

HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT

NOTIFICATION

The 19th October, 2006

No. CCP(NCR)KNL(NT)DDP/2006/3170 .-In exercise of the powers conferred under sub section (4) of Section 5 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act 1963 (Punjab Act 41 of 1963), the Governor of Haryana hereby publishes the Draft Development Plan for the Controlled Area declared around Nilokheri - Taraori vide Haryana Government, Town and Country Planning Department, Notification No. CCP (NCR) KR/06 dated 06th January., 1999 signifying the nature of restrictions and conditions as given in Annexure 'A' and 'B' proposed to be made applicable to the controlled area covered by said notification.

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 objection or suggestion, if any, which may be received by the Director Town and Country Planning, Haryana, Office of Chief Coordinator Planner, National Capital Region Cell (Haryana), 3rd Floor, 1st Block, Haryana Urban Development Authority Complex, Sector-6, Panchkula from any person in writing in respect of this draft development plan before the expiry of the period so specified :-

DRAWINGS

- 1 The Existing Land use Plan Drawing No. DTP(K) 1113/2000 dated the 3rd August, 2000 / 20th April, 2001.
- 2 Draft Development Plan Drawing No. DTP(K) 1290/06 dated 21st June, 2006.

ANNEXURE – A

Explanatory Note on the Draft Development Plan 2021 AD for the Controlled Area around Municipal Town, Nilokheri and Taraori.

(I) BACKGROUND

Nilokheri is post- Independence Town developed by the Government of India for re-settling of refugees uprooted from Pakistan, whereas Taraori is a town of historical importance where two famous battles were fought between Prithvi Raj Chauhan and Mohammad Gauri in 1191–92 A.D. The prince of mughal emperor, Aurangzeb, constructed a wall around the town, a mosque and a tank. The village being on main highway (presently, National Highway-1), constructed during the mughal period also had a *sarai*, which is now used by the displaced families. Due to having a Railway Station, the place has developed as an important agriculture produce assembling market (*mandi*) and now has international name in rice export.

(II) LOCATION AND REGIONAL SETTING

The twin-town of Nilokheri and Taraori are situated on the National Highway No. I (Delhi – Ambala- Amritsar, G. T. Road) between Delhi and Ambala. The town of Nilokheri is located at a distance of about 112 kilometers from Chandigarh and 141 kilometers from Delhi. It is 18 kilometers North of Karnal town. Geographically it is situated at 29° 50' north latitude and 76° 56' east longitude at 253 metres above mean sea-level. The municipal area of the town is 4.69 square kilometers.

Similarly, Taraori is situated at a distance of about 117 kilometers from Chandigarh and 136 kilometers from Delhi. It is 16 km. north of Karnal, the district headquarter. Geographically, it is situated at 29° 47' north latitude and 76° 54' east longitude at 252 metres above mean sea level. The municipal area of the town is 6.25 square kilometers.

(III). PHYSIOGRAPHY:

The town Nilokheri is surrounded by *Chautang Nalla*, a natural drain in the north, railway line and *Chautang Nalla* in the west, G. T. Road in the east and Rakshi distributory and Indri Drain in the South. All these act as physical barrier in the expansion of the town.

Similarly, Taraori town is flanked by Rakshi distributory in north, Indri main drain in the west, G. T. Road and railway line in the east. These physical barriers have hampered the expansion of this towns.

As per the report of M.I.T.C. the groundwater in this area is sweet and potable. According to the report of Irrigation Department, Haryana, the area is safe from flood, on account of being traversed by a number of canals and surface drains. The area is plain the quality of land though generally very good for agriculture, is saline in some stray pockets. The type of soil is generally loam and clay loam. The general slope in this entire region is from North – East to South – West

(IV). AVAILABILITY OF INFRASTRUCTURE:

(a) UTILITIES:

There is a 132 Kilo Volts electric sub station in Nilokheri town. The town has 4060 nos. of electric connections of various categories. There are five tube-wells of Public Health Department providing drinking water to the residents at 110 litre per-capita-per-day. Only 35% area of the town is served by sewerage facility and there are open drains in the entire town. There is a telephone exchange of Bharat Sanchar Nigam Limited installed for the town and its surroundings.

Similarly, Taraori town has a 33 Kilo Volts electric sub station. There are 5588 nos. of electric connections of various categories in the town. At present there are three tube-wells of Public Health Department providing drinking water to the residents at 90 litre per-capita-per-day. No sewerage facility is available in the town so far and most of the drains carrying sewage are open. There is a separate telephone exchange of Bharat Sanchar Nigam Limited installed for the town and its surroundings.

(b) SOCIAL INFRASTRUCTURE:

There are three central government institutions namely Extension Education Training Centre (EETC), Integrated Training Centre (ITC) and Centre Government Printing Press alongwith one state polytechnic. There are two senior secondary schools, one private girls college and a community health centre in Nilokheri town. Similarly, there is one vocational training institute, two senior secondary schools, one private girls' college and a primary health centre in Taraori town. Keeping in view the important role being played by both these towns in the regional and state economy, the available medical facilities and other infrastructure being inadequate should be strengthened in quality as well as in quantity.

(V) POPULATION / DEMOGRAPHY:

The population projection and the development plan proposals have been made keeping in view the overall trend of population growth, the overall spurt in urbanisation leading to increased housing demand during the last five years period and the strategic location of this twin-town almost mid-way between Delhi and Chandigarh. There are four villages namely Takhana, Nilokheri (rural), Padhana and Taraori (rural) which fall within the development proposal. Hence, the population of these villages has also been included while undertaking the population projection.

The growth of population in the twin towns of Nilokheri-Taraori over the last four decades may be summarized as follows:

TABLE I

Year	Nilokheri		Taraori	
	Population	Decadal Growth Rate (%)	Population	Decadal Growth Rate (%)
1961	8035	27.8	7523	--
1971	9357	16.45	8835	17.44
1981	11078	18.38	12803	45.00
1991	13911	25.57	16103	25.78
2001	16400	17.89	22205	37.89

Source: Census of India.

The combined 2001 population of Taraori (22205), Nilokheri (16400), Padhana (4657), Takhana(3359), Nilokheri-rural(1262), and Taraori-rural(541) aggregating 48424 persons has been adopted as the base population for projecting the population for 2001-2021 period for the urbanisable area. The population projection for 2001-2021 has been made by adopting a high decadal growth rate of 60% on account of the following factors:

- 1 the huge development potential available to this town as a 'Highway Tourism Destination' on account of its ideal location on the National Highway-1 at almost mid-way between Chandigarh and Delhi; and,
- 2 the present dependence of the working class in this twin town, for residential accommodation, on Karnal and Kurukshetra due to lack of existence of any formal housing market, which is likely to get a big boost with the development plan proposals.

Keeping into account the factors indicated above, the following population projection has been made for the preparation of the development plan proposals:

Table II

	Perspective Year	Population	Assumed Decadal Growth Rate (%)
1	2001	48,424 (existing)	
2	2011	77,478 (projected)	60%
3	2021	1,23,965 (projected)	60%

		say, 1.25 lakhs	
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VI. EXISTING TRANSPORT NETWORK

Both these towns are well connected by rail and roads, double broad gauge electric railway line passes through both these towns and connects both these towns with other towns of state/country. Similarly both these towns are well connected through the National Highway-1 (G. T. Road) with other towns of the state/country.

VII. NEED FOR DECLARATION OF CONTROLLED AREAS

In order to channelise the development in a planned manner to provide modern living to the people and to control the haphazard and piecemeal growth, it had become necessary for the Government to declare the controlled area around Nilokheri and Taraori towns. Thus in January 07th 1999, Government declared the Controlled Area around the towns Nilokheri and Taraori under clause (a) of sub-section (1) of section 4 of Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1963), by notification published on dated 22nd February, 2001. The Development Plan for this area has been prepared for the perspective year 2021 A.D.

PROPOSALS :

Keeping in view the above projections, both the towns are being planned for a population of 1.25 lakh persons by the year 2021 AD. The development of existing Taraori town is within Municipal Committee limit and towards the Western side of Railway Line. So the main hindrance to approach the town is to cross the existing Railway Line. This factor has been kept in purview while planning this area and the maximum planned area for this town has been kept between railway Line and Grand Trunk road. Nilokheri town is a existing planned town and has been developed between Railway Line and Grand Trunk Road. The recent growth trend of this town is within municipal limit. So the proposed area for future development of town has also been kept mainly on this side. A ring road has been proposed to connect the two towns with each other and with Grand Trunk Road. The overall development plan proposes to divide the entire development plan area into 16 sectors containing various urban land uses like Residential, Commercial, Industrial, Institutional etc. The location of these land uses has been done keeping in view the existing conditions geographical aspects, easy traffic flow and convenience to the future and present uses. The major road pattern as indicated on the plan is proposed to be in Grid iron form. These towns are proposed to be developed as a low density towns with an overall town density of 65 persons per hectare over an urbanisable area of approximately 1963 hectares (4849 acres), which includes the area within existing municipal limits. The entire area beyond this proposed urbanisable zone is being kept as a rural zone. At a later stage if need be some more area can be included for urbanization. Detail of major land uses proposed in this plan is briefly given below:-

TABLE-III

Serial Number	Land Use	Area within municipal limits	Area outside municipal limits (Controlled area)	Total area	Percentage
1	Residential*	1085	515	1600*	33.00
2	Commercial	224	163	387	7.98
3	Industrial	190	632	822	16.95
4	Transport & Communication	192	461	653	13.47
5	Public Utilities	56	21	77	1.59
6	Public & Semi Public	0	160	160	3.30
7	Open Spaces (Including green belt)	194	563	757	15.61
8	Special Zone	110	283	393	8.10
	Total	2051	2798	4849	100.00

All areas are in acres

Note * : The 1600 acre area indicated under Residential Use does not include the residential area proposed under Sectors 13 and 14-A, lying towards North of Chautang Nalla, which shall remain frozen, and shall not be taken up for development till 2016.

RESIDENTIAL USES

The residential area of the existing towns is about 370 acres. In the existing towns, Taraori is more congested than Nilokheri town. The present density of Taraori is 105 persons per acre and Nilokheri town is 100 persons per acre. It is proposed to bring down the net residential density of both towns to 80 persons per acre. In the development plan thus the total residential area required to accommodate the projected 1.25 lakhs population would be approx. is

1600 acres. This area would include the ancillary and allied activity like schools, shopping centers for daily use, Health Centres, religious facilities and local level open spaces etc. and would provide to decongest the existing town and accommodate the additional population. The entire residential area has been divided into eight residential sectors. Out of these, Sector 4 and Sector-10 are located in the existing town along with some area for its natural expansion and other six sectors are new sectors including sector 1 which has partly industrial use and partly transport and communication zone. The residential Sectors 13 and 14-A, lying towards North of Chautang Nalla, stand frozen upto 2016 AD, i.e., status-quo of Sector-13 and 14-A shall be maintained till 2016, after which the said residential sectors may be considered for development after review of the development potential of the said area in 2016. However, the said status-quo would not be applicable on the portion of sector-road/bypass adjoining Sector-13 and 14-A.

COMMERCIAL USES

Within the existing Taraori town the retail commercial activities are mostly located along the main roads of the town in the form of *Bazaar* and in Nilokheri town the existing main commercial activity is within the already planned “Goal Market” and also along the main roads of the town with some activity also coming up of-late near the G. T. Road. A big Mandi, (wholesale Grain Market and Vegetable Market) in Taraori town has been established by the Haryana State Agriculture Marketing Board covering an area of about 90 acres located in Sector –3. In this very sector some area has been zoned for commercial purposes in order to provide warehousing and expansion facilities for this market. Most of the residential sectors would have adequate provision for day-to-day shopping of residents. In addition to this, an area of about 78 acres has been proposed for “City Centre” between Taraori and Nilokheri towns in sector 6-II and 26 acres in Sector -16 to fulfill the requirements of local residents. Thus the total commercial reservation for both towns would be 387 acres which is 7.98% of total area.

INDUSTRIAL USES

Presently both the towns are dominated by Agro based industries i.e. rice – shellers, solvent plants with a milk plant, a vegetable processing unit and a wood-panel factory with a sufficient percentage of industrial work force. Keeping in view the future expansion of these industries and allied industries a total area of about 822 acres has been proposed in the development plan. This area has been divided into 5 sectors (2, 7, 8, 11 and 12) in the development plan. Out of these sectors No. 2 is kept as industrial because many industries already exist in this area. New sectors are proposed adjacent railway line and to exploit the benefit of the transportation corridor. These sectors are located between the Taraori and Nilokheri towns so that they can serve both the towns.

TRANSPORT AND COMMUNICATION USES

Nilokheri and Taraori both towns are located on Grand Trunk road as well as on railway route and are very well connected with the entire region. In addition, they have a number of village link roads terminating from west like Sonkra, Nanand, Sultanpur, Anjanthali etc. in Taraori town and Ddhand, Punjam etc. in Nilokheri town and on East Vill. Ramba, Padhana, Takhana etc. in Taraori and Sandhir, Butana in Nilokheri town. However the internal roads in the existing Taraori town are congested and in an unorganized manner as in the case of other organic towns but in existing Nilokheri town the road pattern is planned as per grid iron system because of already planned town. In the proposed development plan, the road network is planned keeping in view the practical assessability of it. The urbanization is proposed to be surrounded by V- 2 (75 metres wide alongwith 30 metres wide Green belt) major arterial road for connecting the twin-towns with each other. A 60 metres wide, V-3 arterial road is proposed along the “City Centre” connecting the city on either side of G.T. Road. Keeping in view the present trend and pace of development four flyovers on Grand Trunk Road and five railway overbridges are provided within urbanisable area for smooth and uninterrupted flow of traffic.

All the peripheral sector roads are proposed to be V –4 roads. The existing Grand Trunk Road is indicated as V –1 (a) Road. Within the sectors however, lower category of roads will provide access to the individual uses located therein. The width / reservation of various roads provided in the development plan are as under :-

Serial Number	Classification of the roads	Land Reservations
i.	V –1 (a) N.H.I (G.T. Road)	Existing width with 60 metres green belt on either sides.
ii.	V – 1(b)	Existing width to be increased to minimum of 45 metres
iii.	V –2	75 metres wide with 30 metres green belt on either sides.
iv.	V –3	60 metres
v.	V-4	45 metres

Under the major roads and railway line approx. 568 acres of land has been reserved. In order to provide parking, loading and unloading facilities for trucks and buses an area of about 34 acres has been earmarked in Sector 1. For bus stand 20 acres has been earmarked in Sector 6.

PUBLIC UTILITIES

An area of about 77 acres has been proposed in sector 4, 6 and 16 for sewerage, water supply and electric sub station. In addition to that 7 acres of land has been provided for solid waste disposal on link road which leads to Naraina village for Taraori Town.

PUBLIC AND SEMI PUBLIC

Nilokheri town is famous for its educational institutions like Govt. Polytechnic Integrated Training Centre, State Agricultural Training Centre and a Government Printing Press etc. Hence a total area of about 160 acres has been reserved for its future expansion between the G. T. Road and Railway Line and indicated as sector 6.

OPEN SPACES

An area of 757 acres has been reserved for open spaces including green belts. This includes an area of 81 acres for sports ground stadium and park in sector 7 and 70 acres for town park in Sector-9. Rest of the area falls under 60 metres green belt along National Highway-1; 30 metres green belt on both sides of railway line and V-2 road green belt between Taraori distributory and railway line in sector 4 and 7; 15 metres wide green belt on both sides of Sirsa Branch, Kurak Minor Bhaini Minor and Taraori Distributory; and 7.5 metres wide green belts on both sides of Barthal Distributory, Chautang Nala, Raksi Minor and Indri drain. Some land is also reserved for cremation grounds on Anjanthali and Pakhana road.

SPECIAL ZONE

The twin-towns of Nilokheri-Taraori are located almost midway on the Delhi-Chandigarh Highway stretch comprising National Highway-1 (Delhi-Ambala) and National Highway-22 (Ambala-Chandigarh). After the completion of the four-laning of National Highway-1 (Delhi-Amritsar via Ambala) there has been a huge increase in highway traffic on the National Highway which also includes heavy tourist traffic headed towards the northern states of Himachal Pradesh, Punjab, Jammu and Kashmir etc. The huge quantum of traffic on the highway and its ideal location at a distance of approx 140 kilometers from Delhi provides Nilokheri-Taraori an ideal opportunity of being the preferred and ideal stop-over destination for the highway traffic, in case proper facilities are planned to exploit its potential. Such highway facilities have been coming up sporadically during the recent times, primarily in the stretch of NH falling in Karnal district on account of its geographical advantageous location.

The special zone is accordingly envisaged to be planned as a 400 acre hub in Sector-15 and 15A for attracting High-quality Recreational and Entertainment related projects with incidental commercial facilities, primarily targeting the highway traffic on National Highway-1. The creation of such a hub is also likely to take-off the pressure of urbanisation from adjoining towns of Karnal and Kurukshetra and serve as a catalyst for growth of the relatively low-potential town of Nilokheri-Taraori.

AGRICULTURAL ZONE

The remaining area around the urbanisable proposals which is predominantly agriculture is proposed to be reserved as agriculture zone. Agriculture zone, however, would not eliminate the essential building development within this area, such as extension of the existing village contiguous to abadi-deh, if undertaken under a project approved or sponsored by the Government and other ancillary facilities necessary for the maintenance and improvement of this agricultural land.

Zoning Regulations

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

ANNEXURE B

Zoning Regulations:

Governing use and development of land in the controlled areas of Nilokheri-Taraori as shown in Draft Development Plan Drawing No. DTP(K) 1290/06, dated the 21st June, 2006.

I General:

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

II Definitions:

In these regulations:-

- (a) "approved" means approved under the rules;
- (b) "building rules" means the rules contained in part VII of the rules;
- (c) "Drawing" means Drawing No. DTP(K) 1290/06, dated the 21st June, 2006;
- (d) "Floor Area Ratio" (FAR) means the ratio expressed in percentage between the total floor area of a building on all floors and the total area of the site;
- (e) "Group Housing" shall be the buildings designated in the form of flatted development for residential purpose or any ancillary or appurtenant building including community facilities, public amenities and public utility as may be prescribed and approved by the Director, Town and Country Planning Haryana;
- (f) "Light Industry" means an industry not likely to cause injurious or obnoxious noise, smoke, gas, fumes, odours, dust, effluent and any other nuisance to an excessive degree and motivated by electric power;
- (g) "Local Service Industry" means an industry, the manufacture and product of which is generally consumed within the local area, for example bakeries, ice-cream manufacturing, aerated water, Atta Chakies with power, laundry, dry-cleaning and dyeing, repair and service of automobile, scooters and cycles, repair of house hold utensils, shoe-making and repairing, fuel depot etc. provided no solid fuel is used by them;
- (h) "Medium Industry" means all industries other than 'Light Industry' and Local Service Industry and not emitting obnoxious or injurious fumes and odours;
- (i) "Extensive Industry" means an industry set up with the permission of the Government and in extensive employing more than 100 workers and may use any kind of captive power of fuel provided they do not have any obnoxious features;
- (j) "Heavy Industry" means an industry to be set up in public or semi-public or private sector with the permission of the Government (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 area declared as under:-

Serial Number	Name of the controlled area and notification No.	Material date
1.	Controlled Area declared vide Haryana Government, Town and Country Planning Department notification No. CCP(NCR)/KR/06, dated the 6 th January, 1999, published on 7 th January, 1999	7 th January, 1999

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

- (q) "Sector Area" and "Colony Area" means the area of sector or of colony as bounded within the major road system shown on drawing;

Explanation:-

- (1) In the case of sector and on the approved layout plan of the colony in the case of colony including 50 percent land under the major roads surrounding the sector and excluding land under the major road system and the area unfit for building development within the sector or the colony, as the case may be.
- (2) For the purposes of calculation of sector density or colony density, it shall be assumed that 55 percent of the sector area or colony area will be available for residential plots including the area under Group Housing and that every building plot shall on the average contain three dwelling units each with a population of 4.5 persons per dwelling unit or 13.5 persons building plot or as incorporated in the Zoning Plan of the colony/group housing complex. In the case of shop-cum-residential plot, however, only one dwelling unit shall be assumed;
- (r) "Site Coverage" means ratio expressed in percentage between the area covered by the ground floor of building and the area of the site;
- (s) The terms "Act", "Colony", "Coloniser", "Development Plan", "Sector" and "Sector Plan" shall have the same meaning as assigned to them in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1963) and the Rules, 1965;
- (t) "Farm House" means a house constructed by the owner of a Farm at his land for the purpose of:-
- (i) dwelling unit i.e. main use; 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 house outside abadi-deh in rural/agricultural zone";
- (2) The farm sheds shall be governed by the restrictions mentioned in clause regarding building control and site specifications;
- (u) "Ledge or Tand" means a shelf-like projection, supported in any manner whatsoever, except by means of vertical supports within a room itself but not having projection wider than one meter;
- (v) "Loft" an intermediary floor on a residual space in a pitched roofs, above normal floor level with a maximum height of 1.5 meters and which is constructed or adopted for storage purposes;
- (w) "Mezzanine Floor" an intermediate floor above ground level with area of mezzanine restricted to 1/3 of the area of that floor and with a minimum height of 2.2 metres;
- (x) "Subservient to Agriculture" means development and activities, which are required to assist in carrying out the process of agriculture such as tubewells, pump chambers, wind mills, irrigation's drains, pucca platforms, fencing and boundary walls, water hydrants etc;
- (y) "Rural Industries Schemes" means 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 foodgrains, fruits or agro waste as a raw material; and
- (zb) any other terms shall have the same meaning as assigned to it in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab 41 of 1963).
- (zc) "Information Technology Industrial Units" means the categories of industries included in the Annexure to the Government of Haryana Information Technology Policy, 2000 and in Appendix-I to this notification and/ or, as may be defined by the Government of Haryana from time to time;
- (zd) "Cyber Park" / "Information Technology Park" means an area developed exclusively for locating software development activities and Information Technology Enabled Services wherein no manufacturing of any kind (including assembling activities) shall be permitted;
- (ze) "Cyber City" means self contained intelligent city with high quality of infrastructure, attractive surrounding and high speed communication access to be developed for nucleating the Information Technology concept and germination of medium and large software companies/Information Technology Enabled Services wherein no manufacturing units may be allowed.

III Major Land Uses/Zone

- (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) Parks and Open Spaces Zone
- (viii) Agriculture Zone
- (ix) Special Zone

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

IV Division into Sectors

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

V Detailed land uses within major uses

Main, ancillary and allied uses, which are subject to the other requirements of these regulations and of the rules may be permitted in the respective major land uses zones are listed in Appendix B 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 the semi-public zone shall be taken only and exclusively through the Government or a Government undertaking or a public authority approved by the Government in this behalf and no permission shall be given for development of any colony within these sectors.

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

VIII Land Reservations for Major Roads

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

Serial Number	Classification of the roads	Land Reservations
i.	V -1 (a) N.H.I (G.T. Road)	Existing width with 60 metres green belt on either sides.
ii.	V - 1(b)	Existing width to be increased to minimum of 45 metres
iii.	V -2	75 metres wide with 30 metres green belt on either sides.
iv.	V -3	60 metres
v.	V-4	45 metres

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

IX Industrial non-conforming uses

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

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

X Discontinuance of non conforming uses

(1) If a non-conforming use of land has remained discontinued continuously for a period of two years or more, it shall be deemed to have terminated and the land shall be allowed to be re-used or re-developed only according to the conforming use.

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

XI The development to conform to sector plan and zoning plan

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

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

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

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

XIII Minimum size of plots for various types of building

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

(i) Residential plot	50 Square meters
(ii) Residential plot insubsidised industrial housing or slum dwellers housing scheme approved by the Government	35 Square meters
(iii) Shop-cum-residential plot	100 Square meters
(iv) Shopping booths including covered corridor or pavement in front	20 Square meters
(v) Local service industry plot	100 Square meters
(vi) Light industry plot	250 Square meters
(vii) Medium industry plot	8000 Square meters
- (2) The minimum area under a group-housing scheme will be 5 acres if it forms a part of a licensed colony and 10 acres if it is developed independently. However, in case a group housing scheme is floated by Haryana Urban Development Authority or any other Government agency, the size of group housing sites 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 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	In accordance with the terms and conditions specified in the zoning plan of sites approved by the competent authority.		
4	Warehousing	75%	150	-

N.B: Basement floor shall be permitted as approved in the zoning plan. The basement shall not be used for storage 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 rural zone, outside abadi-deh may be allowed if the area of the land is 2 acres or more on the following conditions:-

	Size of farm 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 Meters, three storeyed	4 meters, single storey.

(iii) Set back:

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

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

(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 in part-II
- (vii) **Services, Water supply**
- (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 carrying rain water in case of all buildings.
 - (c) Septic tank to be provided for disposal of human and animals waste as per provisions of the Rules.
 - (d) The distance between the septic tank and open well or tubewell shall be as provided in the Rules:

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

XX. Relaxation of development plan

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

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

- (i) **LOCATION**
- (a) Information Technology Industrial Units will be located in Industrial Areas / Industrial Zones only;
 - (b) Cyber Parks/ Information Technology Parks will be located either in Industrial Areas or Industrial/Residential Zones abutting on V-1/M-1 and V-2/M-2 roads in the form of integrated development. However, no manufacturing units will be permitted in such parks;
 - (c) Cyber Cities:- The location of such a facility will be decided by the Government;

(ii) **SIZE**

Serial No.	Type	Size
1	Information Technology Industrial Unit	1 to 5 acres
2	Cyber Park / Information Technology Park	5 to 15 acres
3.	Cyber City	minimum 50 Acres

(iii) **MISCELLANEOUS**

I **Parking**

- (a) one Equivalent Car Space for every 50 square meters of floor area shall be provided for parking in cyber park/Information Technology Park, Information Technology Industrial Unit and Cyber City;
- (b) three Tier basement for Information Technology Industry for meeting the requirement of parking shall be allowed subject to clearance from Public Health requirement.

II **Other Activities**

- (a) incidental commercial activities like Banks, Restaurants, Insurance Offices etc. shall be permitted subject to restriction of 4% of the gross area of the Cyber Park/Information Technology Park;

- (b) only 5% of the area of the Cyber City shall be allowed for Group Housing and 4% of the total area of the cyber city shall be permitted for Commercial/Institutional uses;
- (c) no residential plotted development shall be allowed in a Cyber City;
- (d) for a Cyber City Project if allowed in Agricultural /Rural Zone, the entrepreneur shall make the arrangement of water supply and other facilities like sewerage disposal/drainage etc;

III The Government may impose any other condition as deemed necessary from time to time.

APPENDIX A
CLASSIFICATION OF LAND USES

Main code	Sub code	Main group	Sub group
100		Residential	Residential Sector on neighborhood pattern
200		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.
	260		Cinema and other places of public assembly on a commercial basis.
	270		Professional Establishments
300		Industrial	
	310		Service Industry
	320		Light Industry
	330		Extensive Industry
	340		Heavy Industry.
400		Transport and Communication	
	410		Railway Yards, Railway Station and Sidings.
	420		Roads, Road Transport Depots and Parking Areas
	430		Dockyards, Jetties
	440		Airport/Air Stations
	450		Telegraph offices, Telephone Exchanges etc
	460		Broadcasting Station
	470		Television Station
500		Public Utilities	
	510		Water Supply installation including treatment plants
	520		Drainage and Sanitary installation including disposal works
	530		Electric power plants substation etc.
	540		Gas Installation and Gas work.
600		Public and semi public	
	610		Government Administrative Central Secretariat District Offices, Law Courts, Jails, Police Stations, Governors and President's Residence.
	620		Education, Cultural and Religious Institutions
	630		Medical and Health Institutions
	640		Cultural institution like Theatres, Opera Houses etc. of a

700	650	Open Spaces	predominantly non commercial nature Land belonging to defence
	710		Sports Grounds, Stadium and Play Grounds
	720		Parks
	730		Green Belts, Garden and other Recreational Uses.
	740		Cemeteries, crematories etc
800	750	Agricultural land	Fuel filling stations and Bus Queue shelters
	810		Market Garden
	820		Orchards and Nurseries
	830		Land Under staple crops
	840		Grazing and Land pastures
	850		Forest Land.
	860		Marshy Land
	870		Barren Land
	880		Land under water
900		Special Zone	

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/ parameters 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)	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) Any other use which the Director in public interest may decide

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) Any other use permitted by the Director.
- (xiii) Cyber Parks/Information Technology Parks/ Information Technology Industrial Units

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

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

At sites earmarked in the sector plan

V. PUBLIC AND SEMI PUBLIC USES ZONE

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

At sites earmarked in the sector plan

VI. OPEN SPACES

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

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

VII. 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

VIII. USES STRICTLY PROHIBITED:

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

IX. AGRICULTURE ZONE

- (i) Agricultural, Horticultural, dairy and poultry farming.
- (ii) Village houses within Abadi-deh
- (iii) Farm houses outside abadi-deh subject to restriction as laid down in zoning regulation XIX
- (iv) Afforestation development of any of the part for recreation
- (v) Expansion of existing village 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
- (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 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 (1) above upto a depth of 100 metres along the approach road.
- (B) Non-Polluting medium and large scale agro based industries on public roads/revenue rasta not less than 30 feet wide other than scheduled roads, National Highway and State highway.
- (C) The site should not fall within 900 metres restricted belt around Defence installations.
- (xx) Small Restaurants and Motels along National Highways
- (xxi) Microwave Towers/Stations, Seismic Centers and Telecommunication Centers
- (xxii) Any other use, which Government may in Public Interest, decide

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

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

X. Special Zone

Recreational and entertainment, Water sports game, Hotel, Motel, Water Resort, Sports Academy or any other specialized activity with the permission of Director

APPENDIX -1

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

(A) Computing Devices including:

Desktop
Personal Computer
Servers
Work-station

- Nodes
- Terminals
- Network P.C
- Home P.C.
- Lap-top Computers
- Note Book Computers
- Palm top Computer/PDA
- (B) **Network Controller Card/ Memories including:**
 - Network Interface Card(NIC)
 - Adaptor Ethernet /PCI/EISA/Combo/PCMICA
 - SIMMs Memory
 - DIMMs Memory
 - Central processing Unit (CPU)
 - Controller SCSI/Array
 - Processors Processor/Processor Power Module/Upgrade
- (C) **Storage Units including :**
 - Hard Disk Drives/Hard Drives
 - RAID Devices and their Controllers
 - Floppy Disk Drives
 - C.D. ROM Drives
 - Tape Drives DLT Drives/DAT
 - Optical Disk Drives
 - Other Digital Storage Devices
- (D) **Other**
 - Key Board
 - Monitor
 - Mouse
 - Multi-media Kits
- (E) **Printers and Output Devices including**
 - Dot matrix
 - Laserjet
 - Inkjet
 - Deskjet
 - LED Printers
 - Line Printers
 - Plotters
 - Pass-book Printers
- (F) **Networking products including**
 - Hubs
 - Routers
 - Switches
 - Concentrators
 - Trans-receivers
- (G) **Software including**
 - Application Software
 - Operating system
 - Middleware/Firmware
- (H) **Power supplies to Computer Systems including:**
 - Switch mode power supplies
 - Uninterrupted Power supplies
- (I) **Networking/Cabling and related accessories**
(related to IT Industry)
 - Fibre Cable
 - Copper Cable
 - Cables
 - 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".

SHAKUNTLA JAKHU,
Financial Commissioner and Principal Secretary to Government, Haryana,
Town and Country Planning Department.