

HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT

Notification

The 9th February, 2012

No. CCP (NCR)/FTD/TOHANA/FDP/2012/410 - 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 the Haryana Government Town and Country Planning Department Notification No. CCP (NCR)/FTD/TOHANA/DDP/2011/2389 dated, the 19th September, 2011 the Governor of Haryana hereby publishes the Final Development Plan 2031 AD for Tohana along with restrictions and conditions as given in Annexures 'A' and 'B' proposed to be made applicable to the Controlled Area specified in Annexure B

Drawings

1. Existing land use plan Drawing No. DTP (H) 1605/82, dated the 16th November 1982 has already been published in Haryana Government Gazette vide notification No. C.C.P. (N.C.R.)/FCA-2/2000/674, dated the 25th April, 2000.
2. Final Development Plan 2031 A.D. Tohana bearing Drawing No. DTP (F) 136/2012, dated the 24th January 2012.

Annexure A

Explanatory note on the Final Development Plan for Controlled Area Tohana - 2031 AD.

I. Introduction

Tohana town is located at 29°-43' North latitudes and 75°-54' East longitudes at an elevation of 225 metres above mean-sea-level. Tohana is an old town situated at a distance of 73 kilometres in the north of Hisar on Jakhal-Jind railway line. Its population decreased from 8950 persons to 7955 persons in 1951, but thereafter rose to 12394 persons by 1961. Decrease during 1941-51 was mainly due to exodus of the Muslims in 1947. During the same period Hindus west gradually came in and settled at Tohana. Presently Tohana is a good market of paddy, barley mustard seeds etc. Tohana is a sub-divisional head quarter. Morphology of the town is marked by the narrow lanes, old brick structures, mosques canals and local depressions which have taken the shape of ponds.

II. Population Growth

Population of the town is growing with marked variations in every decade. The table-I reveals the trend of population growth of Tohana town.

Table-I

Year	Population	Decadal growth rate (in %)
1941	8950	-
1951	7955	-11.10
1961	12394	55.80
1971	16789	35.46
1981	25487	41.80
1991	34215	34.24
2001	51519	50.57
2011	80885 (proposed)	57.00
2021	131843 (proposed)	63.00
2031	214200 (proposed) Say 2.14 lac	62.46

Hence Table-I indicates that after 1951, the population of the town increased rapidly during 1971-81, the population of the town has increased from 16789 to 25487 persons i.e an increase of 51.80%

and during 1981-91 it increased from 25487 to 34215 i.e. an increase of 34.24 percent. Considering the average increase of population in the last four decades, the town is planned for a population of 2,14,200 by the year of 2031 AD at decennial growth rate of 62.46%.

III. Economic base

Since Tohana has a very fertile hinterland, its economy depends upon trade and commerce and other services. The total participation of workers in different occupation is given in table No. II

Table II

Serial number	Occupation/category	Number of workers		Percentage	
		1971	1981	1971	1981
1	Cultivators	666	528	15.77	7.472
2	Agricultural labourers	178	--	4.22	--
3	Mining quarrying, Fisheries live stock etc.	015	939	0.36	13.28
4	Household Industries	130	176	3.08	2.495
5	Manufacturing industries	508	--	12.03	--
6	Construction	182	--	4.31	--
7	Trade and commerce	1605	5427	38.00	76.76
8	Transportation, storage and communication	150	--	3.55	--
9	Other service	789	--	18.68	--
	Total	4223	7070	100.00	100.00

Table II reveals that trade and commerce has an important role to play in supporting the economy of Tohana in the coming years. Food Corporation of India had already constructed godowns for storage of grain.

IV. Industries

In 1981, industries shared only 2.5% of total workers, majority of Industrial establishment are agro based like rice shellers, cotton ginning, flour mills etc. Besides some service industries of agricultural implementary, plastic a new industrial plant is also functioning.

V. Education and Medical Institutions

There is one Government degree college, two industrial training institutes, one each for boys and girls, four primary schools, one middle, one high school for boys and senior secondary school for girls, besides above three dozen of schools are being run by private.

Among medical facilities, one Civil and Tuberculosis (T.B.) hospital of 60 beds and one dispensary, one X-ray clinic and one laboratory are rendering medical aid. There are seven nursing homes, 35 medical practitioners. Seven X-rays plants, seven laboratories and three ultra sound machines are serving the town and its surrounding villages.

VI. Community facilities

There are three clubs, one municipal library, one private library and three cinemas to serve the population of Tohana. Only one park of about 2 acres is in existence. There are about nine dharamshala's for public.

VII. Water supply and driage

The main source of water supply is canal based. Presently Bhakra main branch is feeding this old town, five branches are taken out of it to serve this town and nearby area. One waterworks has been constructed by Municipal Committee. The underground water is breackish. In order to meet the future requirement of water, the construction of two water filters is in progress for extension of existing water works near canal colony.

Sewerage is laid down only on 75% area of Tohana. There is no sullage treatment plant at Tohana. The disposal is done in the open fields which are auctioned by Municipal Committee Tohana rationally. Public latriness, urinals and dustbin are not properly provided. The town is properly served by drainage system, as a result water stagnates in ponds during rainy season.

Proposal

To meet the requirement of various socio-economic activities in the town, land is rationally allocated to different land uses taking in account the nature of town as a whole and the relationship between the places of work, living and recreation. The projected population of Tohana town will be 2,14,200 persons by 2031 A.D. assuming as average population growth rate of 62.46 percent.

Serial number	Land category use	Area within old Municipal Committee limit (in acres)	Area within controlled area limit (in acres)	Total area (in acres)	% age
1	Residential	682	1434	2116	51.69
2	Commercial	76	114	190	4.64
3	Industrial	--	324	324	7.91
4	Transport and Communication	109	474	583	14.24
5	Public utility	03	208	211	5.15
6	Public and Semi-public	44	148	192	4.69
7	Open spaces	32	446	478	11.68
	Total	946	3148	4094	100

Land uses

Hence, total land requirement of 4094 acres is proposed to accommodate the population of 2,14,200 persons by 2031 AD with the population density of 52 PPA (130PPH) for different landuses.

Description of landuses

1. Residential

The total area allocated for residential use is 2116 acres this includes the area of existing town, vacant pockets within Municipal Committee limits and area falling in the controlled area. The sectors designated for this land use are 2A, 4, 5, 6, 7, 8, 9 (Part), 10, 11 (Part), 12 (Part) 13 and 15. The residential area proposed in the Development Plan would cater to the residential demand of the projected population 2,14,200 persons. The residential area proposed in the Development Plan shall be developed on neighbourhood concept by making provision of all community facilities and services within the sectors on average net residential density of 100 persons per acres.

The Government vide order dated 26th August, 2009 approved the following provisions to be incorporated in the Development Plan while increasing the density:-

- The additional area for infrastructure shall be provided in the already planned/developed residential sectors to meet out the requirement of the additional population.
 - The minimum width of the roads in a residential colony/sector shall not be less than 12 metres.
 - 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 metres per persons.
- The above said provisions have been made in the development plan.

2. Commercial

Tohana has a grain market developed in sector-2 by Colonization Department. The retail trade is concentrated in the old congested streets in the form of ribbon development. 190 Acres land has been proposed for Commercial use for further requirement. Sector 1-A and 14 is reserved exclusively for

commercial use. This sector will also accommodate the demand for auto market. For retail shopping, 30 metres strip is reserved along with sector road of 7 & 10 and 60 metres strip is reserved along with sector road of 11 and 12 upto pirthla minor.

3. Industrial zone

288 acres land has been proposed for industrial use in sector 1 and 3 on both sides of the Jakhal Railway Line and V-2 road. The land is allocated on the basis of existing trend of industrial development. Most of the rice shellers are established along this railway line. Part of sector 2A has been marked as Industrial zone (36.38 acres) where Industrial Estate already exists.

4. Roads transport and communication

50 acres land has been proposed for road, transport depots and parking areas in sector-1. The major road system adopted on a grid-iron and radial pattern which integrates well with the existing road hierarchy. The Hissar-Tohana-Chandigarh road is a Scheduled Road. Along this road no construction/excavation what so ever in nature will be allowed on both sides within 45 metres in urbanisable limit. One peripheral road (V-I) is proposed along the outer boundry of sectors 12, 13, 14 and 15 having width of 75 metres with 50 metres green on both sides and another Peripheral Road connecting sector 1A, 1, 3, 4, 6, 7, 8, 9, 11 is proposed with the road width of 45 metres with 30 metres wide green belt on both sides. The road width prescribed for various roads is as given below.

Serial number	Type	Name	Land reservation
(i)	(V-1)	Peripheral road	75 Metres wide with 50 metres green belt on both sides
(ii)	(V-1A)	Schedule road (Tohana-Hissar-Tohana-Chandigarh)	Existing width with 45 metres wide green belt on both sides (Out side out the Municipal Committee limits)
(iii)	(V.2)	Peripheral road	45 Metres wide with 30 metres green belt on both sides
(iv)	(V-3)	Sector road	45 Metres
(v)	(V-4)	24 Metres wide	24 Metres
(vi)	(V-5)	Existing village link road	Existing width

5. Public utilities

This use will accommodate water supply installations disposal works and electric sub-station etc. Total area under this zone is 211 acres. One water works is already exists in new mandi having an area of 25 acres and another water works is existing along Fatehabad branch in sector 11 having an area of 12 acres. To meet the demand of the required water supply, an additional land of 22 acres is earmarked for water works along Fatehabad distributory. About 30 acres of land is reserved for sewerage treatment plant and solid waste disposal between Prithala minor and Chander road in agriculture zone. A site of solid waste disposal for approximately 22 acres has been marked at Maniana road. Approximately 5 acres land is earmarked for storm water disposal at Chandigarh road. Drinking water will be made available from Bhakra branch and Fatehabad branch for future population of city.

6. Public and semi public use

An area of 192 acres is earmarked for this use in sector 2, 9 and 12. An area of 18 acres is reserved for Administrative Complex in sector 9.

7. Parks and open spaces

An area of 28 acres (approx) for park is proposed between Railway line and Bhakra main branch and additional approximately 15 acres land is proposed for park in sector-10. This canal will also act as a recreational asset to the residents of the town. The total area under parks and open spaces is reserved 478 acres.

8 Agricultural zone

Rest of the controlled area has been designated as agricultural zone. This agricultural zone however would not eliminate the essential development such as extension on the existing village contiguous to 'Abadi-deh' if undertaken as a project sponsored or approved by Government and other ancillary and allied facilities necessary for the maintenance and improvement of this area as an agricultural land. An area of approx 22 acres has been marked for Dairy Farming along Chander road.

Zoning regulations

The legal sanctity to the proposals regarding land use is being given 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

Governing use and development of land in the Controlled Area around Tohana as shown in Drawing No. DTP(F) 136/2012, dated the 24th January, 2012 ..

I. General

- (1) These Zoning Regulations, forming part of the final development plan for the controlled area around Tohana, town shall be called zoning regulations of the final development plan for the controlled area, Tohana
- (2) The requirements 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 there under.

II. Definitions

In these regulations:

- a) "Approved" means approved under the rules;
- b) "Building rules" means rules contained in part-VII of the rules;
- c) "Drawing" means Drawing No. DTP(F) 136/2012, dated the 24th January, 2012.
- d) 'Floor Area Ratio' (F.A.R.) means the ratio expressed in percentage between the total floor area of a building on all floors and the total area of the site.
- e) 'Group Housing' shall be buildings designated in the form of flatted development for residential purposes or any ancillary or appurtenant buildings including community facilities, public amenities and public utility as may be prescribed and approved by the Director General, Town and Country Planning Department, Haryana
- f) 'Light Industry' means industry not likely to cause injurious or obnoxious noise, smoke, gas, fumes or odours, dust, effluent and any other nuisance to an excessive degree and motivated by electric power.
- g) 'Local Service Industry' means an industry the manufacture and product of which is generally consumed within the local area for example : bakeries, ice-cream manufacturing aerated water, atta chakkies with power, laundry, dry cleaning and dyeing repair and service of automobile, scooters and cycles, repair of household utensils, shoe making and repairing, fuel depots etc. provided no solid fuel is used by them.
- h) 'Medium Industry' means all industries other than Light Industry and Local Service Industry and not omitting obnoxious or injurious fumes and odours.
- i) 'Extensive Industry' means an industry set up with the permission of the Government and is extensive, employing more than 100 workers and may use any kind of motive power 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 hazard to the health and safety of the community.

- l) 'Material Date' means the date of publication of notification of various controlled areas declares as under :-

Serial number	Name of Controlled Area and notification number	Material date
1	Controlled Area, Tohana notified vide notification No. 22 nd April, 1982, 114-10DP-82/3160, the dated 23 rd February, 1982, published in Haryana Government Gazette on the 22 nd April, 1982.	22 nd April, 1982.

- m) 'Non Confirming 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 draft 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 service including a fire station.
- o) 'Rules' means the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965.
- p) 'Sector Density' and 'Colony Density' means the number of persons per hectares in sector area or colony area, as the case may be.
- q) "Sector Area" and "Colony Area" means the area of sector or of colony indicated as such in the Development Plan.

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 and on the approved layout plan of the Colony/sector. Benefit of 50% of the area falling under major roads and their adjoining green belts, if any, shall be allowed for plotable area/floor area ratio (FAR) in case of plotted/group housing colony; and excluding the area unfit for building development within the sector or the colony as the case may be. In the layout plan of colony or sector, other than industrial colony/sector, the land reserved for roads, open space, schools, public & community building and other common uses shall not be less than 45 percent of the gross area of the land under the colony/sector;

- (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 on 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 term "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 1965;
- t) 'Farm House' shall means a house constructed by the owner of a farm at his land for the purpose of :
- Dwelling unit, i.e. main use,
 - Farm shed i.e. Ancillary use.

Notes:-

- The construction of the farm house shall be governed by the restrictions given under clause regarding "provision of farm houses outside adadi- deh in rural/agricultural zone".
- The farm sheds regarding building control and site specifications shall be governed by the restriction mentioned in clause XIX.

- u) 'Ledge or Tand': mean 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 residential 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 mezzaning restricted to 1/3rd of the area of that floor and with a minimum height of 2.2 metres.
- x) 'Subservient to Agriculture' :- shall mean development and activities, which are required to assist in carrying out the process of "agriculture" such as tubewells, pump chambers, wind mills, irrigation drains, pucca platform, fencing and boundary walls, water hydrants etc;
- y) "Rural Industries Scheme" 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 Industry by the Industries Department.
- za) "Agro based Industries" means an industrial unit, which uses food grains, fruits or Agro waste as raw-material; and
- zb) "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;
- zc) "Cyber Park/ Information Technology Park" means an area developed exclusively for locating software development activities, "and IT Enabled services" wherein no manufacturing of any kind (including assembling activities) shall be permitted;
- zd) "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 "/IT Enabled services; wherein no manufacturing units may be allowed."
- ze) "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;
- 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, (Act 41 of 1963);

III. Major land uses/zone

1. Residential zone
2. Commercial zone
3. Industrial zone
4. Transport and communications zone
5. Public utility zone
6. Public and semi-public zone (institutional zone)
7. Park and open spaces zone.
8. Agriculture zone.

Classification of major land uses is according to Appendix A

IV. Division into sectors

Major land uses mentioned at Serial number. (1) to (7) 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 use zone are listed in Appendix B sub-joined to these zoning regulations.

VI Sector not ripe for development

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

VII Sectors to be developed exclusively through Government enterprises:-

- a. For the development of the sector 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. Balance 90% area shall be developed exclusively by the Government or a Government undertaking or by a Public Authority approved by the Government.
- b. Notwithstanding the provision of clause (1) above, the Government may reserve, at any time, any other sector for development exclusively by it or by any of the agencies mentioned above.
- c. Wherein 10% area of the sector is allowed to be developed by private developers, allowing private developers to develop public and semi-public zone warehouses upto a maximum limit of 5% of the sector in transport and communication zone and the decision regarding clause.

VIII. Land reservation for major roads:-

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

Serial number	Type	Name	Road reservation
(i)	(V-1)	Peripheral road	75 Metres wide with 50 metres green belt on both side
(ii)	(V-1A)	Schedule road (Tohana-Hisar-Tohana-Chandigarh)	Existing width with 45 metres wide green belt on both sides out side of the Municipal Committee limit
(iii)	(V.2)	Peripheral road	45 Metres wide with 30 metres green belt on both sides
(iv)	(V.3)	Sector road	45 Metres
(v)	(V.4)	24 Metres wide	24 Metre
(vi)	(v.5)	Existing/village link road	Existing width

- (2) Width and alignment of other roads shall be as per sector plans or as per approved layout plans of the colonies.
- (3) Benefit of only 50% of the area falling under major roads and adjoining green belts, is any, shall be allowed towards plotted area/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. In case of commercial colony and Information Technology Park/Cyber City the benefit of 10% of FAR 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 project industries shown in the zones other than industrial zones in the development plan such non-conforming uses shall be allowed to continue for a fixed period to be determined by the Director General, but not exceeding ten years, provided that the owner of the building concerned:-
 - a. undertakes to pay to the Director General, as determined by him the proportionate charges, toward, the external development of the site as and when called upon by the Director General to do so in this behalf,
 - b. during the interim period makes satisfactory arrangement for discharge of effluent to the satisfaction of the Director General
 - c. shall be allowed to expend 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:

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

X. Discontinuance of non-conforming uses

- (1) If a non-conforming use of land has remained discontinued continuously for a period of two years or more, it shall be deemed to have terminated and the land shall be allowed to be re-used or re-developed only according to the conforming use.
- (2) If a non-conforming use building is damaged to the extent of 50 percent or more of its reproduction value by fire, flood, explosion, earthquake, war, riot or any other natural calamity, it shall be allowed to be re-developed only for a conforming use.
- (3) After the discontinuance of projects included under clause IX, the land shall be allowed to be re-developed or used only for conforming use,
- (4) After a lapse of period fixed under clause IX (I), 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 provide in regularion 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 General.

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 :-

Serial number	Landuses	Size
i.	Residential plot	50 square metres
ii.	Residential plot un subsidised industrial housing or slum dwellers housing	35 square metres
iii.	Shop-cum-residential plot	100 square metres
iv.	Shopping booths including covered corridor or pavement infront.	20 square metres
v.	Local service industry plot	100 square metres
vi.	Light Industry plot	250 square metres
vii.	Medium Industry Plot	8000 are metres

- (2) The minimum area under a group housing colony to be developed either as a part of plotted licensed 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 sites shall be as specified in the scheme. For the purpose of plotted residential colony minimum area required is 25 acres for low potential zones.
- (3) The minimum area for commercial components is required as 4000 sq. mtrs to 8000 sq. mtrs.

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 rule. 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
1	Group Housing	35%	175
2	Govt. Offices	25%	150
3	Commercial	In accordance with the terms and conditions specified in the zoning plan of sites approved by the competent authority.	
4	Ware-housing		
		60%	75

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

XV Building lines in front side and rear of building

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 :-

- 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 development prior to the material date and the coloniser secures permission for this purpose as per rules.
- for use of land as in individual site (as distinct from an industrial colony)

Provided that :

- the land was purchased prior to the material date.
- the government is satisfied that the need of the industry is such that it cannot await alternative allotment in the proper zone;
- the owner of the land secures permission for building as required under the rules;
- the owner of the land undertakes to pay to the Director General as determined by him, the proportionate charges as and when called upon by the Director General 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 not lease or title such as agreements to purchase etc.

- For use of non/less polluting Rural Industrial Scheme/Small Scale Industrial Units upto two acres in the Agriculture Zone of the Controlled Areas of High/Hyper potential zones falling in Industrially backward blocks on public roads/rastas (other than scheduled road and National Highway) of minimum 12 metres width after leaving atleast 20 metres wide strip of green belt along the road to be used for its development in future.
- 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 and prescribed for it in the drawing subject to a maximum of 20 percent variation allowed on either side of the prescribed sector density.

XIX Provision of farm house outside abadi-deh in agricultural zone :-

A farm house in rural zone outside abadi-deh may be allowed if the area of the land is 2 acres or more on the following conditions.

	Size of farm house	Main building of the dwelling unit.	Ancillary building of main dwelling unit.
(i) Site coverage	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 1.2141 Hectare (3 Acres)	As applicable to residential plot equivalent to 570 Square metres.	-do-
	Upto 1.6188 Hectare (4 acres) and above	As applicable to residential plot equivalent to 760 Square metres.	-do-
(ii) Height and storey.		11 Metres., three storeyed	4 Metres, 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:

Serial number	Road	Width
a.	Where the road is bye pass to a scheduled road as an express way	100 metres.
b.	Where the road is scheduled road	30 metres
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 in Part II.

(vii) Services-water supply and drainage :-

- Good potable water supply should be available in the farm for human consumption in case of farm house is built.
- Open sanitary drains or covered drains to be provided to clean the sheds 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 Controlled Areas Rules.
- The distance between the septic tank and open well or tubewell shall be as provided in the Controlled Areas 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 payment of such development charges and on such other conditions as it may deem fit to impose.

XXI. Provision of information technology units and cyber parks/cyber cities :-

i) Location

- 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 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**

- (a) One Equivalent Car Space for every 50 square metres of floor area shall be provided for parking in Cyber Park/Information Technology Park, Information Technology Industrial Unit and Cyber City.
- (b) Three tier basement for IT Industry for meeting the requirement of parking shall be allowed subject to clearance from public health requirement.

ii **Other Activities**

- (a) Incidental commercial activities like Banks, Restaurants, Insurance Offices etc. shall be permitted subject to restriction of 4% of the gross area of the Cyber Park/Information Technology Park.
- (b) Only 5% of the area of the Cyber City shall be allowed for Group Housing and 4% of the total area of the Cyber City shall be permitted for Commercial/Institutional uses.
- (c) No residential plotted development shall be allowed in a Cyber City.
- (d) For a Cyber City Project if allowed in Agricultural/Rural Zone, the entrepreneur shall make the arrangement of water supply and other facilities like sewerage disposal/drainage etc.

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

XXII. Setting up of communication towers

- I **Location:** The communication towers can be setup in Residential, Commercial, Industrial, Public and Semi-public, Open Spaces, Special and Agricultural zone as per policy of the Deptt.
- II **Approach:** The site should be located on any revenue rasta.
- III **Height:** The maximum height of mobile/ communication tower from the ground level should not exceed 75 meters subject to the clearance from defense, civil aviation.

Appendix-A

Classifications of land uses

Main Code	Sub Code	Main Group	Sub Group
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 Offices.
	250		Restaurants, Hotels and Transit Boarding Houses including Public Assistance Institutions Providing residential accommodation like Dharmshalas, Tourist use 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 & Communication
	410	Railway yards, Railway stations and sidings.
	420	Roads, Road Transport Depots and Parking areas.
	430	Dock yards, Jettys
	440	Air Port / Air Stations
	450	Teligraph offices, Telephone exchanges etc.
	460	Broadcasting station
	470	Television station
500		Public Utilities
	510	Water supply installation including treatment plants.
	520	Drainage and Sanitary installations including disposal works.
	530	Electric Power Plants, sub Station etc.
	540	Gas installations and Gas works
	550	Solid waste disposal
600		Public and Semi Public
	610	Government Administrative, Central Secretariat, District Offices, Law Courts, Jails, Police Stations, Governor's and President's Residence.
	620	Education, cultural and Religious institutions
	630	Medical and Health Institutions
	640	Cultural Institutions 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
	750	Fuel filling stations and Bus Queue shelters
	760	Water Bodies/Lakes
800		Agricultural Land
	810	Market Garden
	820	Orchards and Nurseries
	830	Land under staple crops
	840	Grazing and land pastured
	850	Forest Land
	860	Murshy Land
	870	Banjar 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) Cyber Parks/Information Technology Park
- (xvi) Communication Towers
- (xvii) Club/Community Centres
- (xviii) Any other use, which the Government may in public interest decide

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

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 Director General in public interest may decide

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

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 sq. m	50 %	40 %	Minimum 18 metres
2	Restaurants	1000 sq. m	2000 sq. m	2	10 %	30 %	150 %	Minimum 18 metres
3	Two/ Three Star Hotels	1.0 Acre	2.5 Acres	2	15 %	30 %	As per commercial policy	Minimum 24 metres
4	Five Star Hotels	2.5 Acres	4.0 Acres	1	15 % (commercial)	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 General.
 (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 %	100 %
2	Dispensary	1.0 Acre	1.5 Acres	1	15 %	33 %	100 %
3	Nursing Home	250 sq. m	500 sq. m	2	Nil	60 %	100 %
4	Clinic	250 sq. m	500 sq. m	2	Nil	60 %	100 %

- (xiv) Industrial Colony with a minimum area of 15 acres. The area utilization 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 permitted by the Director General.

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
- (x) Warehouses upto a maximum limit of 5% of the total area of the sector

At sites earmarked in the sector plan

V Public utilities

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

At sites earmarked in the sector plan

VI Public and semi public uses zone

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

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 %	40 %
2	Restaurants	1000 sqm	2000 sqm	2	10 %	30 %	150%

At sites earmarked in the sector plan

- (viii) Any other use which Government in public interest may decide

VII Open spaces

- (i) Sports ground, stadium and play grounds
- (ii) Parks and green belts
- (iii) Cemeteries crematories etc.
- (iv) Motor fuel filling stations, bus queue shelter along roads with the permission of Director General
- (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) Communication Towers
- (vii) Any other recreational use with the permission of Director General.

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

VIII Uses strictly prohibited

Storages of petroleum and other inflammable material without proper license.

IX Agriculture zone

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

Sr. No.	Permissible activity	Area		Commercial component	Maximum ground coverage	Floor area ratio
		Minimum	Maximum			
1	Dhabas	1000 sq. metres	1 acre	50 Sqmt.	40%	40%
2	Restaurant	2000 sq. metres	1 acre	15%	30%	150%
3	Motel without banquet facilities	1 acres	3 acres	15%	30%	150%
4	Motel with banquet facilities	2.5 acres	5 acres	15%	30%	150%

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

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

5	5-Star Hotel	4 acres	15 acres	15%	30%	150%
6	Resort	4 acres	10 acres	15%	30%	150%
7	Amusement Park/Theme Park	2.5 acres	10 acres	15%	30%	50%

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

(xxi) Banquet hall

Permissible Zone	Agriculture Zone
Approach	1. Minimum width of the approach road must be 18 mtrs. 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 norm 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	50 %
Ground Coverage	30 %
Conversion Charges	50 % of the rates prescribed for Commercial use
Permissible Ancillary uses within FAR	10 % of the allowed FAR for Fifth shop, STD booth, Toy center and flower Shop etc.
Parking	Minimum 25 % of the site area.

(xxii) Microwave Towers/Stations, Seismic Centers and Telecommunication Centers

(xxiii) Communication Towers

(xxiv) "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."

(xxv) Mega Tourism projects as per the Mega Tourism Policy of the State Government as amended from time to time.

(xxvi) University to be set up by the State Government/private University approved by the State Government.

(xxvii) Any other use, which Government may in Public Interest, decide.

Appendix-C

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
 Processor's Processor/Processor Power Module/Upgrade

C Storage Units including

Hard disk drivers/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 System 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) Electronics 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/Mixes

Modems

Telephone answering machines

Telecommunication Switching Apparatus

Antenna & Mast

Wireless datacom equipment

Receiving equipment like pagers, Mobile/Cellular Phones, etc.

VSATs

Video Conferencing Equipments

Including Set Top Boxes for both Video and Digital Signaling.

(M) IT Enabled Services :

IT Enabled Services are business processes and services, the end products/services of which are

- Delivered outside India
- Delivered over communication network, and
- Either externally contracted (out-sourced) or provided by a remote subsidiary of the same company (out-located)

Note : Services which would not be included are :-

- i) Remote production/manufacturing units
- ii) The Corporate offices of companies or their local branches
- iii) Virtual business on Internet.

The following services which meet the above criteria would be included :-

- i) Back-Office Operations
- ii) Call Centers
- iii) Content Development of Animation
- iv) Data Processing
- v) Engineering and Design
- vi) Geographic Information System Services
- vii) Human Resource Services
- viii) Insurance Claim Processing
- ix) Legal Database
- x) Medical Transcription
- xi) Payroll
- xii) Remote Maintenance
- xiii) Revenue Accounting
- xiv) Supports Centres and
- xv) Web-site Services

S.S.DHILLON

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