

NOTE

ANNEXTURE 'A'

EXPLANATORY NOTE OF DEVELOPMENT PLAN OF SHREE MATA MANSA DEVI URBAN COMPLEX.

The vantage location of historical shrines of Shree Mata Mansa Devi Complex, on one hand and proximity to Mani Majra Town and Chandimandir Cantonment, on the other hand, accelerated the process and scope of urbanisation in this part of periphery area. To check haphazard and unplanned growth and to tap urbanisation potentials of the area, a development plan Drawing No.DTP(P)-861/2004 dt.12.3.2004 of Shree Mata Mansa Devi Urban Complex has been prepared, in the frame work of proposals of Chandigarh periphery (Haryana portion) plan Drawing No.DTP(P)-597/2000 dt.3.8.2000. This Development Plan envisaged a perspective population of 60000 persons on low density norms: in order to preserve the ecology of this area and religious character of the Town..151

Following table highlights the area of proposal under various land uses:-

S.No.	Land uses.	Area in Acres.
1.	Residential	700
2.	Commercial	80
3.	Transport and communication	168
4.	Public utility zone	20
5.	Special zone	63
6.	Public and semi Public zone	30
7.	Information & Technology Park	46
8.	RECREATIONAL ZONE	100
9.	Water body and green/open space	368
10.	Meta Parking	35
Total:		1550 Acres

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Description of Land Use:-

1. Residential :

In this development plan, four residential sectors namely 2,4,5 & 6 have been proposed. The Sector No.2, 5C & 6 have been proposed to be developed for low residential density of 60 persons per acre whereas sector 4 & 5A adjoining to Mani Majra Town have been proposed with density of 90 and 100 persons per acre respectively and Sector-3 with density of 250 persons per acre being a group housing sector. Besides, population of existing villages and supporting population of Shree Mata Mansa Devi Shrines has also been taken into account. In this way it is estimated that this plan will accommodate about 60000 persons for which this township is proposed. The detail of prospective population is given below:-

S.No.	Particulars.	Population.
1.	Population to be adjusted in sector 2,5-C & 6 having area of 441 acres @ 60 persons per acre.	26460
2.	Population to be adjusted in sector 4 for 106 acre @ 90 persons per acre.	9540
3.	Population to be adjusted in sector 5 for 50 acre @ 250 persons per acre.	12500
4.	Population to be adjusted in sector 5 A for 10.00 acres @ 100 persons per acre.	1000
5.	Population to be accommodated in village abadies (area 43 acres).	5000
6.	Population to be accommodated in special zone (watch and ward staff etc.).	4000
Total:		58500
Say:		60000


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All residential sectors have been proposed to be developed on neighbourhood concept of development wherein provision of all community facilities will be made available within the sectors.

Commercial

In order to cater the town level needs, 16 acres commercial area has been proposed in the central part of the town i.e. in sector-3 and 63 acres of land have been proposed in sector-5, 5A and 5B along approach road to Mansa Devi Complex. Areas 9 acres of commercial area have been proposed near the Mansa Devi Temple.

3. Transportation and Communication Zone:

In order to have adequate approach to this urban complex, 80 metres wide road between sector 5 and 5A, has been proposed from Chandigarh Kalka State highway. However, the other sector roads shall have the right of way of 60 metres. An area of 168 acres has been proposed under transport and communication zone, which includes area under roads and railway line. An over bridge has been proposed on Chandigarh-Kalka railway line for smooth running of traffic.

4. Public Utility Zone:

In the development plan, adequate provision for water works, electric sub-station and LPG Gas Godown etc. have been made. An area of 20 acres have been reserved for public utility services as mentioned in the development plan.

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Special Zone:

There are religious and historical shrines of Shree Mata Mansa Devi Temple, Patiala Temple, and Bohli Sahib Gurdwara ^{in this area}. These holy shrines and their ancillary buildings stand constructed at site in a very congested form. Most of the ancillary buildings of the above temples like langar buildings, Sarai etc. have now become out dated and require adequate space for their improvement and reconstruction as per modern planning and architecture. The Haryana Government has already constituted "Shree Mata Mansa Devi Development Board" for the development of Shree Mata Mansa Devi Shrine complex. The devotees of these shrines are increasing day by day. Keeping in view the requirement of land for expansion of above shrines and provisions of Mela Ground, construction of Prava-
chan Bhawan, Meditation Halls, Library of religious books, Dha-
ramshala, Langar Bhawan, School of religious institutions, shops,
Charitable hospitals, office of shree Mata Mansa Devi Development
Board, Bus booking office, Railway booking office, Recreational
spaces and parking areas for vehicles of the devotees etc. a
provision of special zone in an area of about 63 acres has been
made in the development plan. The sector pertaining to this
special zone has been named as sector-5-D.

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6. Public and Semi-public Zone:

An area of 30 acres has been proposed under the use of public and semi public zone in development plan. In the present development plan, the said use has been proposed in sector-1 & 3.

7. Information and Technology Park:

An area of 46 acres has been proposed to be developed for the City for Software Technology park in Sector-3 and 7.

8. Recreational Zone:

An area of 100 acres along Shivalik Hills has been proposed for recreational purposes. In recreational^{zone} activities like Golf Course, sports ground, play ground, Water sports, Amusement Parks, Stadium, Hotels and allied uses may be permitted.

9. Water Body and Green/open space

Part of Sukhna Lake and its adjoining chow constitute the major water body of the area. The area under water body^{and open space} in sector-1 and green belt proposed in sector-3 works out about 308 acres.

10. Mela Parking:

In view of the increasing volume of vehicles of devotees of Shree Mata Mansa Devi Shrines an area of about 35 acres have been proposed for parking in sector-5C and 6 to meet the demand of vehicle parking during occasion of Melas as shown on the development plan.

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ANNEXURE-D

ZONING REGULATIONS

Governing use and development of land in the urbanizable area of Shree Mata Mansa Devi Urban Complex Revised Development Plan prepared for the purposes of Regulation V of the Zoning Regulation of Chandigarh, Periphery (Haryana Portion) Controlled Area Plan approved under the Punjab New Capital(Periphery) Control Haryana Amendment Act 1971 as shown in Drawing No.DTP(P)-597/2000 dt.3.8.2000.

GENERAL

- i) These Zoning Regulation are in addition of the provision of the Chandigarh periphery (Haryana portion) controlled area Drawing No.DTP(P)-597/2000 dt.3.8.2000, shall govern the proposal of land uses of development plan of Shree Mata Mansa Devi Urban complex.
- ii) The requirement of these regulations shall extend to the whole of the urbanizable area covered in the Shree Mata Mansa Devi Urban Complex, Revised Development Plan Drawing No.DTP(P)- 861/2004 dt.12.3.2004.

II. DEFINITIONS

In these regulation:-

- a) "Approved" means approved under the rules;
- b) "Building Rules" means rules contained in part-VII of the "Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules 1965 as amended upto date. In future, whenever any amendment takes place in these rules, the said amendment shall be considered as such in the said Rules.
- c) "Drawing" means drawing No.DTP(P)- 861/2004 dt.12.3.2004.
- d) "Floor Area Ratio"(FAR) means the ratio, expressed in percentage, between the total floor area of a building on all floors and the total area of the site.

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e) "Group Housing" shall be the buildings designated in the form of flatted development for residential purpose or any ancillary or appurtenant building including community facilities, public amenities and public utility as may be prescribed and approved by the Director, Town & Country Planning, Haryana.

f) "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;

g) "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.

h) "Public Utility Service Building" means any building required for running of public utility services such as water-supply, drainage, electricity, post & telegraph and transport and for any Municipal services including a fire Station;

i) "Rules" means the Punjab Scheduled Roads and controlled Areas Restriction of Unregulated Development Rules, 1965;

j) "Sector Density" and "Colony Density" shall mean the number of persons per acre in sector area or colony area, as the case may be;

k) "Sector Area" and "Colony Area" shall mean the area of sector or of colony as bounded within the major road system shown on drawing;

EXPLANATION:

1. In the case of sector and on the approved layout plan of the colony in the case of colony including 50 percent land under the major roads surrounding the sector and excluding land under the major road system and the area unfit for building development within the sector or the colony as the case may be;

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2. For the purposes of calculation of sector density or colony density, it shall be assumed that 55 percent of the sector area or colony area will be available for residential plots including the area under Group Housing and that every building plot shall on the average contain three dwelling units each with a population of 4.5 persons per dwelling unit or 13.5 persons building plot or as incorporated in the Zoning plan of the colony/group housing complex. In the case of shop-cum-residential plot, however, only one dwelling unit shall be assumed.

- l) "Site Coverage" means ratio expressed in percentage between the area covered by the ground floor of building and the area of the site;

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 Area Restriction of Unregulated Development Act, 1963 (Punjab Act No.41 of 1963) and Rules;

- n) "Urbanisable Area" means the area designated as urbanisable area in the Chandigarh Periphery (Haryana Portion) Controlled Area Plan Drawing No.DTP(P)-597/2000 dt.3.8.2000.

III. Major Land Uses Zones:

For purpose of these regulations the various parts of the urbanizable area indicated on the drawing shall be reserved for following major land uses and to be designated as such:-

- i) Residential Zone.
- ii) Commercial Zone.
- iii) Transportation and communication zone.
- iv) Public utilities.
- v) Special zone.
- vi) Public and semi public.
- vii) Information and Technology Park.
- viii) Water bodies and green/open space
- ix) Recreational -
- x) Mega Parking.

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IV. DIVISION INTO SECTORS

Major uses mentioned at serial No.(1) to (x) in regulation-III above which are land uses for building purposes have been divided into sectors as shown bounded by the major roads reservation and each sector shall be designated to the number as indicated in the drawing.

V. DETAILED LAND USES WITHIN MAJOR USES:

Main ancillary and allied uses, which, subject to other requirement of these regulations and of the rules, may be permitted in the respective major land use zones, such main ancillary and allied uses are listed in Appendix "A" sub-joined to these regulation.

VI. SECTORS NOT RIPE FOR DEVELOPMENT:

Notwithstanding the reservation of various sectors for respective land use for building purpose, ~~DTP~~ may not permit any change in their land use to allow construction of building there on, from consideration of compact and economical development of the controlled area, till such time as availability of water supply, drainage arrangement and other facilities for these sectors are ensured to his satisfaction.

VII. LAND RESERVATION FOR MAJOR ROADS:

- A. Land reservation for major roads shall be as under:
- | | | |
|-------|---|----------------|
| (i) | Major roads indicated as M-1 on the drawing. | 80 metres wide |
| (ii) | Major roads indicated as M-2 on the drawing | 60 metres |
| (iii) | (Roads along the boundaries of the sector)
Road indicated as M-3 | 30 mtrs. |
- B. Width and alignment of other roads shall be as per approved layout plans.

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IX. 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 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.
- 3) After a lapse of period fixed under clause IX, the land shall be allowed to be redeveloped or used only for conforming use.

X. THE DEVELOPMENT TO CONFORM TO SECTOR PLAN & 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.

XI. 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 roads laid out and constructed upto the situation of the plot to the satisfaction of the Director, Town & Country Plg. Hr.

XII. MINIMUM SIZE OF PLOTS FOR VARIOUS TYPES OF BUILDING

- 1)
 - i) Residential plot 50 Square meters
 - ii) Residential plot unsubsidized 35 Square meters
 - Industrial housing Or slum dwellers housing scheme approved by the Government.
 - iii) Shop-cum-residential plot 100 Square meters

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- iv) Shopping booths including covered corridor or pavement in front. 20 Square meters
- v) Local service industry plot 100 Square meters
- 2) The minimum area under a group housing scheme will be 5 acres if it forms a part of a licensed colony and 10 acres if it is developed independently.

XIII. 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 Punjab Scheduled Roads and controlled Areas Restriction of unregulated Development rules 1965. In the case of other categories, the maximum coverage and the floor area ratio, subject to architectural control, as may be imposed under regulation XV shall be as under:-

Serial No.	Type of use	Maximum Ground Floor Coverage.	Maximum FAR	Remarks
1.	Group housing	35%	175	-
2.	Government offices	25%	150	-
3.	Commercial			
a)	Integrated corporate	40%	150	The total area of the commercial pocket is to be considered as plottable area while working out the total plotted area of the sector.
b)	Individual site	100%	300	Only 35% of the total area of commercial pocket in which those sites have been planned be counted as plotted area for working out the plotted area of the sector.
4.	Warehousing	75%	150	-

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

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XIV. BUILDING LINES IN FRONT AND REAR OF BUILDING;

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

XV. ARCHITECTURAL CONTROL;

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

XVI. 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.

XVII. 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.

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APPENDIX "A"

I. RESIDENTIAL ZONE

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

As required for the local need of major use and needs of the town at site approved by the D.T.C.P. Haryana.

- xv) Starred hotels
- xvi) Any other use, which the Government may in public interest decide.

As per the policy/parameters decided by the Government.

II. COMMERCIAL ZONE;

- i) Retail Trade
- ii) Whole sale Trade
- iii) Warehouses and storage.
- iv) Commercial offices & 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.

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.

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- xii) Loading and unloading yards.
- xiii) Parking spaces, bus stops, taxis, Tonga and rickshaw stand.
- xiv) Town parks.
- xv) Any other use which the Director in public interest may decide.

III. TRANSPORT AND COMMUNICATION ZONE;

- i) Railway yards, railway station and siding.
 - ii) Transport Nagar, Roads and Transport depots and parking areas.
 - iii) Airports and Air Stations.
 - iv) Telegraph offices and Telephone exchange.
 - v) Broadcasting stations.
 - vi) Televisions station.
 - vii) Agricultural, Horticulture and nurseries at approved sites and places.
 - viii) Petrol filling stations and service Garages.
 - ix) Parking spaces, bus stop/shelters, taxi Tonga and rickshaw stand.
- At sites earmarked in the sector plan.

IV. SPECIAL ZONE;

- i) Religious buildings.
- ii) Mela ground and parking.
- iii) Library of religious books.
- iv) Dharamshalas and Rain Basera etc.
- v) Retail shops.
- vi) Public Cheritable Hospitals.
- vii) Office of Mansa Devi Development Board.
- viii) Buses/Railway enquiry booking/offices.
- ix) Institutional buildings like post office, Telegraph, Telephone, Television/broadcasting station.
- x) Any other use permitted by the Govt. of Haryana.

V. INFORMATION AND TECHNOLOGY PARK

- i) Information and technology parks
- ii) Any other use, which Government may in public interest, decide.

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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, open houses etc. of predominantly noncommercial nature.
- v) Land belonging to defence.
- vi) Any other use which Government in public interest made decide.

At site ear-marked in the sector plan.

PUBLIC UTILITIES;

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

At sites ear-marked in the sector plan.

VIII. RECREATIONAL

- i) Sports grounds, stadium and play grounds.
- ii) Parks and green belts.
- iii) Golf course, water sports, Hotels, amusement parks.
- iv) Any other recreational use with the permission of DTCP HARYANA

IX. WATER BODY AND GREEN/OPEN SPACE

- i) Water- body.
- ii) Orchards.
- iii) Nursery.
- iv) Drainage.
- v) Choe/Rivulets.
- vi) Parks/green belts.
- vii) Buses que-shelter with the permission of DTCP, HARYANA.

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X. MELA PARKING.

Parking and Mela Ground.

1. USES STRICTLY PROHIBITED.

- i) Storage of Petroleum and other inflammable material without proper license.

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