

HARYANA GOVERNMENT**TOWN AND COUNTRY PLANNING DEPARTMENT****Notification**

The 15th March, 2007

No. CCP (NCR)/KKR-1/DDP(2021)/2007/1292.—In exercise of the powers conferred by sub-section (4) of section 5 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1963), and in supersession of the Final Development Plan published vide Haryana Government, Town and Country Planning Department, notification no. 4933-10DP-83/8737, dated the 8th June, 1983, in Haryana Government Gazette dated the 19th July, 1983 and all other notifications issued in this behalf from time to time, the Governor of Haryana hereby publishes the following Draft Development Plan - 2021 AD for Kurukshetra, along with restrictions and conditions as given in Annexures A and B proposed to be made applicable to the controlled areas covered by it.

Notice is hereby given that the draft of this development plan of Kurukshetra town for 2021 shall be taken into consideration by the Government after the expiry of a period of thirty days from the date of publication of this notification in the Official Gazette together with objections and suggestions, if any, which may be received by the Director, Town and Country Planning Department, Haryana, Sector-18, Chandigarh, from any person/ organization in writing in respect of this development plan before the expiry of the period as specified.

Drawings

- 1 Existing Land Use Plan drawing no. DTP(KK)212/79
- 2 Existing Land Use Plan drawing no. DTP(KK)239/80
(serial no. 1 and 2 above have already been published vide Haryana Government, Town and Country Planning Department notification no. 4933-10DP-83/8737, dated the 8th June, 1983 published on dated the 19th July, 1983.)
- 3 Existing Land Use Plan drawing No. DTP (KK) 881/05, dated the 12th January, 2005
- 4 Draft Development Plan Drawing No. DTP (KK) 899/06, dated the 11th May, 2006

ANNEXURE - A**EXPLANATORY NOTE ON THE DRAFT DEVELOPMENT PLAN-2021 AD FOR THE CONTROLLED AREAS OF KURUKSHETRA.****1. INTRODUCTION:**

Kurukshetra is famous as the most sacred place in the holy land of Kurukshetra, its name meaning "The place of the God" (Sthaneshwara). In the time of Hiuen Tsiang, Thanesar was the capital of a Vaisya (Bais) dynasty, which rules parts of the southern Punjab, Hindustan and eastern Rajputana. In A.D. 618 a Chinese Ambassador was sent to Harshawardhana of Thanesar, but found that the senapati Arjuna had usurped his kingdom, and the dynasty then became extinct. Thanesar, however, continued to be a place of great sanctity, but in 1014 it was sacked by Mahmud of Ghazni, and although recovered by the Hindu Raja of Delhi in 1043 it remained desolate for centuries. By the time of Sikandar Lodi it had, however, been in some measure restored, for that emperor proposed to make a raid on it to massacre the pilgrims. In 1567, Akbar witnessed its great fair, but Aurangzeb desecrated the shrine and built a castle in its sacred lake, whence his soldiers could fire on pilgrims who attempted to bathe.

At the annexation of the cis-Sutlej territory, the town and neighbourhood were in the possession of a Sikh, but they lapsed to the British Government in 1850. Thanesar was the head-quarters of a British district till 1862, but has since steadily declined in importance. The municipality was created in 1867.

A bathing fair is held on the occasion of a solar eclipse, and is attended by pilgrims in numbers, sometimes exceeding half a million, numbers which have increased since the completion of the railway. The sacred sanctity of the Sanyahet tank is due to the legend that on the occasion of the solar eclipse all the tanks and rivers of the Punjab come to visit the Sanyahet so that he who dips himself during the moment of the eclipse attains the merit of having bathed in all these waters and many old and infirm come in the hope that they may die in the tank. The mosque adjacent to Sheikh Chili's tomb, itself a beautiful specimen of Moslem architecture an marble carving, is famous for the blue and yellow tiling on its roof and cupola. The temple of the Karus and the Pandus is displayed to every visitor, but is less easy to view the shrine of Kali, depicted as gloating over a human sacrifice in a room apart.

Kurukshetra is a land of temples accommodating more than 365 tirath sthals. Some of them are Kurukshetra tank, Sanehat tank, Sthaneswar temple, Jyotisar, Ban-Ganga, Chandruke and Kamal Nain. The

Kurukshetra Tank is having 1142 yards length and 700 yards width, is said to have been excavated first by says king Kuru.

In order to preserve and develop the environment of this historical and holy city, the Government of Haryana established Kurukshetra Development Board in the year 1968 through a gazette notification.

The Kurukshetra Development Board has completed following major task for helping in the restoration and preservation of the cultural heritage of the town:

- 1 Maintenance and cleanliness of Sannihit & Brahma Sarovar, Narkatari, Ban Ganga pilgrimages.
- 2 Landscaping of Brahma Sarovar, Sannihit Sarovar and Purushotam Bagh.
- 3 Landscaping of Light and Sound schemes at Jyotisar.
- 4 Establishment of Krishna Museum, Panorama and Science Centre.

2. LOCATION & REGIONAL SETTING :

Kurukshetra is situated on 29° 58' 15" north latitudes and 76° 15' 00" east longitude. The town is expending towards east on account of good access to National Highway-1 (Grand Trunk Road). Most of HUDA sectors have come up towards east of the town. Narwana Branch Canal and Satluj-Yamuna Link Canal form its western boundary while Saraswati Nadi forms its northern barriers.

3. PHYSIOGRAPHY :

This town is situated on a flat alluvial plain with Saraswati river and Ghutang nala traversing this plain from East to West. The average annual rainfall in the area is 77.3 centimeters. Most of the rain here is monsoonal.

4. AVAILABILITY OF INFRASTRUCTURE :

(a) Physical Infrastructure:

- (i) **Power:** Kurukshetra town has two 33 KVA power houses over 6 acres area, one 66 KVA (Pipli) over 4.5 acres area and one 220 KVA (BBMB, Sunderpur). These are sufficient to serve existing population. There is also a proposal of additional 33 KVA power station in the town.
- (ii) **Water Supply:** There are 5 Tube wells of Public Health Department, 22 Tubewell of HUDA alongwith Tubewell of University/ Regional Engineering College and HIRMI. The per capita daily supply is 130 liters.
- (iii) **Sewerage System:** 60% area of the town is covered by underground sewerage system. There is a proposal to cover remaining town by underground sewerage system. There are two sewerage disposals one each of Public Health, and HUDA.
- (iv) **Drainage:** There is one nala (open drain) from new grain market to Saraswati nadi. No regular drainage to drain rain waters exits.
- (v) **Tele-communication:** There are four exchanges in Kurukshetra namely main exchange (more than 10,000 lines), Pipli (with 2500 lines), Bahri (with 4000 lines) and University (with 2000 lines). The main exchange in Sector-13 covers 7040 square yards area.

(b) Social Infrastructure:

Social infrastructure of a town help us to assess quality of manpower available and the social status of the town.

- (a) **Education:** There is one University, 4 Colleges, 2 Engineering Colleges, 1 Ayurvedic Medical College, 1 Hotel Management and Catering College (Under construction), 1 ITI, 15 Senior Secondary Schools, 22 High Schools and 26 Primary Schools in the town.
- (b) **Health:** There are 100 bedded Civil Hospital, 1 Ayurvedic College, 2 Primary Health Centre alongwith number of private nursing homes and clinics in the town.
- (c) **Places of Entertainment:** There are 4 Cinema Halls alongwith religious-cum-tourist-spots like Brahmasarovar, Sannihit Sarovar, Jyotisar, Museum, Shekh Chehli Tomb, Bhadra Kali Shakti Peeth etc.

5. ECONOMIC BASE OF THE TOWN/ FUNCTIONAL STATUS :

Kurukshetra, surrounded by very fertile agriculture hinterland, has vast scope for commerce and trading in addition to being an education and administration centre.

6. POPULATION/ DEMOGRAPHY:

An assessment of growth of population and its regional distribution are important demographic studies for formulating regional and spatial planning. It determines the overall requirement of various social, educational and community needs.

POPULATION GROWTH

Year	Population (in person)	Decadal Growth (%)
1901	5056	-----
1911	4719	- 6.66
1921	4226	- 10.45
1931	5032	19.07
1941	6574	30.64
1951	11273	71.48
1961	16828	49.28
1971	29565	75.69
1981	49069	65.97
1991	81283	65.65
2001	122704 + 38713 = 161417	51.00 (98.59 % after including the population of abadis coming within the urbanization proposals)

Note: The population for 2001 includes the population of the village abadis also which are coming with in the urbanisation proposals of the present Development Plan.

7. EXISTING TRANSPORTATION NETWORK :

The town is well connected by roads and railways with its surrounding region. National Highway No. 1 passes through the new sectors of the town. Besides it is well connected with Yamuna-Nagar, Kaithal, Pehowa, Jind and Indri by roads and Amritsar Delhi main railway lines. Yamuna Nagar-Pipli-Pehowa is the main artery of the town which connects old town, University, Engineering College etc.

8. NEED FOR DECLARATION OF CONTROLLED AREAS AND PREPARATION OF DEVELOPMENT PLAN:

In order to control the haphazard and unregulated development around the Holy City of Kurukshetra, a numbers of controlled areas were declared by the Government under the provisions of Section 4 of Act No. 41 from 1963 to 2004. Development Plan of four controlled areas part A, B, C and D was published in the year 1983. Thereafter, the Controlled Area part E and F and Additional Controlled Area, Kurukshetra were also declared. However, for further planned urbanization, this development plan has been prepared to meet the land requirement of various land uses upto 2021 AD.

9. PROPOSALS :

(a) Constraints/ Limitation and Potential :

The old city of Kurukshetra or Thanesar is situated on a raised ground south of the river Saraswati which forms the northern and north-western physical barrier. Famous temples and the sacred Brahmasharovar and Sannihit Tank which attract pilgrims in the large number from all over India are located in the south. These tanks restrict the growth of the town towards south and extensive physical development is not desirable around these because these used to flood with people on auspicious occasions. The prospects of the expansion of the town towards the south-western side is blocked by the sprawling campus of the Kurukshetra University and the Regional Engineering College. Therefore, scope of expansion of the town is towards north-eastern and the eastern side of the town. In fact, the town has rapidly expanded in this direction during the last decade.

Apart from the above mentioned prospects and limitations, the sweet under ground water of the town is conducive for extensive urban development. Due to ECO park, 'Kalpna Chawla' planetarium and good educational infrastructure, Kurukshetra is growing fast. Hence residential area of town has been increased.

(b) Population Projection:

Year	Population (in person)	Decrial Growth (%)
1951	11273	71.48
1961	16828	49.28
1971	29565	75.69
1981	49069	65.97
1991	81283	65.65
2001	122704 + 38713	51.00 (98.59 % after including the population of

	= 161417	abadis coming within the urbanization proposals)
2011*	258267	60.00
2021*	413227	60.00
	Say 4.14 lacs	

- Assumed growth rate.

Keeping in view fluctuation in growth rate mentioned in above table from 1971 to 2001, a growth rate of 60% is assumed for 2021 after including villages abadi falling in urbanisable area.

LOCATION AND LAND USES :

The location and provision of various land uses in the development plan are based on the following considerations :

- By the year 2021 A.D. the total population of town will be increased to about 413227 persons from 161417 in the year 2001, taking average growth rate of 60% in the coming decades which is similar to the towns having similar population ranges.
- Kurukshetra being a place of religious, educational and administrative importance, large area has been earmarked for public and semi-public use along the southern M2(b) road. Similarly, organized open space have been provided at different places for social religions gathering and act as lungs of the town.
- An area of about 150 hectares has been reserved for a heritage and recreational park in the west of town along peripheral road easily approachable to the pilgrims visiting the holy city of Kurukshetra.
- The density of proposed sectors will be 100 persons per acre.

EXTENT OF VARIOUS LAND USES:

Keeping in view the above facts and consideration various land uses have been proposed with town planning principles for a population of 4.14 lacs by 2021 A.D.

LAND USES -2021

Serial Number	Land Use	Within old M.C. limit (in hectares)	Within extended M.C. limit (in hectares)	Within controlled area (in hectares)	Total area (in hectares)	% age
1	Residential	780	722	1325	2827	39.85
2	Commercial	83	152	301	536	7.55
3	Industrial	-	10	318	328	4.62
4	Transport and Communication	102	60	981	1143	16.11
5	Public Utility	16	13	161	190	2.68
6	Public & Semi Public	283	168	406	857	12.08
7	Open Spaces	228	32	954	1214	17.11
	Total	1492	1157	4446	7095	100.00

(i) Residential :

An area of about 2827 hectares has been provided for residential purpose. All the proposed sectors have been planned for a density of about 250 persons per hectare.

(ii) Commercial :

The town, having very fertile hinter land, is rapidly growing as a commercial and trade centre. A total area of about 536 hectares has been earmarked for commercial activity.

(iii) Industrial

328 hectares has been earmarked for the industrial use keeping in view the future demand.

(iv) Transport and Communication :

The Delhi-Ambala railway line and Kurukshetra-Narwana Railway line hinder the easy flow of goods and people. The Saharanpur-Guhla highway passing through the heart of the town is also create congestion in the town.

Integrated net-work has been proposed for smooth flow of traffic and goods. Sector-33 has been proposed on the east of G.T. road as Transport Nagar. A total area of 1143 hectares has been proposed for Transport and communication centre, keeping in view the overall requirement. The details of various roads proposed in the Development Plan alongwith their road reservations is as follows:

Serial Number	Nomenclature	Description	Road Reservations
1	M-1	National Highway-1	Existing width with 100/50 metres green belt on both sides as shown on the drawing
2	M-2 (a)	Schedule road	Existing width within municipal limits, 45 meters width with 30 meters wide green belt on both sides in the controlled area.
3	M-2 (b)	Bye Pass	75 meters width with 100 meters wide green belt on both sides.
4	M-2(c)	Proposed Sector road	75 meters wide
5	M-3 (a)	Proposed Sector Road	45 meters wide
6	M-3 (b)	Existing Sector Roads	Existing 60 meters wide sector road as per Final Development Plan 2001 AD.
7	M-3 (c)	Existing Sector Roads	Existing 30 meters wide sector road as per Final Development Plan 2001 AD.

Width and alignment of other roads shall be as per sector plans or as per approved layout plans of colonies. The area under green belt and sector roads shall not be included under 'net planned area' while approving layout plans for colonies to be developed by HUDA and private developers. The FAR and saleable area shall continue to be permitted only on the net planned area.

(v) **Public Utilities :**

A total area of 190 hectares has been earmarked for public utilities which include area for sewerage disposal works, solid waste disposal and electric power installation. In order to tackle the problem of storm water discharge efficiently an additional drain along the green belt of the periphery road has been provided.

(vi) **Public and Semi-Public :**

Since Kurukshetra has its historical and religious significance, lacs of persons gather on auspicious occasions to take holy dips in various sarovers. Besides, being educational and administration centre an area of 857 hectares has been proposed for public and semi public use.

(vii) **Open Spaces :**

An area of 1072 hectares has been proposed for Mela Ground, Heritage Park and Organised open space which will act as lungs of the town. Out of this, major pockets lie in Sector-6, 12 and 48 as Heritage Park and Mela Ground in Sector-21 in the proposed development plan. 100 metres wide green belt along both sides of National Highway-1 has been provided.

The green belt shown along the sector/ arterial roads shall be primarily meant for the widening of the sector/arterial road in future. However, till such time the widening does not take place, the said area may be utilized for nursery/plantations, fuel-filling station, communication lines, utility services etc. with the prior approval of the Director.

(viii) **Agricultural Zone:**

Sizeable area approximately 14338 hectares has been reserved as Agriculture zone. This will however not prevent the essential building development within this area such as the extension of existing villages contiguous to Abadi-deh, if undertaken as a project sponsored or approved by the Government and other ancillary and allied facilities necessary for the maintenance and improvement of this area as agricultural land.

ZONING REGULATIONS

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

ANNEXURE-B

ZONING REGULATIONS

Governing uses and development of land in the controlled area around Kurukshetra town as shown in Drawing No. DTP (KK) 899/06, dated the 11th May, 2006.

I. GENERAL

- (1) These Zoning regulations forming part of the Draft Development Plan for the controlled areas around Kurukshetra town shall be called zoning regulations of the Draft Development Plan for Controlled Area, Kurukshetra.
- (2) The requirements of these regulations shall extend to the whole of the area covered by the Draft development plan and shall be in addition to the requirements of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (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 no. DTP (KK) 899/06, dated the 11th May, 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 of 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 odors;
- (i) 'Extensive Industry' means an industry setup 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 and Notification No.	Material Date
1.	Controlled Area (Part-A&B) notified vide Haryana Government Gazette Notification No. 530 VDP-69/ 483, dated the 22 nd January, 1969 published on 4 th February, 1969.	4 th February, 1969
2.	Controlled area (Part-C) notified - vide Haryana Government Gazette Notification No. 674-2TCP-73/6793, dated the 5 th March, 1973 published on 20 th March, 1973	20 th March, 1973
3.	Controlled area (Part-D) notified vide Haryana Government Gazette Notification No. 5419-2TCP-80, dated the 26 th June, 1980 published on 29 th July, 1980	29 th July, 1980
4.	Controlled Area (Part-E) notified vide Haryana Government Gazette Notification No. 2TCP-81/5765, dated the 10 th April, 1981 published on	10 th April, 1981

	10 th April, 1981	
5.	Controlled area (Part-F) notified vide Haryana Government Gazette Notification No. 2TCP-81/5767, dated the 10 th April, 1981 published on 10 th April, 1981	10 th April, 1981
6.	Additional Controlled Area around the Municipal Council Limit, Thanesar notification vide Haryana Government Gazette Notification No.-CCP (NCR) 2004/2593, dated the 7 th October, 2004 published on 19 th October, 2004.	19 th October, 2004

- (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 acre in sector area or colony area, as the case may be;
- (q) 'Sector Area' and 'Colony Area' shall mean the area of sector or of colony as bound 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 in the case of Sector and on the approved layout plan of the Colony in the case of colony excluding the land under major roads and their adjoining green belts, if any, 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 (41 of 1963) and rules;
- (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 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 roof; above normal floor level with a maximum height of 1.5 meter and which is constructed or adopted for storage purposes;
- (w) 'Mezzanine Floor':-An intermediate floor above ground level with area of mezzanine restricted to 1/3rd 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 tube wells, 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 grain, 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 (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-1 to this notification and/ or, as may be defined by the Government of Haryana from time to time;
- (zd) 'Cyber Park/ Information Technology Park' means an area developed exclusively for locating software development activities and Information Technology Enabled Services wherein no manufacturing of any kind (including assembling activities) shall be permitted;
- (ze) 'Cyber City' means self contained intelligent city with high quality of infrastructure, attractive surrounding and high speed communication 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.
- "(zf) "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.

III. Major Land Uses/Zone:

- (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 (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 there-on from consideration of compact and economical development of the controlled area till such time as availability of water supply, drainage arrangement and other facilities for these sectors are ensured to his satisfaction.

VII Sectors to be developed exclusively through Government Enterprises:

(1) Change of land use and development in sectors which are reserved for the 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 its 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	Nomenclature	Description	Road Reservations
1	M-1	National Highway-1	Existing width with 100/50 metres green belt on both sides as shown on the drawing
2	M-2 (a)	Schedule road	Existing width within municipal limits, 45 meters

			width with 30 meters wide green belt on both sides in the controlled area.
3	M-2 (b)	Bye Pass	75 meters width with 100 meters wide green belt on both sides.
4	M-2(c)	Proposed Sector road	75 meters wide
5	M-3 (a)	Proposed Sector Road	45 meters wide
6	M-3 (b)	Existing Sector Roads	Existing 60 meters wide sector road as per Final Development Plan 2001 AD.
7	M-3 (c)	Existing Sector Roads	Existing 30 meters wide sector road as per Final Development Plan 2001 AD.

- (2) Width and alignment of other roads shall be as per sector plans or as per approved layout plans of colonies.
 (3) The area under green belt and sector roads shall not be included under 'net planned area' while approving layout plans for colonies to be developed by HUDA and private developers. The Floor Area Ratio and saleable area shall continue to be permitted only on the net planned area.

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:
- 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;
 - during the interim period makes satisfactory arrangements for the discharge of effluent to the satisfaction of the Director; and
 - 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:
- 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,
 - during the interim period makes satisfactory arrangements for the discharge of effluent to the satisfaction of the Director.

X. Discontinuance of non conforming uses:

- 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.
- 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.
- After the discontinuance of projects included under clause IX, the land shall be allowed to be redeveloped or used only for conforming use.
- 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-

- 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
- the plot is accessible through a roads laid out and constructed up dated to 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 metres
(ii) Residential plot on subsidized industrial housing or slum dwellers housing scheme approved by the Government	35 Square metres
(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 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 Number	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	

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

XV. Building lines in front and rear of building:

These shall be provided in accordance with rules 51, 52 and 53 of the rules.

XVI. Architectural control:

Every building shall conform to architectural control prepared under rule 50 of the rules.

XVII. Relaxation of agricultural zone:

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

- 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.
- for use of land as an individual site (as distinct from an industrial colony)

Provided that:

- the land was purchased prior to the material date;
- the Government is satisfied that the need of the industry is such that it cannot await alternative allotment in the proper zone;
- the owner of the land secures permission for building as required under the rules;
- 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 right 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 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 upto 3 acres.	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)
	3 to 4 acres	As applicable to residential plot equivalent to 750 square yards.	-do-
	Above 4 acres	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 15metres 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

(viii) Services, Water supply and drainage

- Good potable water supply should be available in the farm for human consumption in case of farm house is built.
- Open Sanitary drains or covered drains to be provided to clean the sheds incase of Dairy farms, Drains are to be provided for carrying rain water in case of all buildings.
- Septic tank to be provided for disposal of human and animals waste as per provisions of the Rules.
- The distance between the septic tank and open well or tube well 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 utilization 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 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.

(II) SIZE

Serial No.	Type	Size
1	Information Technology Industrial Unit	
2	Cyber Park / Information Technology Park	1 to 5 acres
3	Cyber City	5 to 15 acres
		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 I.T. 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 /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 predominantly non commercial nature
	650		Land belonging to defence
700		Open Spaces	
	710		Sports Grounds, Stadium and Play Grounds
	720		Parks
	730		Green Belts, Garden and other Recreational Uses.
	740		Cemeteries, crematories etc
	750		Fuel filling stations and Bus Queue shelters
800		Agricultural land	
	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

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

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.

(viii) Commercial and Professional offices.		
(ix) Retail shops and Restaurants.		
(x) Local service Industries.		
(xi) Petrol Filling Stations/ CNG Station.		
(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/	
(xvi) Any other use, which the Government may in public interest decide	parameters decided	
(xvii) Cyber Parks/Information Technology Park	by the Government	
II. COMMERCIAL ZONE		
(i) Retail Trade.	As required for the local need	
(ii) Whole sale Trade.	of major use at site	
(iii) Warehouses and storages.	earmarked for them in the	
(iv) Commercial offices and Banks.	sector plan or in the approved	
(v) Restaurant and Transient Boarding Houses	layout plan of the colonies	
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/ CNG station.		
(xii) Loading and unloading yards.		
(xiii) Parking spaces, bus stops, taxis, Tonga and rickshaw stand.		
(xiv) Town Parks.		
(xv) Any other use which the Director in public interest may decide		
III. INDUSTRIAL ZONE		
(i) Light industry	At sites earmarked for them	
(ii) Medium Industry	in the sector plan or in the	
(iii) Obnoxious and Hazardous Industry.	approved layout plan of the	
(iv) Heavy Industry.	colonies.	
(v) Service Industry.		
(vi) Warehouse and storage.		
(vii) Parking, loading and unloading area.		
(viii) Truck stand/bus stops, taxi, tonga and rickshaw stand.		
(ix) Public Utility, community buildings and retail shops.		
(x) Petrol filling stations and service garages.		
(xi) Liquid Petroleum Gas godowns permitted by the Director.		
(xii) Any other use permitted by the Director.		
(xiii) Cyber Parks/Information Technology Parks/ Information Technology		
Industrial Units		
IV. TRANSPORT AND COMMUNICATION ZONE		
(i) Railway yards, railway station and siding.	At sites earmarked in the	
(ii) Transport Nagar, Roads and Transport depots and parking areas.	sector plan	
(iii) Airports and Air Stations.		
(iv) Telegraph offices and Telephone exchange, Telecommunication towers.		
(v) Broadcasting stations.		
(vi) Televisions station.		
(vii) Agricultural, horticulture and nurseries at approved sites and places.		
(viii) Petrol filling stations and Service Garages.		

- (ix) Parking spaces, bus stop/shelters, taxi, Tonga and rickshaw stand

V PUBLIC UTILITIES

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

At sites earmarked in the sector plan

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, Film City (Production Facilities), opera houses etc. of predominantly noncommercial nature.
(v) Land belonging to defence.
(vi) Any other use which Government in public interest made 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) Water bodies / Lakes.
(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 continuous to abadi-deh if undertaken a project approved or sponsored by the central Government, or State Government
(vi) Milk chilling station and pasteurisation plant.
(vii) Bus Stand and railway station.
(viii) Air ports with necessary buildings.
(ix) Wireless station.
(x) Grain godowns, storage space at sites approved by the Director.
(xi) Weather stations
(xii) Land drainage And irrigation, hydroelectric works and tube well for irrigation.
(xiii) Telephone and electric transmission lines and poles, tele communication towers.
(xiv) Mining and extractions including lime and brick kilns, stones, quarries and crushing subject to the rules and at approved site.
(xv) Cremation and burial grounds.
(xvi) Petrol filling station and service garages.
(xvii) Hydro electric/thermal power plant sub. Station.
(xviii) Liquid Petroleum Gas storage godowns with the approval of Director.

As approved by Director, Town and Country Planning Department Haryana

- (xix) (A) Non Polluting industries registered as Rural Industry Scheme/Small Scale Industrial units subject to one of the following conditions:-
- 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
 - 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.
 - With an area up to two acres.
- (B) 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.

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 Kit:

(E) Printers and Output Devices including

- Dot matrix
- Laserjet
- Inkjet

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.

- 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