. The canal safeguards the towns from the fury of flood from Yamuna River. The general

topography of the town is plain, gently sloping from northeast to south-west. Average sub surface water level is 12 meter having pH Value ranging from 6.5 to 7 which is very good for crops and drinking purposes. The texture of the soil is sandy loan that is considered as high quality soil for crops. The average rainfall is 1105 millimeters. The towns have almost flood free history.

4. Availability of Infrastructure

(i) Utilities

The power supply of the town is being met with the help of an efficient grid system consisting of two 220 Kilovolt grid stations and five 66 Kilovolt sub stations. A 220 Kilovolt grid stations which started functioning very recently has provided a bit of relief to the consumers. Yet the shortage of power is being felt, which is likely to be relieved after completion of 750 Megawatts capacity "Thermal Power Project" for which 1132 acres of land has been acquired adjoining Yamuna Nagar town.

The water supply to the Urban Centre is looked after by the Public Heath Department. Sixteen deep tubewells in Jagadhri and fifty deep tubewells in Yamuna Nagar are working to meet the requirement. The average per capita supply is 34 gallons per day against per capita requirement of 40 gallons per day. Thus water supply system needs immediate augmentation.

Fifty-percent area of the Jagadhri and Sixty-percent area of Yamuna Nagar have been laid with underground sewerage system. Three pumping stations are working at Chandpur, Jagadhri and Yamuna Gali. The domestic sewage is treated in two sewage treatment plants. These plants have been setup under Yamuna Action plan. The plants are located near village Badi Majra with discharge capacity of 10 million liter per day and near village- Hamida with discharge capacity of 25 million liter per day. The plants together have sufficient capacity to treat sewage for the projected population upto 2015 AD. The treated sewage is discharge into Western Yamuna Canal.

No planned system has been evolved for the disposal of storm sewage in the towns except few nalas that are flowing along the natural gradient. Many of these nalas have been obstructed by man-made structures resulting in isolated water logged pockets in the town now. A well-planned storm water sewage disposal system is an immediate requirement of this urban agglomeration.

Industrial units are supposed to install their own treatment plants before discharging the waste into drains. Thereafter the treated effluent is discharged into Western Yamuna Canal. An integrated effluent treatment plan is needed for treatment of the effluent discharged by industrial Units.

Four telephone exchanges in Yamuna Nagar and one in Jagadhri are in operation at present.

(ii)-Social Infrastructure

It includes education, health, recreational and community facilities. According to prevailing norms these are not only sufficient for the urban agglomerations, but for the surrounding region also. The availability of these facilities viz-a viz. requirement as per prevailing norms are tabulated below:

(a) Education

The available educational facilities are quite sufficient. There exists an Engineering college, a Dental college, a Polytechnic, three Industrial Training Institute and six colleges. Added to this there are numerous prestigious primary and high school level institutions.

(b) Health

Present health facilities are sufficient for the population. There are four existing Hospitals catering to the needs of the twin towns.

(c) Entertainment

A well maintained sports complex spreading over an area of 64 acres and three major municipal parks are the recreational spaces available to the denizens of this urban centre that are sufficient considering planning parameters. Besides, two three star hotels and one state run tourist complex are also functioning together with five-cinema houses to meet day to day entertainment needs of the populace.

5. Economic base of the towns

Jagadhri being located in rich agrarian hinterland serves primarily as a market town and service centre for the surrounding region. The services, it provides are market for grains and other agricultural products of the area, Retail market for agricultural inputs, house-hold consumer goods and service industry for repair of agriculture implements etc. Manufacturing and industrial processing are major economic activities in Yamuna Nagar town. Jagadhri workshop area also adds its share of economic base to the urban centre as a whole. Three out of nine large scale industrial units needs special mention in the economy of this urban centre i.e. Ballarpur Paper Mill, Haryana Distillery and Saraswati Sugar Mills. Apart from these, ancillary industries of the auto spares and heavy machinery for sugar mills and scores of smaller units in industrial area and estate are main- stay of these towns economic, which provide employment to workers. The industrial activity has gained substantial momentum during the last two decades.

Metalware and plywood making are the leading industries which concentrate in small and medium scale units whereas paper, sugar alcohol, starch specialised engineering products and auto springs are the major products of large scale industries flourishing in the town.

According to 1991 census the total number of workers were 63,604 that accounted for 24.60 percent of the total population. The workers engaged in primary, secondary and tertiary sector of the economy were 2,293, 25,466, and 35,845 respectively that comes out to be 3.65 percent, 40 percent and 56.35 percent respectively of the total workers.

The available census date for the decade 1991-2001 reveals that total workers are 1,01,764 that is 30 percent of the total population of this urban sprawl, which is an increase by about 60% from the previous decade.

6. Demography

Due to fast urban development in the past decades these twins' towns and Jagadhri workshop have integrated and taken the shape of a large city. The total population of this urban centre consisting of Yamuna Nagar, Jagadhri and Jagadhri Workshop is 2,99,413 as per 2001 census. However, this census figure needs to be rectified to include a large chunk of population located outside municipal limits adjoining these urban entities residing in three census towns namely Kansepur, Farakpur and Sasauli. They constitute a part of Yamuna Nagar town, as the population of these census towns are dependent upon the infrastructure of the Yamuna Nagar town. Hence population of these census towns needs to be added to the total population of the decade. Thus actual population of this urban agglomeration comes to 3,38,887 persons. Decadal growth of population is as follows:

Table 1
Decade-Wise Growth of Population (1961-2021)

Year	Population	Percentage
1961	84,337	-----
1971	1,15,020	36.38
1981	1,60,424	39.47
1991	2,58,500	61.13
2001	3,38,887	31.20
2011	4,74,450	40.00
2021	6,87,950	45.00

} Projected

The above table shows sudden increase in its population during the decade 1981-1991 when it increased from 1,60,424 in 1981 to 2,50,500 in 1991 registering a higher growth rate of 61.13 percentage as compared to preceding decades. This can be attributed to large-scale migration of people from Punjab during militancy period. Thereafter the growth rate has shown an increase of 31.20%. But keeping in mind the high growth rate, over all, projections have been assumed on the higher side.

7. Existing Transportation Network

The urban centre is linked with all major towns and cities of the region by way of four highways passing through it. Apart from this it is well connected with its hinterland. Ambala-Saharanpur-Delhi Railway line connects the urban centres with the major railway junctions of the Northern India i.e. Delhi and Ambala Cantonment, wherefrom one can reach all-important parts of the country. The linkages have helped Yamuna Nagar to grow into one of the major industrial towns of the State. The Road linking Yamuna Nagar and Jagadhri also known as Railway Station Road, where upon major commercial activities are located and workshop road connecting Yamuna Nagar and Jagadhri Workshop are the major commercial streets. Ballarpur Paper Mills and Industrial area of Yamuna Nagar are located on the workshop road.

Panchkula-Jagadhri-Yamuna Nagar-Saharanpur (National Highway-73) passing through the towns is functioning as main artery. It is not only to take up heavy volume of traffic having origin and destination beyond these towns, but it has also to cope up with the intra-city traffic. The situation has worsened further with the establishment of mini-secretariat and judicial complex in sector-17.

8. Need for declaration of Controlled Area

Initially the area immediately contiguous to Western municipal limit of Yamuna Nagar was declared as controlled area in 1965 vide notification No.447-2TCP-65/6852, dated the 6th March, 1965 published in Punjab Government Gazette, dated the May 28th 1965. This controlled area was necessitated in order to check the haphazard growth of population, which had started sprawling at that time mainly in the direction of the Railway Workshop. Development plan of this controlled area was published in 1966 vide notification No. 1695-2 TCP-66/29992, dated the 8th December, 1966. This development plan was prepared for 30 years period, with 1961 as the base year. The population was projected to 2.69 Lacs. The total urbanisable area

provided in this development plan was 1293 acres approximately. Out of which, about 50% of the areas were earmarked for residential purposes.

The scrutiny of present town reveals that the town has attained a population of 2,58,500 person in the year 1991, which includes the population of Yamuna Nagar-Jagadhri Workshop census town of Farakpur (5,579) and the population of Sasauli (9,981) Kansapur (4,066) and Farakpur (5,375) villages, which have got already merged with the urban population. Physical growth of the towns has also taken place in the area around Kansepur Sasauli and Farakpur villages where it was initially anticipated to spread during the perspective plan period but unfortunately the growth of this area remained largely un-channelised in the absence of an authority, which could take up planned Development as per the temporal requirement of the town and the inability of local bodies to take up development schemes in accordance with the development plan proposals.

Keeping in view the fast pace of growth attained by the urban centres in the recent past a larger controlled area around Yamuna Nagar and Jagadhri was declared by the name of Yamuna Nagar and Jagadhri additional controlled area published in Haryana Government Gazette, dated the 1st July, 1997 vide Haryana Government Gazette notification No. CCP/JCA/1/9/7/468, dated the 29 May, 1997. The present development plan is an effort to frame planning proposals, keeping in view the existing physical, social and economic conditions of the urban centre for a plan period of about 21 years i.e. up to 2021 AD

9. Proposals

(a) Constraints/ Limitation and potentials

Initially, the town was growing around the two individual nuclei namely, Jagadhri and Yamuna Nagar, in an elongated concentric circular pattern. The growth of Jagadhri town was much faster in early 1900. But after partition, momentum was picked up by Yamuna Nagar. Model Town, Prem Nagar and Thapar Colony were development of this period. Both the towns grew towards each other to attain an almost compact and practically indivisible urban centre. Once area between these two towns got filled, in early sixties, the trend of natural growth got diverted towards the West, along workshop road, where the large chunks of cheap land were still available between the Jagadhri Workshop and Yamuna Nagar. Growth of the town between Yamuna Nagar and Jagadhri Workshop is comparatively recent as compared to rest of the town and haphazard growth in this area has created slum like conditions in huge pockets located in this area. Any planning intervention has almost become impossible along this road except improvement in the living condition of the people in the area. On the eastern side along railway station road and old Saharanpur road, the towns can not expand further down due to presence of Western Jamuna Canal and topographical constraints.

The planned development which initially started in early seventies was in the forms of improvement Trust colonies and Housing Board Colonies, these are small colonies like Shastri Colony (1971), Sarojni Colony (1973) and Old Housing Board Colonies like (1974-75). The recent planned growth has also taken place in the vacant chunks of land available in between the Yamuna Nagar and Jagadhri town which include sector 17, 18 and 15 developed by Haryana Urban Development Authority and Grain Market developed by Agriculture Marketing Board. Huge stock of highly potential land is pollution free, flood free and free of unauthorised constructions. Unobstructed linkages can be established to connect this land with Ambala-Jagadhri road (NH-73) and Jagadhri-Yamuna Nagar road (bypass road). Hence proposals compatible to the environment have been made in this area and also an attempt has been made to give direction to the towns for planned growth.

Ambala-Saharanpur railway line passes by the southwestern side of Yamuna Nagar town. Apparently it appears to be a barrier in the expansion of the town beyond the railway line. However, setting up of two major industrial units i.e. Saraswati Sugar Mills and Indian Sugar and General Engineering Company has changed the scenario. Besides this, two major roads namely, Yamuna Nagar - Saharanpur road and Yamuna Nagar - Pipili road also provided required impetus to the spontaneous growth that has taken place towards the south-western side of the Yamuna Nagar town beyond railway line. The residential areas are mainly inhabited by the working class employed in these industrial units. After banning of plywood industries in Assam by an order of Hon'ble Supreme Court, Yamuna Nagar has been fast coming up as major plywood manufacturing centre of the country. Hundreds of plywood and other ancillary units have come up in this town thereafter. Majority of these units has been setup along and near to these corridors for better connectivity of this area to the market place. Keeping these factors in mind suitable proposals have been made to exploit the potential of these corridors.

Haryana State Industrial Development Corporation has developed an industrial estate on Jagadhri-Chhachhrauli road on the northeastern side of Jagadhri. The estate was primarily setup to provide serviced land to the industrial units, manufacturing brass and steel utensils, functioning inside residential premises of Jagadhri town. Besides, the town itself is very densely populated. It requires immediate decongestion. An

engineering college has also been functioning in this town. In view of these factors it is envisaged that town will grow towards this side although slowly. Mainly residential sectors have been proposed on this side.

(b) Population Projection

As mentioned in the table 3, the population of the urban centre has been projected to grow at the rate of 40% and 45% during the decade 2001-2011 and 2011-2021 respectively. This way the population of the town will reach 4,74,450 persons in 2011AD and 6,87,950 persons in 2021AD. The projected population seems to be on the higher side considering the growth rate of 31.20 percent registered during the last decade. It is mentioned here that the population figure of the last decade still does not present the real picture, because a good number of people are residing beyond limits of municipal towns. If that population is added to the figure of the decade 1991-2001, the population of these urban towns will be around 3,60,000 persons. The economic profile of the city explicitly suggests that it will continue to attract migration not only from within the state but also from far-flung areas of other states. Keeping all these factors in mind medium growth rates of 40% and 45% is envisaged for the coming decades 2001-2011 and 2011 and 2021. Hence draft development plan has been prepared for a projected population of 6.87.950 persons by 2021 AD.

10. Land use Proposals

The main concept of this plan is to prevent haphazard and disjointed growth of the existing towns, and integrate them into one compact city in a proper and planned manner. As per population progressions the additional population to be adjusted by about 2021-A.D. is 3,50,000 approximately. Since some parts of the existing towns are highly congested, the proposed gross density of the proposals for 2021-A.D. has been kept low in order to achieve an over all gross density of 100 persons per hectare for the town. Subsequently the land requirement works out to be 6870 hectares approximately to accommodate projected population of 7 Lacs. The existing towns comprised an area of 1915 hectares approximately, which is accommodating population of 3.5 Lacs persons. In order to accommodate remaining 3.5 Lacs population, an area of 4488.6 hectares is proposed to be planned by 2021 A.D. The proposed land uses are described as follows:-

Proposed Land uses

Table 2

Name of the use	With in Municipal Committee Limits	With in Controlled Area	Total Area	%age to the total urbanisable area
Residential	1483	1587	3070	49.7
Commercial	64.6	235.4	300	5
Industrial	----	1506	1506	24.4
Transportation and Communication	102	258	360	5.8
Public Utilities	----	122	122	2
Public and Semi Public	26.50	323.5	350	5.6
Open Spaces	19.3	456.7	476	7.5
Total Urbanisable Area	1695.4	4488.6	6184	100.00

Note: All the areas are in hectares

11. Brief description of Land uses

(I) Residential

At present the existing towns of Jagadhri and Yamuna Nagar including village settlements within the controlled area are accommodating population of 3.5 Lacs persons. In order to accommodate remaining 3.5 Lacs persons, an area of 3070 hectares has been proposed to be developed for residential sectors with residential density of 200 to 250 persons per hectares. The sectors namely 2, 9, 12, 13, 17, 17A, 18, 20 to 21-A, 22, 23, to 29, and 32 have been designated for residential purpose. The density of the existing towns and sectors near to the industrial Zone is proposed as 250 persons per hectare. The remaining sectors are proposed with a density of 200 persons per hectare.

(II) Commercial

With a view to meet the requirements of the projected population additional areas for whole sale and retail markets have been proposed in Sector 8, 12-A, 16, 18, 19. City Centre has been proposed in Sectors 16 and 19. The total area proposed under commercial use works out to 300 hectares approximately.

(III) Industrial

The available census data of the decade 1991-2001 reveals an increase in the total number of workers from 63,604 to 1,01,764. It shows a growth of approximately 60%. According to 1991 census about 40% of total working force was engaged in industrial sector. In order to accommodate projected working force of 1,78,084 workers, an area of 1406 hectares has been proposed for development of industrial use at the norm

of 25 workers per acre. The industrial use has been proposed in sectors 1, 3, 4, 5, 7, 8, 8A, 10, 30 and 31. Keeping in view the industrial expansion of the towns, these industrial sectors have been proposed on Yamuna Nagar-Kurukshetra Road, Yamuna Nagar-Saharanpur National Highway and on Chhachhrauli road.

(IV) Transport and Communication

The proposed Transport Network, hierarchy includes (V-1) scheduled roads, (V-2) peripheral roads and (V-3) Sector roads.

□ Transportation Network

Present urban road system of this urban agglomeration is erratic causing bottlenecks and is prone to accidents. In order to ensure safe and speedy movement of inter-city traffic, the plan envisages to have the following provisions: -

(a) Outer Peripheral Road.

This road is proposed to be 60 metre wide with 50-metre green belt on either side. It skirts almost the entire proposed urbanisable area. It will take off from old Jagadhri-Saharanpur road and will terminate at Yamuna Nagar-Saharanpur road (NH-73) near village-Dusani. The traffic originating from various parts of the city and having destination outside it and the traffic to bye-pass the city would ply on the proposed peripheral road.

(b) Up-gradation of Old Jagadhri-Saharanpur Road

In order to have smooth traffic flow, old Jagadhri-Saharanpur Road is proposed to be linked to Yamuna Nagar-Saharanpur (National Highway-73) via Village Kait Mandi near Kalanaur. About 6 kilometers stretch of this road has sufficient existing right-of way of about 165' width upto village Kait Mandi. Presently, this road is linked to (National Highway-73) near Kalanaur by a village road. An underpass has been provided at the crossing. For this part of the road about 3 kilometers in length, land will have to be acquired to have uniform right of way for the entire 11 kilometers length of the proposed roads. The existing bye-pass is proposed to be replaced by suitable interchange facility. It is also proposed to upgrade this road as National Highway. All the traffic origination from Ambala, Chandigarh, Paonta Sahib and Jagadhri town having Saharanpur destination would ply on this road thereby easing pressure on the Jagadhri-Yamuna Nagar road, having been misnamed as bye-pass road.

(c) Existing Roads

Existing roads presently connecting the city with Ambala, Panchkula via Naraingarh, Paonta Sahib, Kurukshetra and Saharanpur have been retained with their existing widths. Being scheduled roads 30 meters wide green belts have been proposed on their either sides except National Highway No. 73 where 60 meters wide green belt on its either side has been proposed.

(d) Sector Roads

Entire urbanisable area is proposed to be sub-divided in to various land use zones designed as sectors. Each sector is proposed to be bounded by a minimum 30meters wide (V-3) type road, except road proposed on the eastern and western side of City Centre which are of 45 meter. The existing road leading to Sarawan has also been proposed as sector road.

(e) Over Bridges.

For proper linkages of urban areas proposed on the southern and northern side of the railway line, it is necessary to provide an over-bridge across railway line at the crossing of proposed peripheral road and existing railway line on the western side of the proposed city.

(f) Bridges.

One bridge each is proposed across the Western Jamuna Canal and augmentation canals coming in the way of the proposed peripheral road, prior to its merger with Yamuna Nagar-Saharanpur Road.

(g) Transport Nagar and Transport Depot

217.89 hectares of land is specifically earmarked in sector-6 and 33 for accommodating transport and communication facilities. Besides that, 42.11 hectares of land is earmarked for the development of Transport Nagar and parking areas separately for Jagadhri and Yamuna Nagar towns in sectors 2 and 11. The total area proposed for Transport and communication is 360 hectares.

(V) Public Utilities

An area of 122 hectares has been earmarked for the public utilities in order to meet the requirements of water supply installations, drainage installations, sewage stations, disposable works and grid sub-stations etc. provisions have been made in sector-7 for sewage treatment plant, sewage disposal works and for deep tubewell based water- works with an area of five acres each. The 220 Kilovolt grid sub- station is located in the controlled area outside the urbanisable limits and sufficient land around the site is available for future expansion. Another 220 Kilovolt sub- station is under construction on Radaur- Road, however, 66 Kilovolt sub- station shall be required to strengthen the distribution system in Jagadhri, which is proposed on Bilaspur Road.

(VI) Public and Semi Public

The administrative block along with the judicial complex is already functioning in Sector-17. In order to meet the future need for public and semi public offices and institutions an area of 350 hectares has been earmarked in sectors 11 and 14.

(VII) Open Spaces:

Open spaces are supposed to be the lifeline of any settlement. An area of 476 hectares has been earmarked for open spaces in the form of parks, play grounds and green belt along major roads. This will be in addition to the open spaces provided while preparing lay out plan of individual sector. Since no town park is currently present in town, 35 acres have been specifically earmarked for the purpose in sector 18. Similarly another green space is earmarked in sector 25.

(VIII) Agriculture Zone

Apart from the 4411 hectares proposed as urbanisable area, the remaining controlled area is proposed to be reserved as agriculture Zone. However, it would not eliminate to essential building development within this area, such as, the extension of the existing village contiguous to abadi-deh if undertaken a project approved or sponsored by the Govt. and other ancillary facilities necessary for the maintenance and improvement of agricultural land.

12. Zoning Regulation:

The legal sanctity to the proposal regarding land use is being given effect by a set of zoning regulations, which form part of this development plan. These regulations will govern the change of land use and standards of development. They also very elaborately detailed out allied and ancillary uses which will be permitted in the various major land uses and stipulate that all the change of land use and development shall be accordance with the details given in the sector plan thereby ensuring the preparation of detailed sector plan for each sector to guide development and enforce proper control.

**Annexure-B
Zoning Regulations:**

Governing use and developments of land in the controlled area around Yamuna Nagar-Jagadhri as shown in the Drawing No. DTP (Y) 152/2003, dated the 10th March, 2003.

I) General:

1. These zoning regulations forming part of the development plan for the controlled area around Yamuna Nagar-Jagadhri shall be called zoning regulations of the development plan for the Yamuna Nagar-Jagadhri controlled area.
2. The requirement of these regulations shall extend to the whole of 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' mean rules contained in part-VII of the rules.
- (c) 'Drawing means Drawing No.DTP (Y) 152/2003, dated the 10th March, 2003.
- (d) 'Floor Area Ratio (FAR) means the ratio expressed in percentage between the total floor area of building on all floor and the total area of the site.
- (e) 'Group Housing' shall be building designated in the form of flatted Development for residential purposes or any ancillary or appurtenant buildings including community facilities, Public amenities and public utility as may prescribed and approved by the Director, Town and Country Planning Department, Haryana.
- (f) 'Light Industry' means industry not to cause injurious or obnoxious noise, smoke, gas, fumes and odorous, 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 with in 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 or household utensils, shoe making and repairing, fuel depots 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 and injurious fumes and odorous.
- (i) 'Extensive Industry' means an industry set up with the permission of Government and is extensive, employing more than 100 workers and may use any kind of power of fuel provided they do not have any obnoxious features.
- (j) 'Heavy Industry' means an industry to be set up or public in semi-public or private sector with the permission of the Government (the cost of plant, machinery etc. as defined in the Industrial Policy of the Government).
- (k) 'Obnoxious or Hazardous Industry' means an industry set up with the permission of the Government and is highly capital intensive associated with such features as excessive smoke, noise, vibration, stench, unpleasant or injurious effluent, explosive, inflammable material etc. and other hazard to the health and safety of the community.
- (l) 'Material Date' means the date of publication of notification of various controlled areas and additional controlled area declared as under:

Serial No.	Name of the controlled area and notification No.	Material date
1.	Controlled area notified vide Punjab Government, Gazette notification No. 447-2TCP-65/6852, dated the 6 th March, 1965 published on 28 th May 1965.	28 th May, 1965.
2.	Controlled Area notified vide Haryana Government, Gazette notification No. CCP/JCA-1/97/468, dated the 29 th May 1997 published on 1 st July, 1997	1 st July, 1997

- (m) 'Non Conforming Use' in respect of any land building in controlled areas means the existing use of such or building which is contrary to the major land use specify for that part of the area in the Development Plan.
- (n) 'Public Utility Service Building' any building required for running 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 Un-regulated Development Rules, 1965.
- (p) 'Sectors Density' and 'Colony Density' means the number of persons per acre in sector area of colony area as the case may be.
- (q) 'Sector Area and Colony Area' shall mean the area of the sector or the colony as bounded with in the major road system shown on the drawing.

Explanation:

- (1) In the case of sector and on the approved layout Plan of the colony in the case of colony including 50% land under the major road surrounding the sector and excluding land under the Major roads system and the area unfit for Building Development with in the sector or the colony as the case may be.
- (2) For the purpose of calculation of Sector density or colony density, it shall be assumed that 55% of the sector Area of colony area will be available for residential plots including the area under Group Housing the area that every building plot shall on the average contain three dwelling units each with population of 4.5 population persons per dwelling unit or 13.5 persons per building plots or as incorporated in zoning plan of the colony/Group Housing complex. In the case of the shop-cum-residential plot, however, only one dwelling unit shall be assumed.
- (r) 'Site Coverage' means ration expressed in percentage between the area covered by ground floor of building and the area of site.
- (s) The terms 'Act' 'Colony', 'Coloniser', 'Development Plan', 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 and Rules, 1965.
- (t) '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:

- (1) the construction of the farm house shall be governed by the restrictions given under clause regarding 'provision' of farm houses 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: A shelf-life projection, supported in any manner what so ever, except by means of vertical supports with in 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 meter 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 meters.
- (x) Subservient to Agriculture : shall mean Development and activities , which are required to assist in carrying out the process of 'Agriculture' such as tubewells, pump, chambers, windmills, irrigation, drains, pucca platform, fencing and boundary walls, water hydrants etc.
- (y) 'Rural Industries' means industrial units, which are registered under Rural Industries Scheme by the Industries Department.
- (z) 'Small Scale Industries' means industrial unit which is registered as Small-Scale industry by the Industries Department.
- (za) 'Agro base industries' means industrial unit which uses food grains, fruits or agro waste as a raw material.
- (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.
- (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 assess to be developed for enucleating 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/Zones.

- (1)
 - (I) Residential Zone,
 - (II) Commercial Zone,
 - (III) Industrial Zone,
 - (IV) Transport and Communication Zone,
 - (V) Public Utility Zone,
 - (VI) Public and Semi-Public Uses (Institutional Zone),
 - (VII) Public opens spaces. and
 - (VIII) Agriculture Zone,
- (2) Classification of major land uses shall be according to 'Appendix- A'.

IV. Division into Sectors

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

V. Detailed Land Uses with in 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 use zone as listed in Appendix B sub joined to these regulations.

VI. Sector not Ripe for Development

Not Withstanding the reservation of various sector of respective land uses for building purposes the Director may nor permit any changes in their land use or allow construction of building there on 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 sector are ensured to his satisfaction.

VII. Sectors to be Developed Exclusively Through Government Enterprise

- (1) 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 with in 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 any of the agencies mentioned above.

VIII. Land Reservation For Major Roads:

Serial Number	Type	Name	Detail
1.	V-1	NH-73	Existing Width within municipal limits and at least 30 meter wide Road with 50 meters green belt on either side inside the controlled area.
2.	V-2a	Scheduled Roads	Existing width within municipal limits and at least 30 meters wide road with 30 meters wide green belt on either side in the controlled area.
	V-2b	Bye Pass	60 Meters width with 100 meters wide green belt on either side.
3.	V-3a	Sector peripheral roads	45m wide
	V-3b	Sector peripheral roads	30 m wide.

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 zones in the Development Plan such industrial non-confirming uses may be allowed to continue for a fixed period to be determined by the Director but not exceeding ten years, provided that the industries concerned:

- Undertakes to pay to the Directors, 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
- During the interim period makes satisfactory arrangement for discharge of effluent to the satisfaction of the Director.
- No further expansion shall be allowed with in the area of non-confirming use.

X. Discontinuance of Non-Conforming Uses:-

- If a non-confirming use of land has remained discontinued for a period of two years or more it shall be deemed to have terminate and the land shall be allowed to be re-used or re-development only according to the conforming uses.
- If a non-confirming use building is damaged to the extent 50% 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.
- After a lapse of period fixed under clause IX, the land shall be allowed to be re-developed or used only confirming 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 detailed 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 or building on plot shall be given unless-

- the plot form 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
- the plot is accessible through a road lay out and constructed up to the situation of the plot the satisfaction of the Director.

XIII. Minimum Size of Plots for Various Types of Building:

- The minimum size of plots for various type of uses shall be as bellow:

(i)	Residential plots	50 Square Meters
(ii)	Residential Plot in Subsidised Industrial	35 Square Meters

	housing or slum dwellers housing scheme approved by the Government	
(iii)	Shop-cum-Residential Plot	100 Square Meters
(iv)	Shopping booths including covered Corridor or payment 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 part of a licensed colony 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 rule. In the case of other categories, the maximum coverage and floor area ratio subject to architectural control, as may be imposed under regulation XVI shall be as under:

Sr. no.	Type of use	Maximum ground floor coverage	Maximum floor area ratio	Remarks
1	Group Housing	35%	175	
2	Government offices	25%	150	
3	Commercial			
	(a) integrated corporate	40%	150	The total area of the commercial pockets is to be considered as plotable 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 may be accounted for a plotted area of working out the plotable area of the sector.
4.	Warehousing	75%	150	

Note Below Basement shall be permitted as approved in the zoning Plan. The basement shall be used for storage purposes.

XV. Building Lines in Front and Rear side of Buildings

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

XVI Architectural Control

Every building shall conform to architectural control prepared under rule 50 if applicable as per Punjab Scheduled Roads and controlled Areas Restriction of Unregulated Development Rules, 1965.

XVII) Relaxation of Land use within Agricultural Zone

In the case of any land lying in rural, 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 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 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 can not 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 Director as determined by him, the proportionate charges as 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 this regulation shall mean acquisition of full proprietary rights and no lease 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 sector subject to a maximum of 20% variation allowed on either side of the prescribed sector density.

XIX. Provision of Farm House Outside Abadi-Deh in Agricultural Zone:

A farmhouse in rural zone outside abadi-deh may be allowed on the following conditions:

	Size of farm house	Main Building of the dwelling unit	Ancillary building of main dwelling unit
(i) Site Coverage	2 acres minimum	As applicable to residential plot equivalent to 500 square yards	1 percent of the farm land (not more than 40 percent shall be used for labour / servant quarters)
	Upto 3 acres	As applicable to residential plot equivalent to 750 square yards	-do-
	Upto 4 acres and above	As applicable to residential plot equivalent to 1000 square yards	-do-
(ii) Height and Storey		11 metres, three storeyed	4 metres, single storey.

(II) For para (iv) and entries thereagainst. the following para and entries thereagainst shall be substituted, namely:-

“(iv) Approach road: Any revenue rasta/road defined in the revenue record”.

(iii) Set Back:

It shall be at least 15 meters away from edge of the agricultural land on all sides provided that if land attached to the farm house shall be constructed with minimum set back from the back of the road as under:

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

(iv) Approach Road:

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

(v) Basement:

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

(vi) Ledge, Loft and Mezzanine Floor:

Ledge, Loft and Mezzanine floor shall be permitted within the building subject in the restriction above as well as restriction 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 farmhouse is built.
- (b) Open sanitary drains or cover drains to be provided to clean sheds in case of dairy farms, drains are to be provided by carrying rain water in case of all building
- (c) Septic to be provided for disposal of human and animals waste as per provision of the Controlled Areas Rules, 1965.
- (d) The distance between the septic tank and open well or tube well or shall be as provided in the controlled Areas Rules, 1965.

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

XX Relaxation of Development Plan:

Government may be the case of hardship or with a view to save any structure constructed before the material date, relax any of the provision 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 improve.

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 unit 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 Industrial Unit and Cyber City.
- (b) Three Tier basements 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 Office 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/Industrial uses.
- (c) No residential plotted development shall be allowed in a Cyber City.
- (d) For a Cyber City Project if allowed in Agricultural/Rural Zone, the entrepreneur shall make the arrangement of water supply and other facilities like sewerage disposal/drainage etc.
- III The Government may impose any other condition as deemed necessary from time to time.

APPENDIX A
CLASSIFICATION OF LAND USES

Main Code	Sub Code	Main Group	Sub Group
100		Residential	Residential sector on neighborhood pattern
200		Commercial	
	210		Retail Trade
	220		Wholesale Trade.
	230		Warehousing and storage
	240		Office and Bank including Government Offices.
	250		Restaurants, Hotels and Transit Boarding Houses including Public Assistance Institutions, Providing Residential accommodation likes Dharmshalas Tourist Houses etc.
300		Industrial	
	260		Cinema and other places of Public assembly on commercial basis.
	270		Professional Establishment.
	310		Service Industry
	320		Light Industry

400	330	Transport and Communication	Extensive Industry
	340		Heavy Industry
500	410	Public Utilities	Railway Yards, Railway Stations And Siding
	420		Roads, road Transport Depots And Parking areas.
	430		Dock Yards, Jetties
	450		Telegraphs offices, Telephone Exchange etc.
	460		Broadcasting Stations
	470		Television Stations
	510		Water Supply installation Including treatment plants
	520		Drainage and Sanitary installation Including Disposal works
	530		Electric Power plants Sub Station Etc.
	540		Gas installation and Gas work
Main Code	Sub Code	Main Group	Sub Group
600		Public and Semi-Public	
	610		Government, Administrative Central Secretariat, District offices, Law Courts, Jails Police Station, Governor and President's Residence
	620		Education, Cultural and Religious Institutions
	630		Medical and Health institutions
	640		Cultural institution like theaters Opera Houses etc. of a predominately non- commercial nature.
	650		Land belonging to defense.
700		Open Spaces	
	710		Sports. Grounds, Stadium play Grounds, parks.
	720		Parks
	730		Other Recreational Uses
	740		Cemeteries, Crematories etc.
	750		Fuel filling station and Bus Queues Shelters.
800		Agriculture Land	
	810		Market Garden
	820		Orchards and Nurseries
	830		Land Under Staple Crops
	840		Grazing and Land pastures
Main Code	Sub Code	Main Group	Sub Group
	850		Forest Land
	860		Marshy Land
	870		Barren Land
	880		Land under water

APPENDIX B

I. RESIDENTIAL ZONE:

(i) Residence	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) 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	As per the policy/parametres decided by the Government
(xvi) Any other use, which the Government may in public interest decide	
(xvii) Cyber Parks/Information Technology Park	

II. COMMERCIAL ZONE

(i) Retail Trade.	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) 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	

III. INDUSTRIAL ZONE

(i) Light industry	At sites earmarked for them in the sector plan or in the approved layout plan of the colonies.
(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 Industrial Units	

IV. TRANSPORT AND COMMUNICATION ZONE

- | | |
|---|---------------------------------------|
| <ul style="list-style-type: none"> (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

- | | |
|--|---------------------------------------|
| <ul style="list-style-type: none"> (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

- | | |
|--|--------------------------------|
| <ul style="list-style-type: none"> (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

- | | |
|---|---------------------------------------|
| <ul style="list-style-type: none"> (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

- | | |
|---|--------------------------|
| <ul style="list-style-type: none"> (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 pasteurisation 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 (xii) Land drainage and irrigation, hydroelectric works and tubewell for | As approved by Director. |
|---|--------------------------|

- 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 kilometer belt encircling the existing village Abadi-deh and approachable from public road/rasta other than Scheduled road, National Highway and State Highway.
 - (ii) On Public road/rasta not less than 30 feet wide (other than Scheduled roads, National Highway and State Highway) outside the half kilometer zone referred to in (I) above upto a depth of 100 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 -I

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

- (A) **Computing Devices including:**
 - Desktop
 - Personal Computer
 - Servers
 - Work-station
 - Nodes
 - Terminals
 - Network P.C
 - Home P.C.
 - Lap-top Computers
 - Note Book Computers
 - Palm top Computer/PDA
- (B) **Network Controller Card/ Memories including:**
 - Network Interface Card(NIC)
 - Adaptor Ethernet /PCI/EISA/Combo/PCMICA
 - SIMMs Memory
 - DIMMs Memory
 - Central processing Unit (CPU)
 - Controller SCSI/Array
 - Processors Processor/Processor Power Module/Upgrade
- (C) **Storage Units including :**
 - Hard Disk Drives/Hard Drives
 - RAID Devices and their Controllers
 - Floppy Disk Drives
 - C.D. ROM Drives
 - Tape Drives DLT Drives/DAT
 - Optical Disk Drives
 - Other Digital Storage Devices
- (D) **Other**
 - Key Board

- Monitor
Mouse
Multi-media Kits
- (E) **Printers and Output Devices including**
Dot matrix
Laserjet
Inkjet
Deskjet
LED Printers
Line Printers
Plotters
Pass-book Printers
- (F) **Networking products including**
Hubs
Routers
Switches
Concentrators
Trans-receivers
- (G) **Software including**
Application Software
Operating system
Middleware/Firmware
- (H) **Power supplies to Computer Systems including:**
Switch mode power supplies
Uninterrupted Power supplies
- (I) **Networking/Cabling and related accessories**
(related to IT Industry)
Fibre Cable
Copper Cable
Cables
Connectors, Terminal blocks
Jack panels, patch cord
mounting cord/wiring blocks
Surface mount boxes
- (J) **Consumables including:**
C.D.ROM /Compact Disk
Floppy Disk
Tapes DAT/DLT
Ribbons
Toners
Inkjet Cartridges
Inks for Output devices
- (K) **Electronic Components:**
Printed Circuit Board/populated PCB
Printed Circuit Board/PCB
Transistors
Integrated Circuits/ICs
Diodes/Thyristor/LED
Resistors
Capacitors
Switches(On/Off, Push button, Rocker. etc.)
Plugs/sockets/relays
Magnetic heads, Print heads
Connectors
Microphones/Speakers
Fuses
- (L) **Telecommunication Equipment including:**
Telephones
Videophones

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

VSATs

Video Conferencing Equipments

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

(M) IT Enabled Services 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 & Country Planning Department.