

HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT

Notification

The 5th December, 2007

No. CCP(NCR)/DDP(Bawal)/2007/4244.—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 (Punjab Act No. 41 of 1963), the Governor of Haryana, hereby publishes the following Draft Development Plan 2021 AD for Bawal, along with restrictions and conditions as given in Annexures A and B proposed to be made applicable to the controlled areas specified in Annexure B.

Notice is hereby given that the draft of the 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 objections or suggestions if any, which may be received by the Director, Town & Country planning, Haryana, Aayojna Bhawan, sector -18, Chandigarh, from any person in writing in respect of such plan before the expiry of the period so specified.

Drawings

1. Existing Land use Plan Drawing No. DTP(Re) 490/07 dated 27th August, 2007.
2. Bawal Draft Development Plan 2021AD Drawing No. DTP(Re) 491/07 dated 10th September, 2007.

ANNEXURE 'A'

EXPLANATORY NOTE ON THE DRAFT DEVELOPMENT PLAN 2021 AD FOR THE CONTROLLED AREAS I, II & III OF BAWAL AND ADDITIONAL CONTROLLED AREA II OF REWARI

HISTORICAL BACKGROUND:

Bawal town is founded by a Rajput named Sardar Rao Sahasmal Chauhan in Vikram Samvat, 1205. The family priest of Rao Sahasmal, Bawalia by Gotra, named this town as BAWAL. Later, the successor of Rao Sahasmal, Shri Bhuji extended the limit of the area and this town was renamed as Bhuji-ka-Bawal.

Till 1857, this small town remained under the kingdom of Nawab of Jhajjar and after the first independence battle of 1857, the British Government rewarded the Bawal town and 175 surrounding villages to King of Nabha for co-operating with the British Government to defeat the local kings. Bawal remained as the district headquarter town of Nabha State till independence in year 1947.

LOCATION AND LINKAGES:

Bawal town is located at a distance of 100 Kilometers from Delhi and 14 Kilometers from the District Headquarter of Rewari District. Geographically, it is situated at 76°35' East longitude and 27°30' North latitude. It is located on National Highway No. 8 i.e. Delhi-Jaipur road and well connected with Delhi Jaipur Railway line. The nearest airport is Indira Gandhi International Airport New Delhi at a distance of about 80 Kilometers. The administrative jurisdiction of Bawal Municipal Committee extends over an area of 3.76 square Kilometers.

PHYSIOGRAPHY:

The town abounds in the barren hills of Aravalli chain. The geological structure of the area is formed of alluvium (recent) and Delhi group (Middle Proterozoic) formation. The general slope of the town is from north-east to south-west and west. The town has sub-tropical continental monsoon climate, hot summers, cold winter nights and relatively low rainfall concentrated during monsoon. Being near to Rajasthan state desert, the area is frequented by dusty storms in summers. The sub-soil water in the town within the periphery of 8 Kilometers is mostly brackish, but there are certain confined areas where adequate water is also available.

AVAILABILITY OF INFRASTRUCTURE:

(a) **Physical Infrastructure:** There is a 132 Kilovolts sub station of electricity covering households of the surrounding villages and the town. The town is covered with Tube well and canal based water supply system. There are presently approximately 60 numbers of tube wells of Water Supply & Sanitary Department, which are providing 60 liters of drinking water per capita per day. At present, there is no sewerage system available in existing town and open drains are being used for sewerage disposal in the whole town. There is also Telephone Exchange having a capacity of 2000 connections.

The town is well connected by means of railway line and roads. Double Broad Gauge Railway Line passes through the town and connects the town with national capital and other towns of the state as well as the country. The

town is located on Delhi Jaipur National Highway No. 8 and National Highway No.71B making the town well accessible from District Rohtak, Jhajjar, Rewari etc.

(b) **Social Infrastructure** : There is a Regional Agriculture University named as Choudhary Charan Singh Haryana Agriculture University spread over an area of 180 acres, which is engaged in research and development activities. There are two Senior Secondary Schools one each for girls and boys. There is a Government Degree College at village Bawal situated at a distance of 1 Kilometer from the existing town. The town also has a police station, veterinary hospital, primary health centre, stadium, community centre and sufficient Post and Banking facilities.

ECONOMIC BASE OF THE TOWN:

The main economic base of the town was trade and commerce, followed by agriculture related activities. The workers participation rate of the town was about 39.11 percent of the total population as per the 2001 census, comprising of 67 percent of the main workers (3152 workers) and rest 23 percent of the marginal workers. It was observed that the tertiary sector (53 percent) including commercial activities, trade and commerce and related activities were predominant in nature. The secondary sector including household industries and other industrial activities constituted only 4 percent, while the primary sector including agriculture and its related activities was the next major constituent sector of the town's economy with about 43 percent of workers engaged in this sector, as illustrated in the following table:-

Workers Participation Rate in Bawal - 2001

Sector	Numbers	Percentage to total workers	Percentage to total population
Primary Sector: Cultivators and Agricultural Labours	2016	42.90	16.77
Secondary Sector: Household Industries, Manufacturing, Service and Repair	191	4.06	1.59
Tertiary Sector: Trade and Commerce, Transport and Service Sector	2492	53.04	20.74
Total	4699	100.0	39.11

PROPOSED OCCUPATIONAL STRUCTURE:

Occupational structure of the town has been proposed keeping in view the functions assigned to it. Having been planned for industries, wholesale, trade and other services, hence major chunk of working force will be employed in these sectors. Proposed occupational structure is given in the table below:-

Sector	No. of workers	% to total Workers
Primary	1400	4.0
Industry and Commercial	17500	50.0
Trade and Commerce	5250	15.0
Transport, Storage and Communication	4550	13.0
Other services	6300	18.0
Total Workers	35000	100.0

Assigned Population = 100,000 Persons
Proposed Participation rate = 35%

POPULATION / DEMOGRAPHY:

The town had registered the highest growth rate of 34.78 percent during the last decade i.e. 1991-2001. The main reasons of this increased growth is selection of the town to be developed as a industrial growth centre by the Government of India and setting up of an industrial estate by Haryana State Industrial Infrastructure Development Corporation in the vicinity of the town, which resulted a large scale migration from surrounding villages. The town registered relatively higher growth rate of 18.85 percent during the decade 1971-81 owing to its inclusion in the National Capital Region Plan. The decadal growth rate and projected population is presented below:-

Demographic Profile of Bawal Town: 1951-2001		
Census Year	Population	Decadal Growth rate (%)
1951	5392	9.86
1951-61	5924	10.21
1961-71	6529	18.85
1971-81	7760	16.10
1981-91	9010	34.78
1991-2001	12144	

In the period of past 50 years i.e. from 1951 to 2001, the average growth rate was 17.96 % only. As per the regional plan of 2001 of National Capital Region, the assigned population by the year 2001 was 50000 persons. However, as per the census of 2001 population of only 12144 persons was achieved. As evident from the above table the growth rate of last decade was considerably high as compared to past two decades. However if growth rate of the town alone is considered for arriving at future projection of population growth over the next two decades then it would not give a realistic figure. Therefore population of 16 numbers of villages i.e. 20925 whose land will be engulfed within the proposed urbanisable limits needs to be added to the population of the existing town which is 12144 persons as per census 2001. Keeping this in view, population projection for the next two works out to be as below:-

POPULATION PROJECTION

Base Population = Population of Existing Town + Population of 16 villages coming within urbanisable zone
12144+20925 = 33069 persons.

Perspective Year	Projected Population	Projected Growth Rate(%)
2001-2011	57500	74
2011-2021	100000	74

The area in and around Industrial estate is expected to grow at a rate much more than the growth rate of 34.78 percent registered in the last decade due to various considerations viz; fast pace of development encouraged in the priority towns and urban centers of National Capital Region located in close proximity to Bawal, new industrial and fiscal policies including upgradation and proposals of new railway and road transportation corridors that are envisaged in Regional Plan 2021AD for National Capital Region, upgradation of Bawal as Sub-Regional Centre in the Regional Plan 2001 for National Capital Region to Priority town in the Regional Plan 2021AD, and acquisition of land for industrial development by Haryana State Industrial Infrastructure Development Corporation (HSIIDC) to the extent of 1300 acres. Thus the Draft Development Plan has been prepared to accommodate 57500 persons by 2011 A.D. and 100000 persons by 2021 A.D. with an anticipated growth rate of 74%.

DEVELOPMENT PROPOSALS:

Keeping in view the above population projections, the Draft Development Plan Bawal has been prepared for the projected population of one lakh persons by year 2021AD. The existing town covers a total area of about 78 hectares. The maximum population density is concentrated near Bus Stand and within Municipal Committee areas. Presently, most of the development of Bawal town is limited only to the west of National Highway No. 8. However, keeping in view of the limited strip of land available to the west between the state boundary of Rajasthan and the National Highway No.8, the urbanization proposals have been kept on both sides parallel to the existing National Highway in order to plan a compact area for future development and keeping in view the present development trends.

The Bawal town has primarily been conceived to be developed as an integrated self contained Industrial Growth Centre. Its strategic location on National Highway and the expansion of existing industrial estate is favouring further potential for industrial development, therefore industrial land use constitute maximum share in the proposed Draft Development Plan as presented in the table below;

EXTENT OF MAJOR LANDUSE

Serial Number	Land Use	Area within Municipal Committee Limit (in Hectare)	Area within Controlled Area (in Hectare)	Total Area (in Hectare)	%age of total area
1	Residential	130.00	470.00	600.00	16.67
2	Commercial	45.00	30.00	75.00	2.08
3	Industrial	-	1555.00	1555.00	43.19
4	Transport and	55.00	480.00	535.00	14.86

	Communication				
5	Public Utility	-	85.00	85.00	2.36
6	Public and Semi-Public	-	280.00	280.00	7.78
7	Open Space	70.00	400.00	470.00	13.06
	Total	300.00	3300.00	3600.00	100.00

Sector/Town Density = 30 Persons per Hectares.
Gross Residential Density = 170 Persons per Hectares.

DESCRIPTION OF LAND USE:

The overall Development Plan proposes to divide the urbanisable area into seventeen sectors containing various urban land uses viz; industrial, residential, commercial, public and semi-public uses, transport and communication etc. The location of various land uses have been placed on the plan keeping in view the existing conditions, geographical aspects, easy flow of traffic and infrastructural facilities available to support the proposed use. The rest of the controlled area beyond the urbanisable zone has been kept as agricultural zone. The description of various land use are presented below:

1 RESIDENTIAL

The residential area of about 600 hectares has been proposed within the urbanisable area which covers six complete sectors i.e. sector 7A, 10A, 11 and 13 and four part sectors i.e. sector 1 part, 2 part, 10 part, 12 part. The proposed residential sectors are reserved to accommodate a population of one lac with net residential density is 170 persons per hectares. This area would include the ancillary and allied activities like schools, shopping centres, health centres, religious facilities and local level open spaces etc. The residential sector 1 and 2(part) have been proposed adjoining to industrial sectors in order to maintain work journey relationship while the remaining residential sectors have been proposed in and around existing town.

2 COMMERCIAL

At present, the commercial activity is mostly located along the main roads within the existing town in the form of retail shops and bazaar with some activity is also coming up along NH-8. At present, there is no organized centre of commercial activity within the town. Since the town has to be developed as an integrated self contained Industrial Growth Centre. Hence an area of 75 hectares has been earmarked in sector 12 adjoining to the existing town and in sector 5 for commercial use. The commercial needs are also proposed to be met within residential sectors as per the neighborhood shopping concepts.

3 INDUSTRIAL

Since the town has been proposed to be developed as Industrial Growth Centre, therefore, the main function of the town is assigned as industrial. An area of approximately 1555 hectares has been earmarked for industrial use in this plan. The Haryana State Industrial Infrastructure Development Corporation has already developed some area for industrial use after acquiring 1200 acres of land, which is located mainly towards north of National Highway No. 8. The same has been incorporated in the plan as industrial sector 2 and 3 (part), sector 6 and 7 and part of this industrial area is also falling towards south of National Highway, which is incorporated in the plan as industrial sector 4, 5 and 8 (part). The nature of industrial units being set up in this Industrial Growth Centre are mainly Auto Components and sub-ancillaries, Light Engineering, Chemicals, Pharmaceuticals, Machinery and Equipment, Textile Products and miscellaneous products e.g. plastic/wood/rubber, packaging and paper based products. Some of the leading national as well as multinational units operating in this area are Mushashi Auto, Caparo Maruti, Wheels India, Exide Battery, Y.K.K. ASHA Glass, Medso, T.D. Copper, Narolac Paints, Becson and Dickson, Rel Agro etc. The growth centre has been conceived to create an excellent industrial infrastructure to attract investments from surrounding regions by making provision of industry specific infrastructure e.g. broad sector roads, upgradation of existing width of highways and railways, sites for solid waste disposal and treatment plants etc. The attractive fiscal incentives of Industry Department of the State Government will boost further potential for industrial expansion. Therefore, more land under industrial use have been added under sector 1A, 3A, 3, 4, 5, 6A, 6, 14, and 15 for future industrial expansion.

It is expected that with the proposed development of facilities and economic input, the proportionate industrial workforce would also increase substantially. It is expected that out of total proposed population of 100000 at least 35% i.e. 35000 workers would be available at Bawal. Out of these workers, at least 50% (17500) workers would find employment in these industrial sectors.

Area	
67	
08	
19	
186	

4 TRANSPORT AND COMMUNICATION

The town is located on the railway line and on the National Highway No. 8 and National Highway No. 71 that makes the town very well connected with entire region. However, to avoid congestion on National Highway 8 in future and for easy flow of goods and services in the industrial areas, two peripheral roads towards south as well as north of the National Highway No. 8 under the nomenclature of V-2 road along the outer boundaries of sectors have been proposed. The existing National Highway No. 8 under the nomenclature of V-1 (a) and National Highway No. 71B under the nomenclature of V-1 (b) roads are to be maintained as per their prescribed width and for which, 60 meters wide green belt on either side of these respective roads have been proposed except in village abadi areas. The outer peripheral road and the National Highway have been proposed to be interlinked with sector dividing roads i.e. by V-3 roads having 60 mtrs width. The width / reservation of various hierarchies of roads provided in this Draft Development Plan are given as under:

Serial Number	Classification	Width / Road reservation
1	V-1(a) National Highway No. 8	Existing width with 60 meters wide green belt on both sides.
2	V-1(b) National Highway No. 71B	Existing width with 60 meters wide green belt on both sides
3	V-2 road	100 meters wide peripheral road with 100 meters wide green belt on both sides.
4	V-3 road	60 meters wide sector road.

The present land reservation along the railway track has also been included within the land use of transport and communication. Sector-9 located along railway line has been exclusively reserved for this zone. Beside above, also an independent transport and communication zone for truck terminal, transport nagar, and other subservient uses has been provided in sector 17 along proposed freight corridor. The proposal of transport and communication within the urbanisable limit covers an area of approximately 535 hectares.

5 PUBLIC UTILITIES

The main function of the town being industrial and other services, it will require uninterrupted supply of electricity, reliable and adequate water supply system, efficient sewage and storm water disposal system. Keeping these requirements in view, an area of 85 hectares has been proposed exclusively in sector 4A including part of sector 1.

6 PUBLIC AND SEMI-PUBLIC

At present, Bawal town is a tehsil level town and has limited Government Offices located within this town, but due to the proposed industrial development, there will be requirement of institutions and public sector offices. Therefore, an area of 280 hectares has been proposed under this use in sector-16.

7 OPEN SPACES

Open spaces comprising an area of about 470 hectares has been proposed within urbanisable area. The area of green belt along National Highway Number 8, National Highway Number 71, peripheral / sector roads, railway track, canals, distributaries and natural drains and around village abadi falling within industrial zones etc. as well as city level open space in sector-10 part within the urbanisable included in this area. Besides above, neighborhood parks will also be developed within each sector as per norms.

8 AGRICULTURAL ZONE

The remaining area falling outside urbanisable area, but within the controlled area is proposed to be kept as agricultural zone. This, however, will not eliminate the essential building development within this area such as the extension of the existing village contiguous to abadi deh, if undertaken as a project approved or sponsored by the Government and other ancillary facilities necessary for the maintenance and improvement of the area as an agricultural area.

ZONING REGULATIONS

The legal sanctity to the proposal regarding land use is being given to the effect by a set of zoning regulations which formed a part of this development plan. These regulations will govern the change of land use and standard of development. They also very elaborately detail out allied and ancillary uses which will be permitted in various major land uses and stipulate that on change of land use and development shall be in accordance with the

details shown in sector plan thereby, ensuring the preparation of detailed sector plans for each sector to guide the development and enforce proper control.

Annexure B

Zoning Regulations:

Governing uses and development of land in the controlled areas around of Bawal as shown in Drawing No. DTP(Re) 491/07, dated the 10th September, 2007.

I General:

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

II Definitions:- In these regulations:-

- (a) "Approved" means approved under the Rules;
- (b) "Building Rules" means the rules contained in part VII of the Rules;
- (c) "Drawing" means Drawing Number DTP(Re) 491/07, dated the 10th September, 2007;
- (d) "Floor Area Ratio" (FAR) means the ratio expressed in percentage between the total floor area of a building on all floors and the total area of the site;
- (e) "Group Housing" shall be the buildings designated in the form of flatted development for residential purpose or any ancillary or appurtenant building including community facilities, public amenities and public utility as may be prescribed and approved by the Director, Town and Country Planning, Haryana;
- (f) "Light Industry" means an industry not likely to cause injurious or obnoxious noise, smoke, gas, fumes, odours, dust, effluent and any other nuisance to an excessive degree and motivated by electric power;
- (g) "Local Service Industry" means an industry, the manufacture and product of which is generally consumed within the local area, for example bakeries, ice-cream manufacturing, aerated water, Atta Chakkies with power, laundry, dry-cleaning and dyeing, repair and service of automobile, scooters and cycles, repair of house hold utensils, shoe-making and repairing, fuel depot etc. provided no solid fuel is used by them;
- (h) "Medium Industry" means all industries other than 'Light Industry' and 'Local Service Industry' and not emitting obnoxious or injurious fumes and odours;
- (i) "Extensive Industry" means an industry set up with the permission of the Government and in extensive employing more than 100 workers and may use any kind of captive power of fuel provided they do not have any obnoxious features;
- (j) "Heavy Industry" means an industry to be set up in public or semi-public or private sector with the permission of the Government (the cost of plant, machinery etc. as defined in the industrial policy of the Government);
- (k) "Obnoxious or hazardous industry" means an industry set up with the permission of the Government and is highly capital intensive associated with such features as excessive smoke, noise, vibration, stench, unpleasant or injurious effluent, explosive inflammable material etc. and other hazards to the health and safety of the community;
- (l) "Material Date" means the date of publication of notification of various controlled areas declared as under:

Serial Number	Controlled Area	Material Date
1	Controlled Areas of Bawal declared vide notification No. PC-97/191, dated the 12 th March, 1997 published in Haryana Government Gazette dated the 8 th April, 1997.	8 th April, 1997
2	Additional Controlled Areas II and III of Bawal declared vide notification no. CCP(NCR)/Bawal/ACA-II,III/2007/1622, dated the 20 th April, 2007 published in Haryana Government Gazette dated the 20 th April, 2007.	20 th April, 2007
3	Additional Controlled Area II of Rewari declared vide notification No. CCP(NCR)/RWR(ACA-II)/A/2007/424, dated the 9 th February, 2007 published in Haryana Government Gazette dated the 9 th February, 2007.	9 th February, 2007

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

Explanation:-

- (1) In 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 and on the approved layout plan of the Colony/sector. Benefit of 50% of the area falling under major roads and their adjoining green belts, if any, shall be allowed for plotable area/FAR in case of plotted/group housing colony; and excluding the area unfit for building development within the sector or the colony as the case may be. In the layout plan of colony or sector, other than industrial colony/sector, the land reserved for roads, open space, schools, public and community building and other common uses shall not be less than 50% of the gross area of the land under the colony/sector;
 - (2) For the purposes of calculation of sector density or colony density, it shall be assumed that 50 percent of the sector area or colony area will be available for residential plots including the area under Group Housing and that every building plot shall on the average contain three dwelling units each with a population of 4.5 persons per dwelling unit or 13.5 persons building plot or as incorporated in the Zoning Plan of the colony/group housing complex. In the case of shop-cum-residential plot, however, only one dwelling unit shall be assumed;
 - (r) "Site Coverage" means ratio expressed in percentage between the area covered by the ground floor of building and the area of the site;
 - (s) The terms "Act", "Colony", "Coloniser", "Development Plan", "Sector" and "Sector Plan" shall have the same meaning as assigned to them in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 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
 - (ii) Farm shed i.e. Ancillary use.
- Notes:-
- (1) The construction of the farm house shall be governed by the restrictions given under clause XIX regarding "Provision of Farm House outside abadi-deh in Agricultural Zone";
 - (2) The farm sheds regarding building control and site specifications shall be governed by the restrictions mentioned in clause XIX;
 - (u) "Ledge or Tand" means a shelf-like projection, supported in any manner whatsoever, except by means of vertical supports within a room itself but not having projection wider than one metre;
 - (v) "Loft" means an intermediary floor on a residual space in a pitched roof; above normal floor level with a maximum height of 1.5 metres and which is constructed or adopted for storage purposes;
 - (w) "Mezzanine Floor" means an intermediate floor above ground level with area of mezzanine restricted to 1/3rd of the area of that floor and with a minimum height of 2.2 metres;
 - (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, wind mills, irrigation's drains, pucca platforms, fencing and boundary walls, water hydrants etc;
 - (y) "Rural Industries Schemes" means industrial unit, which is registered as rural industries schemes by the Industries Department;
 - (z) "Small Scale Industries" means industrial unit, which is registered as small scale industries by the Industries Department;
 - (za) "Agro based industries" means an industrial unit, which uses food grains, fruits or agro waste as a raw material;

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- (zb) "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;
- (zc) "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;
- (zd) "Cyber City" means self contained intelligent city with high quality of infrastructure, attractive surrounding and high speed communication access to be developed for nucleating the Information Technology concept and germination of medium and large software companies/Information Technology Enabled Services wherein no manufacturing units may be allowed;
- (ze) "Green Belt" shall mean strips of land along sector/arterial road shown in the development plan, primarily meant for the widening of the sector/arterial road in future; and
- (zf) 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 (Punjab Act 41 of 1963).

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 Zone (Institutional Zone)
 - (vii) Open Spaces Zone
 - (viii) Agriculture Zone
- (2) Classification of major land uses is according to Appendix A.

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

V Detailed land uses within major uses:- Main, ancillary and allied uses, which are subject to the other requirements of these regulations and of the rules, may be permitted in the respective major land uses zones are listed in Appendix 'B' sub-joined to these zoning regulations.

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

VII Sectors to be developed exclusively through Government Enterprises:-

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

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

VIII Land Reservations for Major Roads:

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

Serial Number	Classification	Width / Road reservation
1	V-1(a) National Highway No. 8	Existing width with 60 meters wide green belt on both sides.
2	V-1(b) National Highway No. 71B	Existing width with 60 meters wide green belt on both sides
3	V-2 road	100 meters wide peripheral road with 100 meters wide green belt on both sides.
4	V-3 road	60 meters wide sector road.

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

(3) Benefit of only 50% of the area falling under major roads and adjoining green belts, if any, shall be allowed towards plotable area/FAR in the plotted/group housing colony; while approving the layout plans for the sector/colony to be developed by Haryana Urban Development Authority and private colonizers. In case of commercial colony and IT Park/Cyber City the benefit of 10% of FAR of the total area of the site or area falling under green belt and sector roads whichever is less shall be allowed.

IX Non-conforming uses either existing or having valid Change of Land Use permission:-

(1) With regard to the existing projects located in the zones other than conforming-use zone in the Development Plan, such non-conforming uses shall be allowed to continue for a fixed period to be determined by the Director, but not exceeding ten years; provided that the owner of the building concerned:

- (a) undertakes to pay to the Director, as determined by him the proportionate charges towards the external development of the site as and when called upon by the Director to do so in this behalf;
- (b) during the interim period makes satisfactory arrangements for the discharge of effluent to the satisfaction of the Director; and
- (c) shall not be allowed to expand the existing project within the area of non conforming use.

(2) With regard to the projects having valid Change of Land Use permissions, and located in the zones other than conforming-use zone in the Development Plan, such non-conforming uses shall be allowed to continue, provided that the owner of the building concerned:

- (a) undertakes to pay to the Director, as determined by him the proportionate charges towards the external development of the site as and when called upon by the Director to do so in this behalf; and,
- (b) during the interim period makes satisfactory arrangements for the discharge of effluent to the satisfaction of the Director.

X Discontinuance of non conforming uses:

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

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

XII Individual site to form part of approved layout or zoning plan:- No permission for erection or re-erection of building on a plot shall be given unless-

- (i) the plot forms a part of an approved colony or the plot is in such area for which relaxation has been granted as provided in regulation XVII; and
- (ii) the plot is accessible through a 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 types of uses shall be as below:-

- (i) Residential plot : 50 Square metres
- (ii) Residential plot on subsidised industrial housing or slum dwellers housing scheme approved by the Government : 35 Square metres

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- (iii) Shop-cum-residential plot : 100 Square metres
 (iv) Shopping booths including covered corridor or pavement in front : 20 Square metres
 (v) Local service industry plot : 100 Square metres
 (vi) Light industry plot : 250 Square metres
 (vii) Medium industry plot : 8000 Square metres
- (2) The minimum area for Group Housing Colony to be developed either as a part of plotted/licenced colony or as independent Group Housing Colony will be 5 acres. However, in case a group housing scheme is floated by Haryana Urban Development Authority or any other Government Agency, the size of group housing site shall be as specified in the scheme.

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

Serial Number	Type of use	Maximum Ground Floor Coverage ^a	Maximum Floor Area Ratio
1	Group housing	35%	175
2	Government offices	25%	150
3	Commercial	In accordance with the terms and conditions specified in the zoning plan of sites approved by the competent authority.	
4	Warehousing	75%	150

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

XV Building lines in front and rear of buildings:- These shall be provided in accordance with rules 51, 52 and 53 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965.

XVI Architectural control:- Every building shall conform to architectural control prepared under rule 50 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965.

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

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

Provided that-

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

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

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

XIX Provision of Farm House outside Abadi-deh in Agricultural Zone:- A farm house in agricultural zone, outside abadi-deh may be allowed if the area of the land is 2 acres or more on the following conditions:

	Size of farm house	Main building of the dwelling unit.	Ancillary building of main dwelling unit.
(i) Site coverage	2 Acres minimum	As applicable to residential plot equivalent to 500	1 percent of the farm land (not more than 40 percent shall be used for

	square yards.	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.

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

- (a) Where the road is bye-pass to a scheduled road or an expressway : 100 metres
 (b) Where the road is a scheduled road : 30 metres or as shown in the development plan
 (c) Any other road : 15 metres

(iv) **Approach Road-** Any revenue rasta/road defined in the revenue record.

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

(vi) **Ledge, loft and Mezzanine floor** Ledge, loft and mezzanine floor shall be permitted within the building subject to the restrictions above as well as the restrictions stipulated in the definition given under sub-clause (u), (v) and (w) of clause-II.

(vii) **Services, Water supply and drainage** (a) Good potable water supply should be available in the farm for human consumption in case farm house is built.

(b) Open Sanitary drains or covered drains to be provided to clean the sheds in case of Dairy farms, Drains are to be provided for currying rain water in case of all buildings.

(c) Septic tank to be provided for disposal of human and animals waste as per provisions of the Rules.

(d) The distance between the septic tank and open well or tubewell shall be as provided in the Rules.

Provided that the 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 agricultural zone.

XX Relaxation of development plan:- Government may in case of hardship or with a view to save any structure constructed before the material date, relax any of the provisions of the Development Plan on principles of equity and justice on payment of such development charges and on such other conditions as it may deem fit to impose.

XXI PROVISIONS OF INFORMATION TECHNOLOGY UNITS AND CYBER PARKS/CYBER CITIES:-

(i) LOCATION

- (a) Information Technology Industrial Units will be located in Industrial Areas/Industrial Zones only;
 (b) Cyber Parks/ Information Technology Parks will be located either in Industrial Areas or Industrial/Residential Zones abutting on minimum 60 metres ROW sector roads in the form of integrated development. However, no manufacturing units will be permitted in such parks;

(c) Cyber Cities:- The location of such a facility will be decided by the Government;

SIZE		
Serial Number	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 metres of floor area shall be provided for parking in cyber park/Information Technology Park, Information Technology Industrial Unit and Cyber City;
- (b) Three Tier basement for Information Technology Industry for meeting the requirement of parking shall be allowed subject to clearance from Public Health requirement.

II Other Activities

- (a) Incidental commercial activities like Banks, Restaurants, Insurance Offices etc. shall be permitted subject to restriction of 4% of the total area of the Cyber Park/Information Technology Park;
- (b) Only 5% of the area of the Cyber City shall be allowed for Group Housing and 4% of the total area of the Cyber City shall be permitted for Commercial/Institutional uses;
- (c) No residential plotted development shall be allowed in a Cyber City;
- (d) For a Cyber City Project if allowed in Agricultural 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.

XXII SETTING UP OF COMMUNICATION TOWERS:-

- I **Location:** The communication towers can be setup in Residential, Commercial, Industrial, Transport and Communication, Public and Semi-public, Open Spaces, Special and Agricultural zones with the permission of the competent authority.
- II **Approach:** The following norms for approach road would apply as per location of the tower:
 (i) Residential, Commercial, Industrial, Institutional Zone : 30 feet wide
 (ii) Agricultural Zone : 11 feet wide
- III **Height:** The maximum height of the tower from the ground level should not exceed 60 metres subject to clearance from the competent Authorities.

APPENDIX A

CLASSIFICATION OF LAND USES

Main code	Sub code	Main group	Sub group
100		Residential	Residential Sector on neighborhood pattern
200		Commercial	
	210		Retail Trade
	220		Wholesale Trade
	230		Warehousing and Storage

	240		Office and Banks including Government Office		
	250		Restaurants, Hotels and Transient Boarding Houses including public assistance institutions providing residential accommodation like Dharamshala, Tourist House etc.		I
	260		Cinema and other places of public assembly on a commercial basis.		(i)
	270		Professional Establishments		(ii)
300		Industrial			(i)
	310		Service Industry		(v)
	320		Light Industry		(vi)
	330		Extensive Industry		(vi)
	340		Heavy Industry.		(ix)
400		Transport and Communication			(x)
	410		Railway Yards, Railway Station and Sidings.		(xi)
	420		Roads, Road Transport Depots and Parking Areas		(xii)
	430		Dockyards, Jetties		(xii)
	440		Airport/Air Stations		(xiv)
	450		Telegraph offices, Telephone Exchanges etc		(xv)
	460		Broadcasting Station		(xvi)
	470		Television Station		(xvii)
500		Public Utilities			(xvii)
	510		Water Supply installation including treatment plants		II C
	520		Drainage and Sanitary installation including disposal works		(i)
	530		Electric power plants substation etc.		(ii)
	540		Gas Installation and Gas work.		(iii)
600		Public and semi public			(iv)
	610		Government Administrative Central Secretariat District Offices, Law Courts, Jails, Police Stations, Governors and President's Residence.		(v)
	620		Education, Cultural and Religious Institutions		(vi)
	630		Medical and Health Institutions		(vii)
	640		Cultural institution like Theatres, Opera Houses etc. of a predominantly non commercial nature		(viii)
	650		Land belonging to defence		(ix)
700		Open Spaces			(xi)
	710		Sports Grounds, Stadium and Play Grounds		(xii)
	720		Parks		(xii)
	730		Green Belts, Garden and other Recreational Uses.		(xiii)
	740		Cemeteries, crematoriums etc		(xiv)
	750		Fuel filling stations and Bus Queue shelters		(xv)
	760		Water Bodies/lakes		(xvi)
800		Agricultural land			III IND
	810		Market Garden		(i) L
	820		Orchards and Nurseries		(ii) A
	830		Land Under staple crops		(iii) O
	840		Grazing and Land pastures		(iv) H
	850		Forest Land.		(v) S
	860		Marshy Land		(vi) W
	870		Barren Land		(vii) P
	880		Land under water		(viii) Tr
900		Special Zone	For purposes defined in the respective Development Plans		(ix) Pu
					(x) Pe
					(xi) Lc
					(xii) Cy
					Ind
					(xiii) Co

APPENDIX B

I RESIDENTIAL ZONE:

- (i) Residence
- (ii) Boarding house.
- (iii) Social community religious and recreational buildings
- (iv) Public utility building.
- (v) Educational buildings and all types of school and college where necessary.
- (vi) Health institutions.
- (vii) Cinemas
- (viii) Commercial and professional offices.
- (ix) Retail shops and restaurants.
- (x) Local service industries.
- (xi) Petrol filling stations.
- (xii) Bus stops, tonga, taxi, scooter and rickshaw stand.
- (xiii) Nurseries and green houses.
- (xiv) Any other minor needs to ancillary to residential use

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.

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

As per the policy/ parameters decided by the Government

II COMMERCIAL ZONE

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

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

III INDUSTRIAL ZONE

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

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

(xiv) Any other use permitted by the Director.

IV TRANSPORT AND COMMUNICATION ZONE

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

At sites earmarked in the sector plan

V PUBLIC UTILITIES

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

At sites earmarked in the sector plan

VI PUBLIC AND SEMI PUBLIC USES ZONE

- (i) Government offices, Government Administration centres, secretariats and police station
- (ii) Educational, cultural and religious institutions
- (iii) Medical health institutions
- (iv) Civic/cultural and social institutions like theatres, opera houses etc. of predominantly noncommercial nature
- (v) Land belonging to defence
- (vi) Communication Towers
- (vii) Any other use which Government in public interest may decide

At sites earmarked in the sector plan

VII OPEN SPACES

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

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

VIII USES STRICTLY PROHIBITED:

Storages of petroleum and other inflammable material without proper license.

IX AGRICULTURE ZONE

- (i) Agricultural, Horticultural, dairy and poultry farming.
- (ii) Village houses within Abadi-deh
- (iii) Farm houses outside abadi-deh subject to restriction as laid down in zoning regulation XIX
- (iv) Afforestation development of any of the part for recreation
- (v) Expansion of existing village contiguous to abadi-deh if undertaken a project approved or sponsored by the Central Government, or State Government
- (vi) Milk chilling station and pasteurisation plant
- (vii) Bus Stand and railway station
- (viii) Air ports with necessary buildings
- (ix) Wireless stations

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

- (x) Grain godowns, storage space at sites approved by the Director
- (xi) Weather stations
- (xii) Land drainage and irrigation, hydroelectric works and tubewell for irrigation
- (xiii) Telephone and electric transmission lines and poles
- (xiv) Mining and extraction operations including lime and brick kilns, stones, quarries and crushing subject to the rules and at approved site
- (xv) Cremation and burial grounds
- (xvi) Petrol filling station and service garages
- (xvii) Hydro electric/thermal power plant sub-station
- (xviii) Liquid Petroleum Gas storage godowns with the approval of the Director
- (xix)(A) Non Polluting industries registered as Rural Industry Scheme/Small Scale Industrial units outside the restricted belt around defence installations as applicable for such installation if any, subject to one of the following conditions
- Located within half kilometre belt encircling the existing village Abadi-deh and approachable from public road/rasta other than scheduled road, National Highway and State Highway
 - On Public road/rasta not less than 30 feet wide (other than scheduled roads, National Highway and State Highway) outside the half kilometre zone referred to in (i) above upto a depth of 100 metres along the approach road.
- (xix)(B) Non polluting Medium and Large Scale Agro-based Industries on Public road/rasta not less than 30 feet wide other than scheduled roads, National Highway and State Highway subject to the condition that site should not fall within restricted belt around the defence installation as applicable for such installation if any,
- (xx) Restaurants, Motels, Hotels, Resorts and Amusement park/Theme park along National Highways/Scheduled Roads in the area outside restricted/green belt as under:

Serial Number	Permissible Activity	Area		Commercial Component	Maximum Ground Coverage	Floor Area Ratio
		Minimum	Maximum			
1	Restaurant	2000 square metres	1 acre	15%	30%	150%
2	Motel without banquet facilities	1 acre	3 acres	15%	30%	150%
3	Motel with banquet facilities	2.5 acres	5 acres	15%	30%	150%
4	5-Star Hotel	4 acres	15 acres	15%	30%	150%
5	Resort	4 acres	10 acres	15%	30%	150%
6	Amusement Park/Theme Park	2.5 acres	10 acres	15%	30%	50%

Provided the access permission is obtained from NHA1 if the site is located on National Highway, and from Executive Engineer, Public Works Department (Building and Roads) if the site is located on scheduled road.

- (xxi) Microwave Towers/Stations, Seismic Centers and Telecommunication Centers
- (xxii) Communication Towers
- (xxiii) Any other use, which Government may in Public Interest, decide

X Special Zone:
Uses as defined in the respective Development Plans shall be allowed.

As approved by Director,
Town and Country Planning
Department Haryana

APPENDIX -1

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

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

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- Operating system
Middleware/Firmware
- (H) **Power supplies to Computer Systems including**
Switch Mode Power Supplies
Uninterrupted Power supplies
- (I) **Networking/Cabling and related accessories**
(related to IT Industry)
Fibre Cable
Copper Cable
Cables
Connectors, Terminal Blocks
Jack Panels, Patch Cord
Mounting Cord/Wiring Blocks
Surface Mount Boxes
- (J) **Consumables including**
C.D.ROM /Compact Disk
Floppy Disk
Tapes DAT/DLT
Ribbons
Toners
Inkjet Cartridges
Inks for Output devices
- (K) **Electronic Components**
Printed Circuit Board/Populated PCB
Printed Circuit Board/PCB
Transistors
Integrated Circuits/ICs
Diodes/Thyristor/LED
Resistors
Capacitors
Switches(On/Off, Push button, Rocker, etc.)
Plugs/sockets/relays
Magnetic heads, Print heads
Connectors
Microphones/Speakers
Fuses
- (L) **Telecommunication Equipment including:**
Telephones
Videophones
Facsimile machines/Fax cards
Telo-Printers/Telex machine
PABX/EPABX/ RAX/MAX Telephone Exchange
Multiplexers/Muxes
Modems
Telephone answering machines
Telecommunication Switching Apparatus
Antenna and Mast
Wireless datacom equipment
Receiving equipments like Pagers, mobile/Cellular Phones, etc.
VSATs
Video Conferencing Equipments
* Including Set Top Boxes for both Video and Digital Signalling.
- (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."

D. S. DHESI,

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