

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

The 11th January, 2013

No.CCP (NCR)/FDP/(PKL-II/ APR)/2013/147. - 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 41 of 1963) and with reference to Haryana Government, Town and Country Planning Department Notification No. CCP (NCR)/DDP (PKL-II/APR) 2007/3737 dated 29th October, 2007 the Governor of Haryana hereby publishes the Final Development Plan 2021 A.D. for Alipur, along with restrictions and conditions as given in Annexure 'A' and 'B' proposed to be made applicable to the controlled areas specified in Annexure B.

Drawings

- 1 Existing Land Use Plan Drawing No. DTP (P) 752/2002 dated the 4th October, 2002 (already published in the Haryana government Gazette on 29th October 2007 vide Haryana Government, Town and Country Planning Department notification No. CCP (NCR)/DDP (PKL-II/APR) 2007/3737 dated the 29th October, 2007).
- 2 Final Development Plan 2021 AD Drawing No. DTP (P) 1252/2013, dated the 8th January , 2013.

ANNEXURE A

Explanatory Note on the Final Development Plan-2021 A.D. for controlled area around Haryana State Industrial and Infrastructure Development Corporation, Industrial Estate at village Alipur, district Panchkula

(i) INTRODUCTION:-

Due to establishment of Information Technology Park in Chandigarh and various projects in Panchkula, Zirakpur and Mohali town, the area has under gone tremendous socio-economic and physical development. Further, the development of infrastructure in both the towns attracted huge migration from outside the region; as a result the population of Panchkula town increased manifolds. State Government adopted a strategy of spatial development, in the year 1992. State Government planned new Industrial Estate at Barwala in order to sustain urban agglomeration of Panchkula/Chandigarh and to hold back excessive urban migration to these towns besides ensuring equitable distribution of population and resources for orderly growth and development in the area. The development of Panchkula town is almost at the completion stage, therefore in order to cope up with the increasing demand, it was decided to develop the area of Kot Behla in Periphery Controlled Area and Controlled Area around industrial estate of Haryana State Industrial and Infrastructure Development Corporation, village Alipur as Panchkula Extension-II. Being located on both sides of the National Highway Number-7, the area is in irregular shape bounded by river Tokka on the eastern side and urbanisable area of Periphery Controlled Area on the western side. The village Alipur is an old Muslim village and derives its name from a popular villager named Ali. Alipur is situated at a distance of 18 kilometers from Panchkula, 28 kilometers from Chandigarh towards South-East and 5 kilometers from Barwala Town. It falls in the Barwala industrially backward Block of District Panchkula. The Abadi of village Alipur is situated at a distance of 400 meter from National Highway Number-73 at latitude of 30° 35'- 34" North and Longitudes 76° 56'- 46" East. The industrial activities in this town are basically agriculture related however the scenario will change radically as soon as the area is developed in to an integrated township/urban centre of Periphery Controlled Area as well as Alipur Controlled Area. The city will aim to provide a robust infrastructure and congenial environment for living by preserving natural trails, forest, parks, sport centres, holistic living practices. The city will provide high quality infrastructure to cater both the business and personal needs of the residents. Some of the creeks falling in Panchkula Extension II have been proposed to be preserved in the Development Plan with proper embankments and

channalization, so that drainage system may be sustained in order to protect the urbanisable area from flood, a 60 metres wide road has been proposed along Tokka river which may also act as protection Bandh.

(ii) PHYSIOGRAPHY:-

The area is normally plain with the back drop of Shivalik Hills, which enhances its aesthetic value. The slope is from North to South thus the rain water of the surrounding area flows from North to South and

falls in Barsati Toka Nadi through culvert on National Highway. The land of this area is fertile and the ground water table is at 150 feet approximately.

(iii) AVAILABILITY OF INFRASTRUCTURE :-

(a) Utilities

At present Electricity is being supplied from 66 KVA Sub-Station which is situated at Barwala. The water supply is provided from a Tubewell installed by Public Health Department at village Kot. In addition to this a Tubewell is also installed by Haryana State Industrial & Infrastructure Development Corporation in their Industrial Estate. Within the Industrial Estate, Sewerage System has already been laid. The open drains are constructed along streets in the village abadies.

(b) Social Infrastructure

There are Government Primary Schools, one Government Middle School and Two anganwadies in this area to provide educational facilities. There are two veterinary dispensaries, one in village Nagal and other in village Khangesra. There are Dharamshallas for social gathering purposed in village Alipur, Nagal and Khangesra.

(iv) ECONOMIC BASE OF THE TOWN / FUNCTIONAL STATUS :-

The economic base of village Alipur and other villages falling in this Controlled Area is mainly agriculture. The main crops cultivated here are wheat rice and maize. There are some retail shops running to meeting the daily needs of the villagers. In addition to Industrial Estate developed by Haryana State Industrial and Infrastructure Development Corporation, some small scale industries like rice sheller, concrete pole factory, flourmill etc. and some poultry farms exist in this area

(v) POPULATION / DEMOGRAPHY :-

Existing abadi of village Alipur, Nagal and Khangesra falls within this Controlled Area. The population of these villages has grown almost three times and was 3324 persons in 2001. The decadal growth rate of population during 1961-1971 was 29.09%, which increased to 41.49% in 1971-1981. Though a decrease recorded to 23.36% in 1981-1991, but the growth rate again increased to 36.23% in 1991-2001 as given below:

TABLE-I: Decadal Growth Rate

Year	Population			Total	Net increase	Growth rate (%)
	Village Alipur	Village Nagal	Village Khangesra			
1961	258	483	342	1083	-	-
1971	406	564	428	1398	315	+29.09
1981	580	837	561	1978	580	+41.49
1991	746	902	792	2440	462	+23.36
2001	1088	1177	1059	3324	884	+36.23

(vi) EXISTING TRANSPORTATION NET WORK :-

Village Nagal falls on National Highway Number-7 whereas village Alipur and Khangesra are at the distance of 400 meters and 1.5 Kilometers respectively from National Highway Number-7. These two villages are connected with National Highway through link roads. Thus, this area is well linked with the other important towns of the State through National Highway Number-7.

(vii) NEED FOR DECLARATION OF CONTROLLED AREA :-

In year 1992, the State Government planned New Industrial Estate, Alipur with the objectives of discouraging migration from the surrounding areas to Panchkula town keeping in view the availability of infrastructure like; water, power, road network, communication etc. In order to avoid haphazard and irregular development and to provide channelise urban growth around the

boundaries of industrial estate, approximately 1052.63 hectare of area was declared as the Controlled Area vide Haryana Government, Town & Country Planning Department, Notification No. CCP (NCR)/2002/PCA-II/1422 dated the 11th July, 2002 which was published in the Haryana Government Gazette dated the 11th July, 2002.

(viii) PROPOSALS :-

(a) The Toka Barsati nadi passes through the Controlled Area along the south-east side of existing industrial estate of the Haryana State Industrial and Infrastructure Development Corporation, village Alipur. This nadi is the natural barrier for the proposed planned development.

The existing villages have low potential regarding future developments as there are only few industries and commercial activities. Keeping in view the same 684.86 hectare urbanisable area is proposed for future development out of total controlled area of 1052.63 hectare.

- (b) **Population Projection:** The growth rate of population of existing villages is moderate. The future population projection has been made keeping in view the average growth rate of 35% for decade 2001 to 2011 and 40% growth rate for decade 2011-2021 which comes out to be 11922 persons.

Table-II:- Population Projection

Year	Projection Population	Growth rate
2011	4487	35.00
2021	6283	40.00

Keeping in view the huge demand of residential area as per old Urban Estate of Panchkula, the total area of 171.25 hectare including 25.91 hectare of existing residential area have been proposed with density of 250 persons per hectare to accommodate the population of 42300 persons assuming the migrated population of remaining 36018 persons from other areas like Panchkula City, Chandigarh City, Derabassi and Zirakpur etc. The details of density of existing population and projected population are given below-

TABLE-II

Population	Gross density person per hectare	Net residential density person per hectare
Existing 3324 (in the year 2001)	30	130
Proposed 42300	85	250

- (x) **LAND USE PROPOSALS :-**

An area of 684.86 hectares has been proposed as urbanisable area with the gross town density of 85 persons per hectare and net residential density of 250 persons per hectare, also assuming the existing residential density of 130 persons per hectare as to be 250 persons per hectare so the existing area of 25.91 hectare will accommodate the 6400 persons and to accommodate the remaining population of 35900 persons, an area of 171.25 hectare, including 25.91 hectare of existing residential area, has been proposed as residential area in different sectors.

To maintain the continuity of development, the future proposals are integrated with the existing village Alipur as well as existing industrial estate of Haryana State Industrial and Infrastructure Development Corporation.

Out of total 1052.63 hectare of Controlled Area, the land use proposals for the Final Development Plan cover an area of 684.86 hectare. The detailed break-up of the proposed land uses within the Controlled Area is as below:

TABLE-III: Land Use Proposals

Sr. No.	Land Use	Existing area (in hectare)	Proposed Area within Controlled Area (in hectare)	Total Area(in hectare)	% to total hectare
1	Residential	25.91	145.34	171.25	25.01
2	Commercial	0.40	7.29	7.69	1.12
3	Industrial	41.55	259.92	301.47	44.02
4	Transport and Communication	9.72	42.91	52.63	7.68
5	Public and Semi Public	0.81	120.65	121.46	17.74
6	Open Spaces	2.83	27.53	30.36	4.43
	Total	81.22	603.64	684.86	100.00

DESCRIPTION OF LAND USES

1. RESIDENTIAL AREA:

To accommodate the population of 42300 persons, residential sectors no. 12, 13(part) and 19 have been proposed with proposed density of 250 persons per hectare. The following proposals are made to absorb the impact of increased residential density:-

- a. The additional area for infrastructure shall be provided in the already planned/developed residential sectors to meet out the requirement of the additional population.
- b. The minimum width of the roads in a residential colony/sector shall not be less than 12 meters.
- c. The minimum area for parks/open spaces in a residential colony/sector shall be planned in such a manner that it shall meet the minimum norm of 2.5 square meters per person.

2. COMMERCIAL:

An area of 7.69 hectares has been proposed as commercial in sector 17 along the National Highway No. 7 to cater to the commercial needs of town.

3. INDUSTRIAL:

Panchkula Extension-II Alipur is fortunate to have a clearly defined and delineated industrial zone, towards its south-east in Sector-10 and 11 adjacent to the existing industrial estate at Barwala. The wind for major parts of year flows from north-west to south-east thus protecting the residents from the hazards of industrial air pollution. Further industrial growth in the town has been restricted to less polluting industries only. In addition to it, Sector-9 and 13(part) have been proposed for Information Technology.

4. TRANSPORT AND COMMUNICATION:

Presently the area is connected by link roads through National Highway No. 7. The National Highway Number -7 is proposed to be widened upto 60 metres with 100 metres wide green belt on both sides. Major connecting roads and a ring road is proposed as 60 metres wide. Major roads/sector dividing roads have also been proposed with 60 metres width. The area under roads is 52.63 hectare approximately. A fly-over has been proposed on National Highway Number -7 for uninterrupted movement /better connectivity within the urbanisable area.

The classification of proposed roads is as follows:

Serial Number	Classification	Land Reservation
(i)	V-1 National Highway-7	60 metres wide with 100 metres green belt on both sides.
(ii)	V-2 Road	60 metres wide Ring Road and sector roads.
(iii)	V-3 Road	24 metres wide service road.

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

5. PUBLIC AND SEMI PUBLIC USE:

To provide the educational, cultural, religious, institutional, medical and health facilities, an area of 121.46 hectare has been proposed in Sector-18 under sub-code 610, 620, 630 and 640.

6. OPEN SPACE:

A 100 meters wide green belt is proposed on both sides of the existing National Highway No. 7. An area of 30.36 hectare (approximately) falls under this green belt. A 20 meters wide green buffer has also been proposed in between residential sector 12 and industrial Sector-10 and 13.

7. AGRICULTURE ZONE:

The rest of the area surrounding the urbanization proposals within the Controlled Area would remain as Agriculture Zone. This zone will, however, not eliminate the essential building activities within this area, such as extension of existing village contiguous to abadi-deh if undertaken under project approved or sponsored by the Government and other ancillary & allied facilities necessary for the maintenance and improvement of an agriculture land

8. CONSERVATION OF HERITAGE SITES:-

The monuments, heritage sites, special areas of aesthetic, sentimental or historic value which require protection shall be protected.

ZONING REGULATIONS

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

ANNEXURE- B

Zoning Regulations:

Governing use and development of land in the controlled area around existing boundary of Haryana State Industrial and Infrastructure Development Corporation, Industrial Estate at village Alipur, as shown in Development Plan Drawing No. DTP (P) 1252/2013, dated the 8th January , 2013.

I. General :-

1. These Zoning Regulations, forming part of the Development Plan for the Controlled Areas around Alipur, , shall be called Zoning Regulations of Final Development Plan for Controlled Areas Alipur, .
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 (41 of 1963) and the rules framed there under.

II. Definitions :-

In these Regulations;-

- (a) 'Approved' means approved under the rules;
- (b) "Agro based industries" means an industrial unit, which uses food grains, fruits or agro waste as a raw material;
- (c) 'Building rules' means the rules contained in Part-VII of the rules;
- (d) "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;
- (e) "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;
- (f) 'Drawing' means drawing no. No. DTP (P) 1252/2013, dated the 8th January , 2013.
- (g) '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;
- (h) 'Floor Area Ratio' (FAR) means the ratio between the total floor area of a building on all floors and the total area of the site;
- (i) "Farm House" shall means a house constructed by the owner of a Farm at his land for the purpose of:-
 - (i) Dwelling unit i.e. main use
 - (ii) Farm shed i.e. Ancillary use.

Notes:-

- (1) The construction of the farm house shall be governed by the restrictions given under clause XIX regarding "Provision of Farm House outside abadi-deh in Agricultural Zone";
 - (2) The farm sheds regarding building control and site specifications shall be governed by the restrictions mentioned in clause XIX;
- (j) '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;

- (k) "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 or for laying essential services;
- (l) '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);
- (m) "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;
- (n) "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 metres;
- (o) '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;
- (p) '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;
- (q) "Loft" means an intermediary floor on a residual space in a pitched roof; above normal floor level with a maximum height of 1.5 metres and which is constructed or adopted for storage purposes;
- (r) 'Material Date' means the date of publication of notification of various controlled areas declared as under:

Sr. No.	Name of controlled area and notification no.	Material date
1.	Controlled Area notified vide Haryana Government, Town and Country Planning Department, Notification No. CCP(NCR)/2002/PCA-II/1422 dated the 11 th July, 2002 published in Haryana Government Gazette on 11 th July, 2002.	11 th July, 2002

- (s) 'Medium Industry' means all industries other than 'Light Industry' and 'Local Service Industry' and not emitting obnoxious or injurious fumes and odors;
- (t) "Mezzanine Floor" means an intermediate floor above ground level with area of mezzanine restricted to 1/3rd of the area of that floor and with a minimum height of 2.2 metres;
- (u) "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.
- (v) '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.
- (w) "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.
- (x) "Rules" means the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965;
- (y) "Rural Industries Schemes" means industrial unit, which is registered under rural industries schemes by the Industries Department.
- (z) "Sector Density" and "Colony Density" shall mean the number of persons per hectare in sector area or colony area, as the case may be;
- (za) "Sector Area" and "Colony Area" means the area of sector or of colony as shown on the drawing;

Explanation:

- (1) In this definition, the "Sector Area" or "Colony Area" shall mean the area of the Sector or of Colony as shown on the drawing or on the approved layout plan of the Colony/sector

which will be excluding the area unfit for building development within the sector or the colony as the case may be.

- (2) In the layout plan of colony or sector, other than industrial colony/sector, the land reserved for roads, open space, schools, public and community building and other common uses shall not be less than 45 percent of the gross area of the land under the colony/sector.
- (3) For the purpose 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 per 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.
- (zb) "Site Coverage" means ratio expressed in percentage between the area covered by the ground floor of building and the area of the site
- (zc) "Small Scale Industries" means industrial unit, which is registered as small scale industries by the Industries Department;
- (zd) "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.;
- (ze) The terms "Act", "Colony", "Coloniser", "Development Plan", "Sector" and "Sector Plan" shall have the same meaning as assigned to them in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1963) and Rules, 1965; and
- (zf) any other term shall have the same meaning as assigned to it in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1963).

III. Major land uses/zone :-

- (1)
 - (i) Residential zone
 - (ii) Commercial zone
 - (iii) Industrial zone
 - (iv) Transport and communication zone
 - (v) Public Utility Zone
 - (vi) Public and semi public zone
 - (vii) Open spaces zone
 - (viii) Agriculture zone
- (2) Classification of major land uses is according to Appendix A.

IV Division into sectors :-

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

V Detailed land uses within major uses :-

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

VI Sectors not ripe for Development :-

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

VII Sectors to be developed exclusively through Government enterprises :-

- (1) For the development of sectors reserved for commercial use, private developers shall be permitted to develop to the extent of 10% of the sector area as per the layout plan approved by competent authority, after obtaining license under Act No. 8 of 1975. Balance 90% area shall be developed exclusively by the Government or a Government undertaking or by a public authority approved by the Government. However, it shall be open

to Government or its agencies to acquire more than 90% of the area at any time excluding the area for which license applications had been received till then.

- (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:

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

Sr. No.	Classification of roads	Land reservation
1	V-1 National Highway-7	60 metres wide with 100 metres green belt on both sides.
2	V-2 Road	60 metres wide ring road and sector roads.
3	V-3 Road	24 metres wide service road.

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

- (3) Benefit of only 50% of the area falling under major roads and adjoining green belts, if any, shall be allowed towards plotable area/floor area ratio (FAR) in the plotted/group housing colony while approving the layout plans for the sector/colony to be developed by Haryana Urban Development Authority and private colonizers. However, in respect of roads falling within the net planned area indicated in the Sectoral Plan, full FAR shall be allowed. In case of commercial colony and Information Technology Park/Cyber City, the benefit of 10% of the total area of the site OR area falling under green belt and sector roads, whichever is less shall be allowed.

IX Non-conforming uses either existing or having valid change of land use permission

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

- 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-

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

XIII Minimum size of plots for various types of buildings:

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

- (i) Residential plot : 50 Square metres
- (ii) Residential plot on subsidised industrial housing or slum dwellers housing scheme approved by the Government : 35 Square metres
- (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 colony to be developed either as a part of plotted licenced colony or as independent Group Housing colony will be 5 acres. However, in case a group housing scheme is floated by Haryana Urban Development Authority or any other Government Agency, the size of group housing site shall be as specified in the scheme. For the purpose of plotted residential colony minimum area required is 25 acres.

(3) The minimum area required for a commercial colony is 8000 square metres and the maximum 16000 square metres.

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:

Sr.No.	Type of use	Maximum ground floor coverage	Maximum floor area ratio
1	Group housing	35%	1.75
2	Government offices	25%	1.00
3	Commercial	In accordance with the terms and conditions specified in the zoning plan of sites approved by the competent authority.	
4	Warehousing	60%	0.75

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 buildings:-

These shall be provided in accordance with rules 51, 52 and 53 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965.

XVI Architectural control:-

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

XVII Relaxation of agricultural zone:-

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

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

Provided that-

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

Explanation

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

- (c) The site should not fall within restricted belt notified under the 'Works of Defence Act, 1903' around Defence installations, if any

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:-

Farmhouses shall be allowed only for bonafide use of landowner(s) provided he does not own a house in any urban area because the real object for allowing farmhouses in agriculture zone is to meet the housing needs of the farmers on a small portion of the farm so that he can take care of his agriculture produce while living on that farm. Hence, a farm house in agricultural zone, outside abadi-deh may be allowed if the area of the land is 2 acres or more on the following conditions:

	Size of farm house	Main building of the dwelling unit.	Ancillary building of main dwelling unit.
(i) Site Coverage	0.8094 Hectare (2 Acres minimum)	As applicable to residential plot equivalent to 380 square metres	1 percent of the farm land (not more than 40 percent shall be used for labour/servant quarters)
	Upto 1.214 Hectare (3 Acres)	As applicable to residential plot equivalent to 570 square meters	-do-
	Upto 1.6188 Hectare (4 acres) and above.	As applicable to residential plot equivalent to 760 square meters	-do-
(ii) Height and Storey		11 Meters., three storeyed	4 Meters, single storey.

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

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

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

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

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

- (vii) **Services, water supply and drainage**
- Good potable water supply should be available in the farm for human consumption in case farm house is built.
 - Open Sanitary drains or covered drains to be provided to clean the sheds in case of Dairy farms, Drains are to be provided for carrying rain water in case of all buildings.
 - 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 utilisation of the agricultural zone.

XX Provisions of Information Technology Units and Cyber Parks/Cyber Cities

(i) Location:

- Information Technology industrial units will be located in industrial areas/industrial zones only;
- Cyber Parks/ Information Technology parks will be located either in industrial areas or industrial zones abutting on minimum 60 metres right of way (ROW) sector roads in the form of integrated development. However, no manufacturing units will be permitted in such parks;
- Cyber cities:- The location of such a facility will be decided by the Government;

(ii) Size:

Serial number	Type	Size
1	Information Technology industrial Unit	1 to 5 acres
2	Cyber Park / Information Technology Park	5 to 15 acres
3	Cyber City	minimum 50 acres

(iii) Miscellaneous:

I Parking:

- One equivalent car space for every 40 square metres of floor area shall be provided for parking in cyber park/Information Technology Park, Information Technology industrial unit and cyber city;
- Four tier basement for information technology industry for meeting the requirement of parking shall be allowed subject to clearance from public health requirement.

II Other activities:

- 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;
- 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;
- No residential plotted development shall be allowed in a cyber city;
- For a Cyber City project if allowed in agricultural zone, the entrepreneur shall make the arrangement of water supply and other facilities like sewerage disposal/drainage etc;

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

XXI Setting up of communication towers:-

Permission of Mobile Towers within the Controlled area shall be granted as per the policy dated 13th January 2012 as amended from time to time;

XXII Safety against Seismic Hazards:-

As the Development Plan area falls in Seismic zone as per Seismic zone map of Indian Standard IS 1893 and hence is considered as High Risk Zone. In order to take care of the same "the

whole urban development shall be checked for safety against an intensity "VII" probability of occurrence, and upgraded for required seismic resistance in buildings and infrastructure as found necessary".

XXIII 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.

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
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
760		Water bodies/ lakes / water recharge zone
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
890		Dairy farming

Appendix B

I Residential zone

- (i) Residence
- (ii) Social community religious and recreational buildings
- (iii) Public utility building.
- (iv) Educational buildings and all types of school and college where necessary.
- (v) Health institutions.
- (vi) Cinemas
- (vii) Commercial and professional offices.
- (viii) Retail shops and restaurants.
- (ix) Local service industries.
- (x) Petrol filling stations.
- (xi) Bus stops, tonga, taxi, scooter and rickshaw stand.
- (xii) Nurseries and green houses.
- (xiii) Any other minor needs to ancillary to residential use
- (xiv) Starred hotels
- (xv) Club/Community Centres
- (xvi) Communication Towers
- (xvii) Guest/Boarding Houses
- (xviii) Any other use, which the Government may in public interest decide

As required for the local needs of major use and needs of the town at site approved by the Director in the sector/ colony plan and as per the policy/ parametres decided by the Government.

II Commercial zone

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

As required for the local needs of major use and needs of the town at site approved by the Director in the sector/ colony plan and as per the policy/ parametres decided by the Government.

III Industrial zone

- (i) Light industry
(ii) Medium industry
(iii) Obnoxious and Hazardous Industry
(iv) Heavy industry
(v) Service industry
(vi) Warehouse and storages
(vii) Parking, loading and unloading area
(viii) Truck stand/bus stops, taxi, tonga and rickshaw stand
(ix) Public utility, community buildings, retail shops, banks, dhabas, restaurants, two/three/five star hotels and insurance offices subject to a maximum limit of 3 percent of the total area of the sector as under: -

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

Sr. No.	Name of Facility	Area		No. of facilities in a sector	Commercial component	Maximum Ground Coverage	Floor Area Ratio	Approach Road
		Minimum	Maximum					
1	Dhabas	500 sq m	1000 sq m	2	50 sqm	50 %	0.50	Minimum 18 mtr
2	Restaurants	1000 sq m	2000 sqm	2	10 %	30 %	1.50	Minimum 18 mtr
3	Two/Three Star Hotels	1.0 Acre	2.5 Acres	2	15 %	30 %	As per commercial policy	Minimum 24 mtr
4	Five Star Hotels	2.5 Acres	4.0 Acres	1	15 %	30 %	As per commercial policy	Sector Dividing Road with the provision of a service road

- (x) Petrol filling stations and service garages.
(xi) Liquid Petroleum Gas godowns permitted by the Director.
(xii) Cyber Parks/Information Technology Parks/ Information Technology Industrial Units
(xiii) Health Facilities like Hospital, Dispensary, Nursing Home, Clinic as under:

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

Sr. No.	Name of facility	Area		No. of facilities in a sector	Residential component	Maximum ground coverage	Floor area ratio
		Minimum	Maximum				
1	Hospital	2.5 Acres	5.0 Acres	1	15 %	33 %	1.00
2	Dispensary	1.0 Acre	1.5 Acres	1	15 %	33 %	1.00
3	Nursing Home	250 sqm	500 sqm	2	Nil	60 %	1.00
4	Clinic	250 sqm	500 sqm	2	Nil	60 %	1.00

- (xiv) Industrial Colony with a minimum area of 15 acres. The area utilisation shall be as under: -

Sr. No.	Land use	Percentage of total area of the colony	
1	Industrial	51	65
2	Residential	10	
3	Commercial	4	
4	Public Buildings and Utilities	10	35
5	Roads / Open Spaces	25	
	Total	100	

- (xv) Communication Towers
 (xvi) Ready mix concrete plant, wet mix plants, hot mix plants
 (xvii) Any other use, which the Government may in public interest decide.

IV Transport and communication zone

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

At sites
 earmarked in
 the sector plan

V Public and semi public uses zone

- (i) Government offices, Government Administration centres, secretariats and police station
 (ii) Educational, cultural and religious institutions
 (iii) Medical health institutions
 (iv) Civic/cultural and social institutions like theatres, opera houses etc. of predominantly non-commercial nature
 (v) Land belonging to Defence
 (vi) Dhabas, Restaurants as under: -

At sites
 earmarked in
 the sector plan

Sr. No	Name of Facility	Area		No. of facilities in a sector	Commercial component	Maximum Ground Coverage	Floor Area Ratio
		Minimum	Maximum				
1	Dhabas	500 sqm	1000 sqm	2	50 sqm	50 %	0.50
2	Restaurants	1000 sqm	2000 sqm	2	10 %	30 %	1.50

- (vii) Communication Towers
 (viii) Any other use, which the Government may in public interest decide

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) Public utility services like electric grid station, 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 /water recharge zone.
 (vii) Communication Towers
 (viii) Any other use, which the Government may in public interest decide.

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

VII Uses strictly prohibited:

Storages of petroleum and other inflammable material without proper license.

VIII Agriculture zone

- (i) Agricultural, Horticultural, dairy and poultry farming.
 - (ii) Village houses within Abadi-deh
 - (iii) Farm houses outside abadi-deh subject to restriction as laid down in zoning regulation XIX
 - (iv) Afforestation development of any of the part for recreation
 - (v) Expansion of existing village contiguous to abadi-deh if undertaken as
 - (vi) a project approved or sponsored by the Central Government or State Government.
 - (vii) Milk chilling station and pasteurisation plant
 - (viii) Bus Stand and railway station
 - (ix) Air ports with necessary buildings
 - (x) Wireless stations
 - (xi) Grain godowns, storage space at sites approved by the Director
 - (xii) Weather stations
 - (xiii) Land drainage and irrigation, hydroelectric works and tubewell for irrigation
 - (xiv) Telephone and electric transmission lines and poles
 - (xv) Mining and extraction operations including lime and brick kilns, stones, quarries and crushing subject to the rules and at approved site
 - (xvi) Cremation and burial grounds
 - (xvii) Petrol filling station and service garages
 - (xviii) Hydro electric/thermal power plant sub-station
 - (xix) Liquid Petroleum Gas storage go downs with the approval of the Director
 - (xx) (a) Non Polluting industries registered as Rural Industry Scheme/Small Scale Industrial units outside the restricted belt around defence installations as applicable for such installation if any, subject to one of the following conditions
 - (i) Located within half kilometer belt encircling the existing village Abadi-deh and approachable from public road/rasta other than scheduled road, National Highway and State Highway.
 - (ii) On Public road/rasta not less than 30 feet wide (other than scheduled roads, National Highway and State Highway) outside the half kilometer zone referred to in (i) above upto a depth of 100 metres along the approach road.
 - (iii) The area of the site should not be more than 2 acres.
 - (b) The site should not fall within restricted belt notified under the 'Works of Defence Act, 1903' around Defence installations, if any.
- (xx) Dhabas, Small Restaurants, Motels, Resort and Amusement Park/ Theme Park along National Highway / Scheduled Roads in the area outside restricted/ green belt as under:

As approved by Director, Town and Country Planning Department, Haryana and as per the policy parameters decided by the Government.

Sr. No	Permissible Activity	Area		Commercial Component	Maximum Ground Coverage	Floor Area Ratio
		Minimum	Maximum			
1	Dhabas	1000 sqm	1 acre	50 Sqmt.	40%	0.4
2	Restaurant	2000 sqm	1 acre	15%	30%	1.5
3	Motel with banquet facilities	2.5 acres	5 acres	15%	30%	1.5
4	Resort	4 acres	10 acres	15%	30%	1.5
5	Amusement Park/Theme Park	2.5 acres	10 acres	15%	30%	0.5

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

(xx) Banquet Hall:

Permissible Zone	Agriculture
Approach	1. Minimum width of the approach road must be 18 metres. 2. The access permission is required from XEN, PWD (B&R) if the site is located on scheduled road. 3. Approach from National Highways can be considered, if the site fulfills minimum distance norms from intersection/access and is located on minimum 7 metres wide service road or the applicant submits prior permission of access from NHAI.
Area Required	Minimum area :- 2.5 acres Maximum area :- 5.00
FAR	0.5
Ground Coverage	30%
Conversion Charges	50% of the rates prescribed for commercial use
Permissible Ancillary uses within FAR	10% of the allowed FAR for Gift shop, STD Booth, Toy Centers and flowers shops etc.
Parking	Minimum 25% of the site area

As approved by
Director, Town
and Country
Planning
Department,
Haryana and as
per policy/
parameters
decided by the
Government.

- (xxi) Microwave Towers/Stations, Seismic Centres and Telecommunication Centres
 (xxii) Communication Towers
 (xxiii) Ready Mix Concrete Plants, Wet mix plants, Hot Mix Plants connected with the projects for which contract or work is assigned by Government or Government agency and to be set up on short term basis.
 (xxiv) 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) **Others**
 - 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
Facsimile machines/Fax cards
Tele-Printers/Telex machine
PABX/EPABX/ RAX/MAX Telephone Exchange
Multiplexers/Muxes
Modems
Telephone answering machines
Telecommunication Switching Apparatus
Antenna and Mast
Wireless datacom equipment
Receiving equipments like Pagers, mobile/Cellular Phones, etc.

VSATs

Video Conferencing Equipments

* Including Set Top Boxes for both Video and Digital 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:-

- Remote production/manufacturing units
- The Corporate offices of companies or their local branches
- 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) Support Centres; and
- (xv) Web-site Services.

S.S. DHILLON,
Principal Secretary to Government, Haryana,
Town and Country Planning Department.