

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

The 12th October, 2001

**No.CCP(NCR)/HCA-6/2001/ 1355.**—In exercise of the powers conferred by Sub-section (7) of Section 5 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act No.41 of 1963), and all other powers enabling in this behalf, and with reference to Haryana Government, Town and Country Planning Department, notification No.CCP(NCR)/HCA-6/99/1361, dated the 30th August, 1999, the Governor of Haryana after considering the objections, suggestions and representations along with the recommendations of the Director, Town and Country Planning Department, Haryana, thereon hereby publishes the Final Development Plan along with restrictions and conditions proposed to be made applicable to controlled area covered by it ( Given in the Annexure A and B to the final Development plan of Hansi ).

**Drawings**

Existing land use plan Drawing No.D.T.P.(H)1517/81, dated the 9th June, 1981, published *vide* Haryana Government Gazette, dated the 31st May, 1983.

Final Development Plan for the Controlled Area Hansi Drawing No.D.T.P.(H)3208/2000, dated the 4th April, 2000.

**ANNEXURE A**

Explanatory note on the final development plan for the controlled area, Hansi.

**1. Introduction**

Hansi, founded by Rai Pithora who built the fort of Hansi, is one of the oldest town of Haryana. Hansi, in history, had been a chief town of Haryana and a Centre of local administration. In 1411 the track of Hansi which was part of Haryana came under the control of Khizar Khan, the first king of Sayed Dynasty. During the period of Lodhis, it continued to form a part of Delhi empire, later on, it came under Moguls. After Aurangzeb, it was ruled by Nawabs of Kasur and Farrukh Nagar. In 1795 George Thomas, an English sailor captured it from Nawabs and made it his headquarters. After first war of Independence of 1857, this town was affected adversely and it ceased to be a Chief Town.

**2. Location and Climate**

Hansi Town is located at 75°-78° East longitudes and 29°-06' North latitudes at an elevation of 215 metres above mean sea level on the National Highway No.10. It partakes the climate of the region which is semi-arid. Annual rainfall is recorded 46.6 centimetres, mainly concentrated during July, August and September and temperature ranges from 30°F in January to 115°F during the months of May and June. During summer, as a typical phenomenon of this region, dust storms are most frequent and during winter January is a frost prone month.

**3. Existing Features**

Morphology of the town is marked by the narrow lanes, old brick structures, fort, fort walls, temples, tombs, mosques and local depressions which have taken shape of the ponds. Northern, eastern and southern sides of the town are flanked by the irrigation canals acting as physical barriers for horizontal expansion of the town.

The town has two colleges (one each for boys and girls), two Higher Secondary Schools (one each for boys and girls), two High Schools (co-educational) and three Primary Schools. The town has a new Civil Hospital of 50 beds capacity.

**4. Constraints and Prospects**

Hansi being an intermediate town could not develop its sound economic base. It is 27 kilometres east of its district headquarters town Hisar, where all the major industries are located. Hansi being one of the important cotton trade centres could attract only a dozen cotton ginning and pressing factories. One of the largest unit of spinning mill has since been set up in the co-operative sector. Other than industrial activities the town has a planned grain market and vegetable market. However, the timber market is unorganized and scattered in the streets outside the walled town. A local mineral known as 'Shora' is also extracted, which is used primarily for ammunition.

**5. Population growth**

Population of the town is growing with marked variations in every decade. The table below indicates that its population decreased during 1901-1921 by 3.02 per cent and 3.74 per cent respectively.

Table-I

Year	Population	Percentage of growth
1901	16523	-
1911	16024	-3.02
1921	15425	-3.74
1931	20421	+32.39
1941	22500	+10.18
1951	25837	+14.83
1961	33712	+30.48
1971	41076	+21.84
1981	50365	+22.61
1991	59653	+18.44

The factors responsible for population decrease during 1901-1921, had been the epidemics of 1908 and 1918. It was only after 1921 that population started increasing and ever since, it is increasing through with significant variations as indicated in Table-I. Hence, to project the population for the planning period, average growth rate will not be sufficient. It will also depend upon the rational and subjective judgement and induced infrastructure as nucleus of development.

#### 6. Occupational structure:

The study of the Hansi town reveals that for the last fifteen years no industrial unit other than spinning mill in co-operative sector has been set up. As typical of every Indian city and town, Hansi also has three major employment, first is primary sector which employs 13.78 per cent, secondary sector which includes household, manufacturing industry consist of employs 26.14% and tertiary sector which includes trade and commerce, transport and other services employs 60.13% of work force.

TABLE-II

Sr. No.	Occupation/ Category	Number of workers		Percentage of total	
		1981	1991	1981	1991
1	2	3	4	5	6
1.	Cultivators	1,098	898	7.55	5.25
2.	Agricultural labourers	593	1,083	4.07	6.32
3.	Mining, Quarrying, Fisheries, Live Stock, etc.	—	370	—	2.16
4.	Household industry	609	2,879	4.18	16.80
5.	Manufacturing	—	864	—	5.04
6.	Construction	—	738	—	4.30
7.	Transportation, Storage and Communication	—	5,166	—	30.16
8.	Trade and Commerce	12,255	1,209	84.20	7.06
9.	Other Services	—	3,921	—	22.91
Total		14,555	17,128	100.00	100.00

The above table indicates that the proportion of workers to total workers has increased during 1981-91 in household industry.

#### 7. Land use Proposals

In order to channelise the physical development of the town and to check sporadic development outside the municipal limits, sizeable area has been declared as controlled area,— *vide* Haryana Government, Town and Country Planning Department, notification No. 2TCP-79/780, dated the 26th March, 1979 published in the Haryana Government Gazette, dated the 13th May, 1980, for the purpose of preparing a development plan. The development plan of the controlled area is prepared in integration to the land use within municipal limits.

The development plan of the town is prepared as a long-term perspective for a period of 21 years i.e. 2021 A.D. The plan will cater to the land use demand of the 1.50 lac population. For the purpose of making various land use proposals, a 35 per cent decennial growth of population has been conceived. This growth rate is derived from the past trends and anticipated immigration of population due to induced magnetic development nuclei.

TABLE - III

Serial Number	Code	Land use category	Total land in acres	%
1.	100	Residential	2440	54.00
2.	200	Commercial	200	4.00
3.	300	Industrial	530	12.00
4.	400	Transport and Communication	800	18.00
5.	500	Public utility	235	5.00
6.	600	Public and Semi-public uses	80	2.00
7.	700	Open spaces	210	5.00
Total			4495	100.00

As indicated in the above table the total land required by 2021 A.D. would be 4495 acres, at density of about 35 persons per acre. It is further split into different land use categories to meet the multifarious demands of the public.

## 7. DESCRIPTION OF LAND USES

### 7.1 Residential

Land required for residential and its ancillary purpose is estimated to be 2440 acres by 2021 A.D. This estimate includes both land within Municipal area and in the controlled area. The sectors designated for this use are 1,2,4,5,6,7,10,11,12,13,14,15,16 and sector 17, and each sector is assigned its own population density, the average of all comes to be 60 persons per acre. This figure is conceived for estimating total residential demand. All residential sectors are well distributed in relationship with other land uses.

### 7.2 Commercial

The town has a planned grain and vegetable market developed by the Colonization department and the local Improvement Trust, respectively. The shopping areas are reserved along Delhi-Hisar road taking into consideration its central existence. Land has also been earmarked for warehouses, godowns and storages in the north of railway station in sector 9. The total land for multiple commercial uses is proposed to the tune of 200 acres.

### 7.3 Industrial

The land for the purpose of setting up industries is proposed along Delhi-Hisar-Sulemanki road leading to Hisar. The land use is proposed on the basis of existing trend of industrial development. Most of the industries (presently operating) are along Hisar and Bhiwani road. This industrial land is proposed in sectors 18 and 19 and the total land allocated to this use is 530 acres. The land assigned will include both medium and light industries.

To set up Auto Market, a site of about 30 acres is earmarked in sector 8 along Tosham road.

### 7.4 Transport and Communication

The existing bus stand has been accommodated as such. The major roads proposed to inter-link existing town with the new sectors and for the inter-relationship of each land use are assigned the width as follows :—

(I) By-Pass	V-I	60 Metres
(II) Delhi-Hisar-Sulemanki road	V-I-A and V-I-B	Existing Width
(III) Bhiwani, Tosham and Jind road and Road between sector 1 and 2	V-2	45 Metres
(IV) All sector periphery roads	V-3	30 Metres

However, the width of other roads and streets will be as per the detailed layout plans of the sectors in hierarchical manner.

### 7.5 Public Utilities

For the purpose of public utilities land is assigned in sector 5 (part), adjacent to the existing water works, an area of 60 acres is earmarked for the setting up of another water works and for the future extension of the existing water works in sector 5. This will include the necessary buildings required by the Public Health Department. Apart from above an area of 50 acres have also been earmarked for additional water works for future demand as recommended by the Public Health Department. The existing grid station with 20 acres is accommodated as such. The total land proposed for this use is 130 acres. For another grid sub-station site will be provided in the agricultural zone whenever and wherever needed. However, a site for solid waste disposal having an area of about 95 acres has been reserved along Hansi-Jind road proposed by-pass. And for sewerage disposal an area of about 10 acres has been reserved in agricultural zone between Dhani Kutubpur road and Chitang distributary.

### 7.6 Public and Semi-Public Uses

An area of 80 acres is earmarked for this use in sector 9. In sector 9 land earmarked for this use accommodates the existing Tehsil Complex and the Civil Hospital and rest of the land is reserved for future extension of the Tehsil Complex, and other public and semi-public uses.

### 7.7 Open Spaces

Presently, there is no park in the town maintained by the local Municipal Committee. For this use an area of about 100 acres is earmarked in sector 3. This proposal includes stadium, open air theatre, etc. In sector 11 existing fort has also been accommodated and land around is left out as open for recreation. The total land assigned to this use is 210 acres. This also includes the green belts along the major roads.

### 7.8 Agricultural Zone

The remaining areas surrounding the urbanization proposals is proposed to be reserved as an agricultural zone. This agricultural zone, however, would not eliminate the essential building development within this area such as extension of existing villages contiguous to "Abadi Deh" if undertaken as a project approved or sponsored by the Government in addition to the ancillary facilities necessary for the maintenance and improvement of the agricultural zone as such.

## ZONING REGULATIONS

The legal sanctity to the proposals regarding land use within controlled areas being given effect by a set of zoning regulations (detailed at 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 detail out allied and ancillary uses which will be permitted within the various major land use shall be in accordance with the details shown in the Sector Plan for each sector to guide the development and to enforce proper control.

## ANNEXURE - B

### Zoning Regulation

Governing use and development of land in the controlled area around Hansi as shown in Drawing No.D.T.P.(H)3208, dated the 4th April, 2000.

#### I General

1. These Zoning regulations, forming part of the development plan for the controlled area around Hansi, shall be called zoning regulations of development plan for Hansi controlled area.
2. The requirement of these regulations shall extend to the whole of the area covered by the final 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(H) 3208/2000, dated the 4th April, 2000;
- (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 13th May, 1980 in respect of lands within the controlled area notified under Section 4 (I) (a) of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1963), vide Haryana Government, Town and Country Planning Department notification No. 2TCP-79/780, dated the 26th March, 1979 published in the Haryana Government Gazette dated the 13th May 1980;
- (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;
- (r) 'Sector Density' and 'Colony Density' shall mean the number of persons per hectare in sector area or colony area, as the case may be;
- (q) 'Sector Area' and 'Colony Area' shall mean 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 (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; and
  - (ii) Farm shed i.e. Ancillary use.

**Notes :**

(1) The construction of the farm house shall be governed regarding 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 metre;

(v) 'Loft':- An intermediary floor on a residual space in a pitched roof, above normal floor level with a maximum height of 1.5 metre 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' - shall mean development and activities, which are required to assist in carrying out the process of "agriculture" such as tubewells, pump chambers, wind mills, irrigation's drains, pucca platforms, fencing and boundary walls, water hydrants etc;

(y) "Rural Industries Schemes" means industrial unit, which is registered as rural industries schemes by the Industries Department;

(z) "Small Scale Industries" means industrial unit, which is registered as small scale industries by the Industries Department;

(za) "Agro based industries" means an industrial unit, which uses food 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-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, 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.

**III. Major Land Uses/Zone :**

- (i) Residential Zone
- (ii) Commercial Zone
- (iii) Industrial Zone
- (iv) Transport and Communication Zone
- (v) Public and Semi Public Zone (Institutional Zone)
- (vi) Public Utility 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 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 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 :

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

- (i) Major roads indicated V-1-A on the drawing existing width (Delhi Sulemanki Road) within the municipal limits;
  - (ii) Major roads indicated V-1 on the drawing 60 metres (By-pass);
  - (iii) Major roads marked as V-1-B on drawing existing width (D.H.S. road) outside municipal limits;
  - (iv) Major roads marked as V-2 on the drawing 45 metres; and
  - (v) Major roads marked as V-3 on the drawing 30 metres.
- (2) Width and alignment of other roads shall be as per the 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 :

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.

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 a lapse of period fixed under clause IX, the land shall be allowed to be re-developed 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 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 building :

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

(i) Residential plot	50	Square metres
(ii) Residential plot unsubsidized 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.

#### XIV. Site coverage, Height and bulk of building under various types of buildings :

Site coverage and the height upto which building may be erected within independent residential and industrial plot, shall be according to the provisions contained in Chapter VII of the 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			The total area of the commercial pocket is to be considered as plottable area while working out the total plotted area of the sector. Only 35% of the total area of commercial pocket in which those sites have been planned be counted as plotted area for working out the plottable area of this sector.
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 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 land use within 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 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 if the area of the land is 2 acres or more on the following conditions :—

	Size of farm	Maximum coverage on ground for dwelling unit (main building)	Maximum coverage on ground shed (ancillary building)
(i) Site coverage	2 Acres	100 square metres	1 percent of the farm land (not more than 40 percent shall be used for labour/ servant quarters)

For every additional 0.25 acre, 10 square metres in main building subject to maximum of 200 square metres.

	<u>Maximum height</u>	
Main dwelling unit		Ancillary building
(ii) Height and storey	6 metres single storeyed	4 metres single storeyed

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

- (a) Where the road is by-pass to a scheduled road. 100 metres.
- (b) Where the road is a scheduled road. 30 metres.
- (c) Any other road. 15 metres.

- (iv) Approach Road
  - (a) The approach road to the farm shall have a minimum right of way to 13.5 metres (45 feet).
  - (b) When the approach road serves more than one farm than the minimum right of way should be 18.30 metres (60 feet). Basement shall be permitted to the maximum extent of ground floor coverage but in the basement water closet and bathroom shall not be permitted.
- (v) Basement
- (vi) Ledge, loft and Mezzanine floor
- (vii) Services, Water supply and drainage
  - (a) Good potable water supply should be available in the farm for human consumption in case of farm house is built;
  - (b) Open Sanitary drains or covered drains to be provided 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; and
  - (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 utilisation 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 the 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	Upto 2 acres
2.	Cyber Park / Information Technology Park	10 to 15 Acres
3.	Cyber City	Minimum 100 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) Twin level basement shall be allowed only for parking under the zoned area.

##### **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
1	2	3	4
100		Residential	Residential Sector on neighbourhood 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.

1	2	3	4
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

**L Residential Zone :**

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

As required for the local need of major use and needs of the town at site approved by the Director in the sector/ colony plan.

<ul style="list-style-type: none"> <li>(xv) Starred hotels</li> <li>(xvi) Any other use, which the Government may in public interest decide</li> <li>(xvii) Cyber Parks/Information Technology Park</li> </ul>	As per the policy parameters decided by the Government
<p><b>II. Commercial Zone</b></p> <ul style="list-style-type: none"> <li>(i) Retail Trade.</li> <li>(ii) Whole sale Trade.</li> <li>(iii) Warehouses and storages.</li> <li>(iv) Commercial offices and Banks.</li> <li>(v) Restaurant and Transient Boarding Houses including public assistance institutions providing residential accommodation like Dharamshala, Tourist House etc.</li> <li>(vi) Cinemas, Hotels, Motels and other places of public assembly like Theatres, Club, Dramatic Club, etc. run on commercial basis.</li> <li>(vii) Professional establishments.</li> <li>(viii) Residences on the first and higher floors.</li> <li>(ix) Local service industry.</li> <li>(x) Public Utility buildings.</li> <li>(xi) Petrol filling stations and service garages.</li> <li>(xii) Loading and unloading yards.</li> <li>(xiii) Parking spaces, bus stops, taxis, tonga and rickshaw stand.</li> <li>(xiv) Town Parks.</li> <li>(xv) Any other use which the Director in public interest may decide</li> </ul>	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
<p><b>III. Industrial Zone</b></p> <ul style="list-style-type: none"> <li>(i) Light industry</li> <li>(ii) Medium Industry</li> <li>(iii) Obnoxious and Hazardous.</li> <li>(iv) Heavy Industry.</li> <li>(v) Service Industry.</li> <li>(vi) Warehouse and storage.</li> <li>(vii) Parking, loading and unloading area.</li> <li>(viii) Truck stand/bus stops, taxi, tonga and rickshaw stand.</li> <li>(ix) Public Utility, community buildings and retail shops.</li> <li>(x) Petrol filling stations and service garages.</li> <li>(xi) Liquid Petroleum Gas godowns permitted by the Director.</li> <li>(xii) Any other use permitted by the Director.</li> <li>(xiii) CyberParks/Information Technology Parks/ InformationTechnology Industrial Units .</li> </ul>	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 stand

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, open houses etc. of predominantly non-commercial 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 Sanitary installations including 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 continuous to *abadi-deh* if undertaken a project approved or sponsored by the central Government, or Semi Government
- (vi) Milk chilling station and pasteurisation plant.
- (vii) Bus stand and railway station.
- (viii) Air ports with necessary buildings.
- (ix) Wireless station
- (x) Grain godowns, storage space at sites approved by the Director.
- (xi) Weather stations
- (xii) Land drainage and irrigation, hydroelectric works and tubewell for irrigation.
- (xiii) Telephone and electric transmission lines and poles.
- (xiv) Mining and extractions including lime and brick kilns, stones, quarries and crushing subject to the rules and at approved site.
- (xv) Cremation and burial grounds.
- (xvi) Petrol filling station and service garages.
- (xvii) Hydro electric/thermal power plant Sub-station.
- (xviii) Liquid Petroleum Gas storage godowns with the approval of Director.
- (xix) (A) Non Polluting industries registered as Rural Industry Scheme/Small Scale Industrial units subject to one of the following conditions:
  - (i) Located within half kilometre 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 kilometre 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 Centres and Telecommunication Centres
- (xxii) Any other use, which Government may in public interest, decide.

As approved by Director,  
Town and Country Planning  
Department Haryana

**APPENDIX 1**

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

**(A) Computing Devices including**

- Desktop
- Personal Computer
- Servers
- Work-station
- Nodes
- Terminals
- Network P. C.
- Home P. C.
- Lap-top computers
- Note Book Computers
- Palm top Computer/PDA

**(B) Network Controller Card/ Memories including**

- Network Interface Card (NIC)
- Adaptor Ethernet/PCI/EISA/Combo/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 & 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
- Antenna & 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.

BHASKAR CHATTERJEE,

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