

TOWN & COUNTRY PLANNING DEPARTMENT

Notification

The 29th April, 1982

No. 10DP-82/6528.—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, the Governor of Haryana is pleased to publish the revised draft Development Plan of Gurgaon Controlled Area previously published,—*vide* Notification No. 2113-5DP-77/8608, dated 3rd August, 1977, published in the *Haryana Government Gazette*, dated 9th August, 1977, along with the draft Development Plan for additional Controlled Areas declared,—*vide* Notification No. 12002-10DP-79/15003, dated 15th November, 1979 published in *Haryana Government Gazette*, dated 19th February, 1980 and Notification No. 10DP-81/8039, dated 21st May, 1981, published in *Haryana Government Gazette*, dated 16th June, 1981, along with Restrictions and conditions proposed to be made applicable to Controlled Areas covered by it (given in Annexure A & B to the Development Plan); i.e. Gurgaon approved under sub-section (3) of the said section for the information of all persons likely to be affected thereby.

Notice is hereby given that the draft of the plan shall be taken into consideration by the Government after the expiry of thirty days from the date of publication of the notification in the official Gazette together with any objection or suggestion which may be received by the Director, Town & Country Planning Department, Haryana, Sector 18, Chandigarh, from any person in writing in respect of such plan before the expiry of the period so specified.

DRAWINGS

(1) Existing Land Use Plan No. S.T.P. (G)	133	dated	19th June, 1981
	153		17th November, 1981
(2) Draft Development Plan No. S.T.P. (G) 174/82, dated 1st April, 1982.			

EXPLANATORY NOTE ON THE DRAFT DEVELOPMENT PLAN FOR CONTROLLED AREAS I TO IV GURGAON

Introduction

Gurgaon town is one of the important ring towns identified under the National Capital Region Plans. Because of its important location, better Road & Rail linkages, suitable land and environmental conditions, and also the sky rocketing land prices in Delhi it has further gained great importance and the pace of development is quite fast thereby changing the face and character of the town. This is going to be a very important ring town of Delhi providing all modern amenities and facilities to its people.

The first Development Plan was published in 1971 for an estimated population of 1·25 lac by 1991, later to be revised in 1977 for a projected population of 2·25 lac by 2001 A.D. Because of the aforesaid reasons, a great demand of land for residential, Industrial & Institutional areas has been received and the Urbanisable area according to the revised Development Plan-1977 was found to be quite insufficient. Also, tendency of unauthorised sale/purchase of land/construction were noticed just along the controlled area boundary. This necessitated the extension in controlled area boundaries which was made,—*vide* *Haryana Government Gazette* Notification, dated 15th February, 1980 and 16th June, 1981.

During the last decade the town has experienced remarkable growth of population. It has shot up, from 57,000 in 1971 to 1,19,000 in 1981. The dynamic policies of the Haryana Government envisage remarkable industrial activities in this town in near future. Its locational advantage coupled with increasing demand of land for various uses has necessitated the amendment of Development Plan. Various considerations for amendment of the Development Plan are given below:—

PRESSURE OF THE NATIONAL CAPITAL

Due to rapid increase in population and scarcity of urbanisable area within Delhi, the land values have gone very high not only in Delhi but also in ring towns. This process will undoubtedly continue as according to Delhi Development Authority the city's population is expected to rise to 11·2 million from the present 5·7 million considering that ring town must grow in harmony with Delhi and share the burden of urbanisation.

EMPLOYMENT STRUCTURE AND ECONOMIC ACTIVITIES

Although the present industrial scene of Gurgaon is dominated by small and medium industries, it is anticipated that with the commissioning of the Maruti car project, this town will receive an industrial boon.

in the shape of diversified ancillary units. These enhanced industrial activities will not only require additional area under residential, commercial and other uses but will also necessitate setting up of a transport Nagar and other infrastructural facilities like wholesale markets and warehousing.

PRESSURE ON LAND IN AREAS AROUND DELHI

With the expansion of international Airport towards Gurgaon and effective communication linkages with the metropolis there is great pressure on land in and around Gurgaon. Moreover due to ever increasing land values in Delhi it has become impossible for a common man to buy a residential plot which has resulted into tremendous demand of residential plots in areas around Delhi.

SPECULATION IN LAND DEALINGS

It is understood that quite an unscrupulous speculation in land dealing is going on in and around Gurgaon. Its locational advantage is being exploited by many private colonisers who are active in this area.

NECESSITY OF LAND FOR INSTITUTIONS

Due to non-availabilities and high prices of land at Delhi many institutions of National importance intend to shift to Gurgaon which has necessitated earmarking of considerable area for this purpose.

POPULATION PROJECTION

Considering the above factors the Development Plan of this town has been revised so as to cater for a population of 10 lacs by 2001 A.D. as against its present population of 1.19 lacs.

CONSIDERATION FOR PROVISION OF LAND USES

The provision and location of various land uses in the amended Development Plan is based on the following considerations :

- (i) By the year 2001 A.D. there will be considerable enhancement in the economic activities and the working force percentage to total population will be 40 %, higher, percentage is based on the assumptions of developing characteristic of the town.
- (ii) There will be diversification of working force in the case of different sectors of economic activities.
- (iii) The density of new sectors will be one hundred persons per acre the sectors to be developed for labour housing will have a density of 150 persons per acre.
- (iv) The road link bye-passing Palam Airport will provide access to this township in the near future.
- (v) Transport Nagar is to be located on the highway and it will be easily accessible from the industrial and wholesale commercial area.
- (vi) There is a proposal to convert the present metre gauge railway line into broad gauge which will further provide boost for the development of this area.
- (vii) There is a proposal to establish big industrial complexes at Rojka Meo, Dharahera etc. This will also require strengthening of infrastructural facilities available at Gurgaon.

EXTENT OF VARIOUS LAND USES

Keeping in view the above facts and considerations the extent of various land uses is given as under according to which the total urbanisable area is 9,372 hectares for a population of 10 lacs by 2001 A.D.

1. Residential	4,500	hectares
2. Industrial	1,536	"
3. Commercial	255	"
4. Transport and Communication	1,154	"
5. Public & Semi-Public Uses	350	"
6. Defence Land	727	"
7. Open Spaces	850	"
	9,372	"

Area under existing town—406 hectares.

RESIDENTIAL

To provide for the additional projected population, a residential area of 4,500 Hectares has been provided. Keeping in view the general topography of land, nearness to the National Capital of Delhi, with more avenues of approach to it and also the proposed Development of Gual-Pahari area, these have been spread over mostly on the eastern side of the town, i.e. between Gurgaon-Sohana Road and the newly constructed Gurgaon-Faridabad road. This area is generally flat and flood-free except some strips of land along existing bunds which have been proposed to be developed as green areas. The areas on the west and south-western side of the town are low lying. To provide for residential area near the industrial sectors, to reduce the work place distance, residential sector to reduce the work place distance, residential sectors have been provided on the northern and south-western side of the existing town. These sectors will be high-density areas with 150 persons per acre, whereas other sectors will have a residential density of 100 persons per acre.

INDUSTRIAL

To provide for a genuine industrial base to the town and to meet with the growing demand for industrial area, 1,516 hectares of land has been earmarked for this use. This extend on the southern side of the town along Delhi-Jaipur National Highway and Rewari-Delhi Railway line to meet with the demand of rail based industry.

COMMERCIAL

Sector No. 13 which was previously planned as city centre, has now been proposed for development as town park. Sector No. 29 forming important central location with proposed linkages from all parts of the town has now been proposed as city centre. Because of the expansion of the town on the eastern side, the location of commercial city centre has become most feasible. Three more commercial areas have been provided at different locations to meet conveniently the commercial needs of the people.

TRANSPORT AND COMMUNICATION

To streamline the local as well as through traffic the existing Delhi-Jaipur bye-pass has been linked with 60 metre wide road upto Delhi border with provision of green belts 100 metre wide on its south-eastern side. Two more 60 metre wide roads have been proposed in its eastern side for smooth connection between commercial, institutional, wholesale market areas and the sector No. 33 provided for Transport Nagar. The eastern peripheral road will streamline traffic between Delhi-Jaipur road and new Faridabad road and also improve the linkages of this town with the Gual Pahari/Faridabad town. Two over-bridges have also been proposed to ensure smooth traffic linkages of the industrial and residential areas proposed across the railway line, with the main town of Gurgaon. The transport Nagar will be planned on most modern lines providing for bus stand, Truck stand, Transport agencies, Banks, Godowns idle and active parking, Hotels, etc.

PUBLIC AND SEMI-PUBLIC USES

There is a persistent demand for institutional areas also since a number of public and semi-public offices big and small plan to shift to this town. It is anticipated that a sizeable number of working force will be engaged in this sector. An additional area of 350 hectares has therefore been provided for public and semi-public uses to meet with the requirements of the town and also to accommodate the abovementioned demand to great extent.

Public Off. ?

OPEN SPACES

A 900 M wide strip of land along the northern Delhi-Gurgaon has to be kept free from urbanisation under the provision of the 'works of Defence Act, 1903'. The said strip of land has been earmarked for afforestation except its part under sector No. 15 a centrally located area on the Gurgaon-Delhi Road which has been reserved for town park and the regional recreational centre. The mountainous tract of land along north eastern, Delhi-Haryana border and the strips of land along the existing bunds have been reserved as green spaces. Provision of green belt along the railway line and the Badshahpur Nallah south of Gurgaon has also been made to meet with the eventuality of their possible widening in future.

AGRICULTURAL ZONE

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

ZONING REGULATIONS

Governing use and development of land in the controlled area around Gurgaon as shown Drawing No. S.T.P. (G)/174/82, dated 1st April, 1982,

I. General :

(1) These zoning regulations forming part of the development plan for the controlled area around Gurgaon shall be called zoning regulations of the development plan for the Gurgaon Controlled area.

(2) The requirements of these regulations shall extend to the whole of the area governed by the development plan and shall be in addition to the requirements of the Punjab Scheduled Roads and Controlled Areas (Restriction of Unregulated Development) Act, 1963 and the rules framed hereunder.

II. Definitions :**In these regulations :**

- (a) 'Approved' means approved under the rules.
- (b) 'Building Rules' means rules contained in Part VII of the rules.
- (c) 'Drawing' means Drawing No. S.T.P. (G) 174/82, dated 1st April, 1982.
- (d) 'Floor Area Ratio (F.A.R.)' means the ratio expressed in percentage between the total floor area of a building on all floors and the total area of the site.
- (e) 'Group Housing' housing in blocks without division into streets and independent plots with necessary open spaces and sites for community facilities.
- (f) 'Light Industry' means industry not likely to cause injurious or obnoxious noise, smoke gas, fumes or odours, dust effluent and any other nuisance to an excessive degree and motivated by electric power.
- (g) 'Local Service Industry' means an industry, the manufacture and product of which is generally consumed within the local area, for example bakeries, ice cream, manufacturing aerated water, Atta Chakies with powers, laundry, dry cleaning and dyeing, repair and service of automobile, scooters and cycles, repair of household utensils, shoe making, and repairing, fuel depots etc provided no solid fuel is used by them.
- (h) 'Medium Industry' means all industries other than light industry and local service industry and not emitting obnoxious or injurious fumes and odours.
- (i) 'Extensive Industry' means an industry set up with the permission of the Government and is extensive employing more than 100 workers and may use any kind of motive power or 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 if the cost of machinery is more than one crore rupees.
- (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 noise, vibration, stench, unpleasant or injurious fumes, effluent, explosive, inflammable material etc and other hazard to the health and safety of the community.
- (l) 'Material Date' means the 10th of July, 1964 in respect of land within the Controlled Area Notification under section 4 under The Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963;— vide Punjab Government notification No. 2319-2-TCP-64, dated the 3rd July, 1964, Hr. Government Notification No. 12002-10DP-79/17003 dated 15th November, 1979 published in Haryana Government Gazette dated 15th February, 1980 for Controlled Area No. 2 Haryana Government Notification No. 10DP-81/8039, dated 25th May, 1981 published in the Haryana Government Gazette, dated 16th June, 1981 for controlled area No. III and IV.
- (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 the part of the area in the Development Plan.
- (n) 'Public Utility Building' means any building required for running of public utility services such as water supply, drainage, electricity post and telegraph and transport and for any municipal 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.

Explanation.—(a) In this definition the 'Sector area' or 'Colony area' shall mean the area of the sector or of colony as bounded within the major road system shown on the drawing in the case of sector and on the approved layout plan of the colony in the case of colony, including 50 per cent 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.

(b) For the purposes of calculation of sector density or colony density it shall be assumed that 55 per cent 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 two dwelling units each with a population of 4.5 persons per dwelling unit or 9 persons per building plot, in the case of shop-cum-residential plot however, only one dwelling unit shall be assumed.

(c) 'Site coverage' means ratio expressed in percentage between the area covered by the ground floor of building and the area of the site.

(d) 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.

III. Major Land Uses/Zones.—

- (i) Residential Zone
- (ii) Industrial Zone
- (iii) Commercial
- (iv) Public & Semi-Public uses (Institutional Zone)
- (v) Major Open Spaces
- (vi) Reservations for Major Roads, Transport and Communication
- (vii) Agricultural Zone

IV. Division into Sectors :

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

V. Detailed Land uses within Major uses :

Except as provided in Regulation X, main ancillary and allied uses, which, subject to other requirements of these regulations and of the rules, may be permitted in the respective major land use zone, are listed in appendix 'A' subjoined to these 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 considerations of compact and economical development of the controlled area till such time as availability of water supply, drainage arrangement and other facilities for these sectors are ensured to his satisfaction.

VII. Sectors to be Developed exclusively through Government Enterprise

(1) Change of land use and development in sectors which are reserved for the commercial zone and the institutional zone shall be taken only and exclusively through the Government or a Government undertaking or a public authority approved by the Government in this behalf, and no permission shall be given for development of any colony 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 Reservation for Major Roads :

1. Land reservation for major roads shall be as under:

(i) V-I Roads :

Existing Delhi-Jaipur Bye Pass
V-I(a), V-I(b), V-I(c).

Roads connecting the town with other towns of the area

75 Metre wide

Existing width

(ii) V-2 Roads

60 Metre width
(Including green belt
and service road/s)

(iii) V-3 Roads :

- (a) Old and New Railway Roads
 - (b) Proposed periphery roads around the sectors
- Existing width
30 Metre wide

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

IX. The Development to Conform to Sector Plan and Zoning Plan:

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

X. Industrial Non-Conforming Uses:

With regard to the existing industries in zones other than industrial zones in the development plan, such industrial non-conforming uses shall be allowed to continue provided that the owner of the industry concerned—

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

XI. 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 redeveloped only according to the conforming use.

2. If a non-conforming use building is damaged to the extent of 50 per cent or more of its reproduction value by fire, floods, explosion, earthquake, war riot or any other natural calamity, it shall be allowed to be redeveloped only for a conforming use.

XII. Individual site to form part of approved layouts or zoning plans

No permission for erection of recreation of building on plot shall be given unless :

- (i) the plot forms a part of an approved colony of zoning plans, and
- (ii) the plot is accessible through a road laid out and constructed upto the situation of the plot to the satisfaction of the Director.

XIII. Minimum size of plots for various types of buildings:

The minimum sizes of the plots for various types of uses shall be as below :—

(i) Residential plots	50 Sq. Metres
(ii) Residential plot in subsidized industrial housing or slum dwellers housing schemes approved by the Government	35 Sq. Metres
(iii) Shop-cum-residential plot	100 Sq. Metres
(iv) Shopping booths including covered corridor or pavement in front	20 Sq. Metres
(v) Local service industry plot	200 Sq. Metres
(vi) Light Industry Plot	500 Sq. Metres
(vii) Medium Industry Plot	0.08 Sq. Hectares

XIV. Site Coverage, Weight or Bulk of Buildings under various Types of Buildings

Site coverage and the height up to 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 regulations XVIII shall be as under :—

Type of use	Maximum coverage on ground floor	Maximum floor area ratio
(i) Group Housing	25 per cent	150 per cent
(ii) Government Offices	25 per cent (including parking and Garages)	150 per cent
(iii) Commercial plots within Central Business zone	50 per cent If air conditioning is not done 75 per cent if air conditioning is done	150 per cent 125 per cent
(iv) Warehousing	75 per cent	150 per cent

XV. Building lines on front side and rear of Buildings :

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

** as per Z.P.P. Plan*

XVI. Architectural Control :

Every building shall conform to architectural control wherever and if any specified in the architectural control sheets prepared under rule 50.

XVII. Relaxation of land use within Agricultural Zone :

In the case of any land lying in Rural zone, Government may relax the provisions of this development plan—

- (a) for use and development of the land into a residential or industrial colony provided the colonizer has purchased the land for the said use and development prior to the material date and the colonizer 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 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;
 - (iv) the owner of the land secures permission for building as required under the rules.

Explanation—The word 'purchase' in this regulation shall mean acquisition of full proprietary rights and no lesser title such arrangements to purchase, etc.

XVIII. Provision of Farm House outside Abadi Deh/in Agricultural Zone :

A farm house in Agricultural Zone outside abadi deh of village may be allowed subject to the following conditions :—

- (i) No farm house shall be permitted within 1 K.M. of the urbanisable limit of any urban settlement as determined in the Development Plans.
- (ii) Farm House shall be permitted on the farms having not less than 2 hectares of area.
- (iii) The plinth area limit for the farm house shall be as under :

For Land, from 2 to 2.4 hect.	... 150 Sq. Mts.
For every additional 0.4 hect. (With a maximum of 300 Sq. Mts.)	... 15 Sq. Mts.
- (iv) It shall be constructed single storeyed and its height shall not exceed 4 metres.
- (v) It shall be at least 15 metres away from the edge of agricultural land on all sides provided that if laid attached to the farm house abuts a road, the farm house shall be constructed with a minimum set-back from the edge of the road as under :—
 - (a) Where the road is a bye-pass to schedule road ... 100 Mts.
 - (b) Where the road is a Scheduled road ... 30 Mts.
 - (c) Any other road ... 15 Mts.

XIX. 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 charge and on such other conditions as it may deem fit to impose.

APPENDIX 'A'

I. Residential Zone :

- (i) Residence
- (ii) Boarding House
- (iii) Social community Religious and recreational buildings
- (iv) Public Utility Buildings
- (v) Educational Buildings and all types of school and college where necessary
- (vi) Health Institutions
- (vii) Cinemas
- (viii) Commercial and Professional offices
- (ix) Retail shops and Restaurants
- (x) Local Service Industries
- (xi) Petrol filling stations
- (xii) Bus-stops, Tonga, Taxi, Scooter and Rickshaw stand.
- (xiii) Nurseries and green houses
- (xiv) Any other minor needs ancillary to residential use

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

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

II. Commercial Zone :

- (i) Retail Trade
- (ii) Wholesale Trade
- (iii) Ware houses and Storages
- (iv) Commercial Offices and Banks
- (v) Restaurants and Transient Boarding Houses
- (vi) Including public assistance institutions providing residential accommodation like Dharamshala, Tourist Houses, etc.
- (vii) Cinemas, Hotels, Motels and other places of public assembly like Theatres, Club, Dramatic Clubs etc. run on commercial basis
- (viii) Professional establishments
- (ix) Residences on the first and higher floors
- (x) Local service Industry
- (xi) Public Utility buildings
- (xii) Petrol filling station and service garages
- (xiii) Loading and unloading yards
- (xiv) Parking spaces, bus stops, taxi, tonga and rickshaw stands
- (xv) Town parks
- (xvi) Any other use which the Director in public interest may decide

As per sites shown on the sector and Zoning plan.

III. Industrial Zone :

- (i) Light Industry
- (ii) Medium Industry
- (iii) Obnoxious or hazardous
- (iv) Heavy Industry
- (v) Service Industry
- (vi) Warehouse and Storages
- (vii) Public Utility community building and retail shops
- (viii) Parking, loading and unloading areas
- (ix) Truck stands/bus stops, taxi, tonga and rickshaw stand
- (x) Petrol filling stations and service garages
- (xi) Any other use permitted by the Director

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

As per No. 1 Residential Zone

IV. Transport and Communication Zone :

- i) Railway yards, railway station and sidings

At sites approved by the Director subject to the provision of section 3 of the said Act

As approved by the Director

- (ii) Transport Nagar, roads and transport depots and parking areas.
- (iii) Airports and Air Stations.
- (iv) Telegraph offices, Telephones and Telephone Exchange.
- (v) Broadcasting stations.
- (vi) Television station.
- (vii) Agricultural, horticulture and nurseries at approved sites and periods.
- (viii) Petrol filling stations and service garages.
- (ix) Parking areas, bus stops/shelter, Taxi tonga and rickshaw stand.

V. Public and Semi-Public Uses Zone :

- (i) Government offices, Government Administration Centres secretaries and Police Station.
- (ii) Educational, Cultural and religious institutions.
- (iii) Medical Health institutions.
- (iv) Civic, Cultural and special institutions like theatres, open houses etc. of predominantly non-commercial nature.
- (v) Land belonging to defence.
- Any other use which Government in public interest may decide.

As approved by the Director,

VII. Open Spaces :

- (i) Sport grounds, stadium and play-grounds.
- (ii) Park and green belts.
- (iii) Cemeteries, crematories etc.
- (iv) Any other recreational use with the permission of the Director.

As approved by the Director.

VIII. Uses strictly prohibited :

- (i) Storage of petroleum and other inflammable material.

IX. Agricultural Zone :

- (i) Agricultural, Horticultural, dairy and poultry farming.
- (ii) Village houses within abadi deh.
- (iii) Farm house outside abadi deh subject to restriction as laid down in zoning regulation XVIII.
- (iv) Afforestation development of any of its part for recreation.
- (v) Expansion of existing village contiguous to abadi deh if undertaken a project approved or sponsored by the Central or State Government.
- (vi) Milk chilling station and pasteurisation plants.
- (vii) Bus stand and railway station.
- (viii) Air-ports with necessary buildings.
- (ix) Wireless stations.
- (x) Grain godowns, storage spaces at sites approved by the Director.
- (xi) Weather station.
- (xii) Land drainage and irrigation, hydro-electric 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 sub-stations.
- (xviii) Any other use which Government may in public interest decide.

As approved by the Director.