

## INTRODUCTION

The development of main Panchkula town as conceived in the interim Master Plan of Panchkula is almost at completion stage. In order to cope with the increasing demand of public for planned and developed urban estates, it was decided to develop the area situated across the Ghaggar River. The said urbanisable area situated between river Ghaggar and TBRL boundary is called Panchkula Extension. So, far planned urban development is concerned, a development plan of this area was prepared vide Drawing No. DTP(P) 599/2000 dated 11.08.2000. Later on certain changes have been necessitated, keeping in view the recent decisions taken by the government, which are as follows:

- (a) Earmarking of the land use of 162.44 acres from recreational to industrial in Sector-32 for development of second phase of IT Park.
- (b) Change in land use of Sector-22 from Special Zone to Industrial (IT Park).
- (c) Spot Zoning of land approved for residential licence in favour of M/s Bhoomi Infrastructure Co.
- (d) Spot Zoning of the existing commercial in Sector-27 to residential (Group Housing).

In order to incorporate the above mentioned amendments in the Development Plan, the revised development plan has been prepared vide drawing no. DTP(P) 1127/09 dated 8.09.2009.

## 2. PHYSIOGRAPHY OF PANCHKULA EXTENSION AND PROPOSALS RELATING THERE TO:

~~Being~~ located along the Ghaggar River, the area of Panchkula Extension is roughly in irregular linear strip bounded by river Ghaggar in West and the Shivalik foothills in the East. This area forms undulating topography, cliffs at higher terrace and gentle rolling plain at lower terrace along Ghaggar River. Some of the creeks like Nandna Choe and Nadda Choe are passing through sector 22, 23, 24, 25 & 31. Besides, there are certain Nallahs flowing in sectors 25, 26, 27, 28 & 32. The Ghaggar River and its tributaries i.e. Nandna Choe and Nadda Choe have been proposed to be preserved with proper protection bundhs and channelization if any required as such in the Development plan, so that the drainage system of this area may be sustained. The alignments of Nallahs flowing in sectors 25, 26, 27, 28 & 32 may be redefined and channelized if such changes are required for better utilization of this area, at the time of preparation of layout plans of individual sectors, which may also protect human habitation.

The cliffs of higher terrace occurring in sectors 22, 23, 25, 26, 27 & 28 have become part of urbanisable area, would be brought under tolerable gentle slope to the satisfaction of Director, Town and Country Planning, Haryana and this work would be considered part of development of these sectors. However, the cliffs lying along Ghaggar river bank, particularly in sector 22, 23 and 32 would be preserved in such a way so that no land sliding/erosion of said cliffs may take place.

In order to protect the urbanisable area from the flood, a 60 meter road i.e. M2 road has been proposed, which may act as protection bandh for Panchkula Extension from river Ghaggar. Besides some green recreational land may be developed along Ghaggar River bank as well as green belt along the banks of Nandna Choe and Nadda Choe, wherever necessity arises. In sector 23 and 25, Nandna Choe and Nadda Choe are spreading width wise in large areas. Some portions of land of these choes are proposed to be reclaimed to the satisfaction by of Chief Engineer, Drainage, Haryana by realigning the bank of said choes (i.e. by confining the width of said choes to a normal workable width).

## 3. RESTRICTED BELT AROUND T.B.R.L.

The Govt. of India vide notification no. SRO-99 Dated 3rd May 1994 published on 11<sup>th</sup> June, 1994 under "The Indian Works of Defence Act, 1903" imposed restrictions upon construction of any

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building around T.B.R.L. An area of 265 acres comes under restricted belt of T.B.R.L. as per this development plan of Panchkula Extension.

#### 4. PRESERVATION OF COMMUNICATION ZONE ALONG PANCHKULA – BARWALA ROAD:

As provided in Periphery plan, 30 mtrs. wide communication restricted zone has been proposed to be preserved along both sides of Panchkula-Barwala road and Panchkula-Morni road in conformity with the proposal of the Periphery plan. The total area of this land use is 115 acres.

#### 5. CIRCULATION SYSTEM

Since, "Panchkula Extension" area is a part of main Panchkula town, therefore, in addition to existing approach from Panchkula-Barwala road, the Panchkula Extension has also been linked with main Panchkula town through 60 mtrs. wide road i.e. M2 road leading from sector 3/21 to 23/24 through 2<sup>nd</sup> bridge as conceived in the Development plan. The Panchkula Extension forms a single row of sectors bounded by 60 mtrs. wide roads.

#### 6. PROPOSED LAND USES

The following table reveals the detail of various land uses:

| S. No. | Land Uses                            | Area in Acres |
|--------|--------------------------------------|---------------|
| 1.     | Residential                          | 934           |
| 2.     | Commercial                           | 48            |
| 3.     | Industrial (I.T. Units)              | 248           |
| 4.     | Public & Semi Public                 | 185           |
| 5.     | Public utility zone                  | 10            |
| 6.     | Recreational Zone                    | 40            |
| 7.     | Communication zone & Restricted belt | 115           |
| 8.     | Woodland and green belt              | 30            |
|        | Roads (excluding NH-22)              | 145           |
| 9.     | Water Body (a) Ghaggar river         | 440           |
| 10.    | (b) Choes                            | 43            |
| 11.    | Area under TBRL restricted belt*     | 255           |
| 12.    | Hilly forest                         | 450           |
| 13.    | Village abadies                      | 60            |
|        | <b>Total</b>                         | <b>3003</b>   |

Note: An area of 15.68 acres has been considered by the Government for grant of Group Housing licence in restricted belt of TBRL after grant of NOC by Defence Ministry.

#### DESCRIPTION OF LAND USES

##### (i) RESIDENTIAL:

In the development plan, seven residential sectors i.e. 23(part), 24, 25, 26, 27, 28 & 31 have been proposed. These sectors are proposed to be developed on normal population density of 100 persons per acre for plotted development and 250 persons per acre for group housing. Similarly, the already approved colony of Banna-Mandanpur, Housing Building Society has been proposed to be developed on the basis of population density of 120 persons per acre. The village abadies falling in Panchkula Extension area will also accommodate a population of about 5000 persons.

The total population to be accommodated in Panchkula Extension is summarized as below:-

| Sr. No. | Particulars                                                                                               | Population |
|---------|-----------------------------------------------------------------------------------------------------------|------------|
| 1.      | Population to be accommodated in sectors 25, 26, 27 & 28 having area of 683 acres @ 130 persons per acre. | 88790      |
| 2.      | Population to be accommodated in sectors 31 & 23 having area of 170 acres @ 100 persons per acre.         | 17000      |
| 3.      | Population to be accommodated in the colony of Madanpura Co-operative House Building Society              | 1500       |
| 4.      | Population to be accommodated in sector 24 having area of 22 acres @ 250 persons per acre.                | 5500       |

|    |                                                                                                            |               |
|----|------------------------------------------------------------------------------------------------------------|---------------|
| 5. | Population to be accommodated in sector 27 having area of 9.5 acres @ 250 persons per acre.                | 2375          |
| 6. | Population to be accommodated in the Group Housing colony of Bhoomi Infrastructure Pvt. Ltd. in Sector 30. | 3920          |
| 7. | Population to be accommodated in village settlements.                                                      | 5000          |
|    | <b>TOTAL</b>                                                                                               | <b>124085</b> |

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

**(ii) COMMERCIAL**

In order to cater the need of Panchkula Extension, an area of 48 acres has been reserved for Commercial use in sector 23 and 25. This commercial area will be in addition to the commercial areas to be developed in each residential sector in the form of local shopping centers.

**(iii) INDUSTRIAL**

In order to attract the State-of-Art technologies in the field of Information Technology and to create employment opportunities in this area, an area of 248 acres have been reserved for industrial use, which would be developed through Haryana State Industrial & Infrastructure Development Corporation. The Phase-I under this use have already been developed by the concerned Government Agency in Sector-22, while second phase of IT corridor would be developed by the same in Sector-32 (Part).

**(iv) TRANSPORT AND COMMUNICATION ZONE**

Panchkula Extension is situated along Panchkula-Naraingarh road N.H.-73 designated as M-2 road in this plan. This road is proposed to be widened to 60 Meter with 30 Meter restricted belt on both sides. The Panchkula-Morni scheduled road is proposed with provision of 30 Meters restricted belt on both sides.

The sector dividing roads are mainly 60 Metre wide and designated as M-2 roads on this plan. The sector dividing roads between sector 24 & 25 is 30 Metre and the peripheral road between River Ghaggar and sector 28 is also 30 Metre wide. Both these roads are designated as M-3 roads. Other roads in the sectors shall be as per detailed Layout plan.

Presently, Panchkula Extension have connectivity to main Panchkula either through NH-73 or through 60 mtrs. wide M2 road leading from sector 3/21 to 23/24 through 2<sup>nd</sup> bridge over Ghaggar.

**(v) PUBLIC AND SEMI PUBLIC**

In the development plan, an area of 185 acres has been proposed under public and semi public use in sector 23(part) & 32 to cater the need of institutional buildings which may come up as a result of shifting of head offices from Chandigarh to Panchkula and establishment of Regional Offices/Corporate offices in Public/Semi Public.

**(vi) PUBLIC UTILITY ZONE**

In the development plan, an area of 10 acres has been proposed to be developed for public utility purposes. The said public utility zone shall include the provision of cremation ground, sewerage disposal works. The said public utility zone has been proposed in sector 28.

**(vii) RECREATIONAL ZONE:**

An area of about 40 acres has been proposed to be developed for recreational zone along 60 meter wide M2 peripheral road and on the banks of river Ghaggar.

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(viii) WOOD LAND AND GREEN BELT:

In order to protect urbanization from the menace of floods, wood land and green belts have been proposed to be developed along Ghaggar river, Nandana Choe and Nadda Choe as shown in development plan. In addition, 30 metre wide green belts have been proposed along N.H.-73 and Panchkula-Morni scheduled road. Besides this, open spaces have been proposed in each sector. The land being reclaimed along River Ghaggar is also proposed to be developed as green. An area of 30 acres has been reserved for this purpose.

(ix) Water Body and Hill Forest:

The Ghaggar river, Nandana choe and Nadda choe flowing in Panchkula Extension covers an area of 483 acres. Forest zone has 450 acres of land and the same proposes to develop as Zoological park, which may help in maintaining the ecology of this area.

ANNEXURE B

ZONING REGULATIONS

Governing use and development of land in the urbanizable area of Panchkula Extension 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 Dated 3rd Aug. 2000

I. GENERAL

- i. These Zoning Regulations are in addition to the provision of the Chandigarh, Periphery (Haryana Portion) Controlled Area Drawing No. DTP (P) 597/2000 Dated 3rd Aug. 2000, shall govern the proposal of land uses of development plan of Panchkula Extension.
- ii. These zoning regulations, forming part of development plan for Panchkula Extension shall be called zoning regulations of the development plan for Panchkula Extension.
- iii. The requirement of these regulations shall extend to the whole of the urbanizable area covered in the Panchkula Extension Development plan Drawing No. DTP (P) 1127/09 Dated 8.09.2009 and shall be in addition to the requirements of the Punjab Scheduled Roads and controlled Areas Restriction of Unregulated Development Act, 1963 (Act No. 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 Act No. 41 of Punjab Scheduled Roads and controlled Areas Restriction of Unregulated Development Act, 1963.
- c) "Drawings" means Drawing No. DTP (P) 1127/09 Dated 8.09.2009.
- d) "Floor Area Ratio (FAR)" means the ratio expressed in the percentage between the total floor area of a building on all floors and the total area of the site.
- e) "Group Housing" shall mean buildings designated in the form of flatted development for residential purpose or any ancillary or appurtenant building including community facilities, public amenities and public utility as may be prescribed and approved by the Director Town and Country Planning, Haryana.
- f) "Light Industry" means 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.

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- 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 and chakkies with power, laundry, dry-cleaning and dyeing, repair and service of automobile scooters and cycle, repair of household utensils, shoe making and repairing, fuel depot etc. provided no solid fuel is used by them.
- h) "Medium Industry" means all Industries other than light Industry and local service Industry and not emitting obnoxious or injurious fumes and odours.
- i) "Extensive Industry" means an industry set up with the permission of the Government and is extensive, employing more than 100 workers, and may use any kind of captive power of fuel, provided they do not have any obnoxious features.
- j) "Heavy Industry" means an industry to be set 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 an industry set up with the permission of the government and is highly capital intensive associated with such features as excessive smoke, noise, vibration, stench, unpleasant or injurious effluent, explosive inflammable material etc. and other hazards to the health and safety of the community;
- l) "Non conforming use" in respect of any land or building in a controlled area means the existing use of such land or building which is contrary to the major land use specified for the part of area in the Development plan.
- m) "Public Utility Service Building" means any building required for running of public utility service such as water supply, drainage, electricity, Post and telegraph and Transport and for any municipal service including a fire station.
- n) "Rules" means the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965.
- o) "Sector Density" and "Colony Density" shall mean the number of persons per acre in sector area or colony area as the case may be.
- p) "Sector Area" or "Colony Area" shall mean the area of the sector or colony as bounded within the major road system or as shown on the drawing.

**Explanation:**

1. In the case of sector and on the approved layout plan of the colony in the case of colony including 50% land under the major roads surrounding the sector and excluding land under the major roads system and the area unfit for building development within the sector or the colony as the case may be.
  2. For the purposes of calculation of sector density or colony density, it shall be assumed that 55% 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.
- q) "Site coverage" means the ratio expressed in percentage between the area covered by the ground floor of a building and the area of the site.
- r) The Term "Act", "Colony", "Colonizer", "Development Plan", "Sector" and "Sector plan" shall have the same meaning as assigned in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 and Rules 1965 and the Haryana Development and Regulations of Urban Areas Act, 1975 and Rules, 1976.
- s) "Farm House" Farm Houses outside Abadi deh in rural/ Agricultural zone shall be permitted as per the policy of the Government.

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- t) "Ledge or Tand" means a shelf like projection supported in any manner what so ever except by means of vertical supports within a room itself but not having projection wider than one metre.
- u) "Loft" 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.
- v) "Mezzanine Floor": - An intermediary floor above ground level with area of mezzanine restricted to one third of the area of that floor and with a minimum height of 2.2 meter.
- w) "Subservient to agriculture" means development and activities which are required to assist in carrying out the process of agriculture such as tubewells, pump chambers, winū mills, irrigation drains, pucca platforms, fencing and boundary walls, water hydrant etc.
- x) "Rural Industries Scheme" means Industrial units, which are registered as rural industrial Schemes by the Industries Department.
- y) "Small Scale Industry" means an industrial unit, which is registered as Small Industries by the Industries Department.
- z) "Agro Based Industry" means an industrial unit, which uses food grain, fruits, or agro waste as a raw material.
- z-a) "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 or, as may be defined by the Government of Haryana from time to time.
- z-b) "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.
- z-c) "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, germination of medium and large software companies and Information Technology. Enabled Services, wherein no manufacturing units shall be permitted.
- z-d) "Green Belt" shall mean, strip of land along sector/arterial road shown in the development plan, primarily meant for the widening of sector/arterial road in future.
- z-f) 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.

### III MAJOR LAND USE/ZONES

- I) Residential Zone.
- II) Commercial Zone
- III) Industrial Zone
- IV) Transport and communication zone
- V) Public Utility zone
- VI) Public and Semi Public zone (Institutional zone)
- VII) Open spaces (Green/Recreational Zone)
- VIII) Water Body and Green Belt

(2) Classification of major land uses is according to Appendix A.

### IV DIVISION INTO SECTORS

Major land uses mentioned at Serial no. (i) to (viii) 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 or as shown on the drawing and each sector shall be designated by the number as indicated on the drawing.

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**V DETAILED LAND USES WITHIN MAJOR USES.**

Main ancillary and allied uses which are subject to the other requirements of these regulations and the rules may be permitted in the respective major land use zone as listed in Appendix B subjoined to these zoning regulations.

**VI SECTOR NOT RIPE FOR DEVELOPMENT**

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

**VII SECTORS TO BE DEVELOPED EXCLUSIVELY, THROUGH GOVERNMENT ENTERPRISES:**

- (1). For the development of 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.
- (2). Notwithstanding the provision of clause (1) above the government may reserve at any time any other sector for development exclusively by it or by the agencies mentioned above.

**VIII LAND RESERVATION FOR MAJOR ROADS:**

- (1) Land reservation for major roads shall be as under: -
  - i) M-1 45 meters wide major roads
  - ii) M-2 60 meters wide major roads along the boundaries of the sector
  - iii) M-3 30 meters wide major roads
- (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/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 IT 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 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:
  - a) Undertakes to pay to the Director, as determined by him the proportionate charges towards the external development of the site as and when called upon by the Director to do so in this behalf;
  - b) During the interim period makes satisfactory arrangements for the discharge of effluent to the satisfaction of the Director; and
  - c) Shall not be allowed to expand the existing project within the area of non-conforming use.
- (2) With regard to the projects having valid 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, 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
- (b) During the interim period makes satisfactory arrangements for the discharge of effluent to the satisfaction of the Director

#### X DISCONTINUANCE OF NON CONFORMING USE:

- (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 reused or redeveloped 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 redeveloped only for a conforming use.
- (3). After the discontinuance of projects included under clause IX, the land shall be allowed to be developed or used only for conforming use.
- (4). 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 with in major land use shall be allowed to be used and developed for ~~building~~ purposes, unless the proposed use and development is according to the detail 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-XVIII and
- ii) The plot is accessible through a road laid out and constructed up to the situation of the plot to the satisfaction of the Director.

#### XIII MINIMUM SIZE OF PLOTS FOR VARIOUS TYPES OF BUILDING:

1 The minimum size of plot for various types of uses shall be as below:

|      |                                                                                                         |                    |
|------|---------------------------------------------------------------------------------------------------------|--------------------|
| i)   | Residential plot                                                                                        | 50 Square meters   |
| ii)  | Residential plot in subsidized Industrial housing or slum dwellers Housing scheme approved by the govt. | 35 Square meters   |
| iii) | Shop-cum-Residential plot                                                                               | 100 Square meters  |
| iv)  | Shopping booth including covered corridor or pavement in front                                          | 20 Square meters.  |
| v)   | Local service industry plot                                                                             | 100 Square meters. |
| vi)  | Light Industry plot                                                                                     | 250 Square meters  |
| vii) | Medium Industry plot                                                                                    | 8000 Square meters |

2. The minimum area under a group-housing scheme shall be 5 areas if it forms part of a licensed colony and 10 acres if it is developed independently. 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.

#### XIV. SITE COVERAGE, HEIGHT AND BULK OF BUILDINGS UNDER VARIOUS TYPES OF BUILDINGS

Site coverage and the height up to which building may be erected within independent ~~residential~~ and industrial plot, shall be according to the provisions contained in Chapter VI of the ~~rules~~ ~~in the~~

other categories, the maximum coverage and the floor area ratio subject to architectural controls 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%                                                                                                                    | 175                      |
| 2.      | Government 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.      | Warehousing                                                                                                            | 60%                                                                                                                    | 125                      |
| N.B.:   | 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 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 controls prepared under Rule-50 if applicable as per Punjab scheduled roads and controlled areas restriction of unregulated development rules, 1965.

#### XVII. DENSITY:

Every residential sector shall be developed to the sector density indicated as prescribed for it in the drawings subject to a maximum of 20% variation allowed on either side of the prescribed sector density.

#### XVIII. RELXATION 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 payment of such development charges and on such other conditions as it may deem fit to impose.

#### XIX. PROVISIONS OF INFORMATION TECHNOLOGY UNITS AND CYBER PARKS /CYBER CITIES:

##### 1. Location

- Information technology industrial units will be located in industrial area/industrial zones only.
- Cyber parks/information technology parks will be located either in industrial area or industrial /residential zones abutting on 60 meters wide roads in the form of integrated development. However, no manufacturing units will be permitted in such parks.
- Cyber Cities: The government will decide the location of such a facility.

##### 2) Size

| Sr. No. | 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 |

##### 3) MISCELLANEOUS

###### I. Parking:

- one equivalent car space for every 50 square meters of floor area shall be provided for parking in cyber park / information technology park information technology industrial units and cyber city;
- Three-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:

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- a) Incidental commercial activities like bank, restaurant, insurance office etc shall be permitted subject to restriction of 4% of the total 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 area shall be permitted for commercial/ institutional uses.
- c) No residential plotted development shall be allowed in a cyber city.
- d) For cyber city project if allowed in agriculture 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.

**XX. Setting up of Communication Towers:**

I **Location:** The communication towers can be setup in Residential, Commercial, Industrial, Transport and Communication, Public and Semi-public, Open Spaces, Special and Agricultural zones with the permission of the competent authority.

II **Approach:** The following norms for approach road would apply as per location of the tower:

(i) Residential, Commercial, Industrial, Institutional Any road/revenue rasta of any width

(ii) Agricultural Zone: Any road/revenue rasta of any width

III **Height:** The maximum height of the tower from the ground level should not exceed 60 meters subject to clearance from the competent Authorities.

**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      |                           | Whole -sale trade                                                                                                                                               |
|           | 230      |                           | Warehousing and storage                                                                                                                                         |
|           | 240      |                           | Office and banks including govt. office.                                                                                                                        |
|           | 250      |                           | Restaurants, hotels and transit boarding houses including public assistance institutions providing residential accommodation like Dharmshala tourist house etc. |
|           | 260      |                           | Cinema and other places of public assembly on commercial basis.                                                                                                 |
|           | 270      |                           | Professional establishments                                                                                                                                     |
| 300       | -        | Industrial                |                                                                                                                                                                 |
|           | 310      |                           | Service industry                                                                                                                                                |
|           | 320      |                           | Light industry                                                                                                                                                  |
|           | 330      |                           | Extensive industry                                                                                                                                              |
|           | 340      |                           | Heavy industry                                                                                                                                                  |
| 400       | -        | Transport & Communication |                                                                                                                                                                 |
|           | 410      |                           | Railways yards, railway stations and sidings                                                                                                                    |
|           | 420      |                           | Roads, roads transport depots and parking area                                                                                                                  |
|           | 430      |                           | Dock yards, jetties                                                                                                                                             |
|           | 440      |                           | Airport bus stations                                                                                                                                            |
|           | 450      |                           | Telegraph office telephone exchange etc.                                                                                                                        |

Only Non-polluting Industry shall be allowed

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|     |     |                                                                                                                              |
|-----|-----|------------------------------------------------------------------------------------------------------------------------------|
|     | 460 | Broadcasting stations                                                                                                        |
|     | 470 | Television stations                                                                                                          |
| 500 |     | <b>Public Utilities</b>                                                                                                      |
|     | 510 | Water supply installations including treatment plant.                                                                        |
|     | 520 | Drainage and sanitary installation including disposal work, solid waste.                                                     |
|     | 530 | Electric power plants /sub station etc.                                                                                      |
|     | 540 | Gas installation and gas work.                                                                                               |
| 600 |     | <b>Public and Semi Public</b>                                                                                                |
|     | 610 | Government administrative central secretariat, district office, law courts, jails, police stations and governor's residence. |
|     | 620 | Educational, cultural and religious institutions.                                                                            |
|     | 630 | Medical and health institutions                                                                                              |
|     | 640 | Cultural institutions like theaters, opera house etc. of a predominantly non – commercial nature.                            |
|     | 650 | Land belonging to defence.                                                                                                   |
| 700 |     | <b>Open Spaces</b>                                                                                                           |
|     | 710 | Sports grounds, stadium and playgrounds.                                                                                     |
|     | 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                                                                                                           |

## APPENDIX B

### 1. Residential zone.

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

As required for the local needs of major uses and needs of the town, at sites approved by the director.

As per the policy / parameters decided by the government.

### 2. COMMERCIAL ZONE.

- i) Retail trade
- ii) Wholesale trade
- iii) Warehouses and storage.
- iv) Restaurant and Transit Boarding Houses including public assistance institutions providing residential accommodation like Dharam-shala tourist house etc.
- v) Commercial offices and banks.
- vi) Cinema, Hotels, Motels and other places of public assembly i.e. theatre, club, dramatic club etc. run on commercial basis
- vii) Professional establishments
- viii) Residence 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 in public interest may decide.

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

### 3. INDUSTRIAL ZONE

- i) Light industry
- ii) Service industry
- iii) Medium industry

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

| Sr. No. | Name of Facility      | Area          |               | No. of facilities in a sector | Commercial component | Maximum Ground Coverage | Floor Area Ratio         | Minimum Approach Road                                      |
|---------|-----------------------|---------------|---------------|-------------------------------|----------------------|-------------------------|--------------------------|------------------------------------------------------------|
|         |                       | Minimum       | Maximum       |                               |                      |                         |                          |                                                            |
| 1       | Dhabas                | 500 sq. mts.  | 1000 sq. mts. | 2                             | 50 sq. mts.          | 50%                     | 40%                      | 18 mts.                                                    |
| 2       | Restaurants           | 1000 sq. mts. | 2000 sq. mts. | 2                             | 10%                  | 30%                     | 150%                     | 18 mts.                                                    |
| 3       | Two/Three Star Hotels | 1.0 acre      | 2.5 acres     | 2                             | 15%                  | 30%                     |                          | 24 mts.                                                    |
| 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. |

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

- 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:

| 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. mts. | 500 sq. mts. | 2                             | Nil                   | 60%                     | 100%             |
| 4       | Clinic           | 250 sq. mts. | 500 sq. mts. | 2                             | Nil                   | 60%                     | 100%             |

- xiv) Industrial Colony with a minimum area of 50 acres. The area utilization shall be as under:

| Sr. No. | Land Use                     | Percentage of Total Area of the Colony |
|---------|------------------------------|----------------------------------------|
| 1       | Industrial                   | 51                                     |
| 2       | Residential                  | 10                                     |
| 3       | Commercial                   | 4                                      |
| 4       | Public Buildings & Utilities | 10                                     |
| 5       | Roads/Open Spaces            | 25                                     |
|         | Total                        | 100                                    |

- xv) Communication Towers
- xvi) Any other uses permitted by the director

#### 4. TRANSPORT AND COMMUNICATION ZONE

- i) Railways yards, railway station and sidings
- ii) Transport nagar roads and transport depots and parking area
- iii) Airports and air stations
- iv) Telegraph office and telephone exchange
- v) Broadcasting stations
- i) Television stations
- vii) Agriculture and horticulture nurseries at approved sites and places.
- viii) Petrol filling stations and service garages
- ix) Parking spaces, bus stops / shelter, taxi, tonga and rickshaw stands.
- x) Communication Towers
- xi) Warehouses upto a maximum limit of 5% of the total area of the sector

As sites earmarked in the sector plan.

#### 5. PUBLIC UTILITY ZONE

- i) Water supply installation including treatment plant
- ii) Drainage and sanitary installation including disposal works, solid waste.
- iii) Electric power plants sub station etc
- iv) Gas installations and gas works.

At sites earmarked in the sector plan.

#### 6. PUBLIC AND SEMI PUBLIC ZONES

- i) Government offices, government Administration centers secretariat and police stations.
- ii) Educational, cultural and religious institutions
- iii) Medical health institutions
- iv) Civic /cultural and social institutions like theaters, Opera houses etc. of predominantly non commercial nature.
- v) Land belonging to defence
- vi) Communication Towers
- vii) Dhabas, Restaurants as under:

| Sr. | Name of | Area | No. of | Commercial | Maximum | Floor |
|-----|---------|------|--------|------------|---------|-------|
|-----|---------|------|--------|------------|---------|-------|

At sites earmarked in the sector plan.

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| No. | Facility    | Minimum       | Maximum       | facilities in a sector | component   | Ground Coverage | Area Ratio |
|-----|-------------|---------------|---------------|------------------------|-------------|-----------------|------------|
| 1   | Dhabas      | 500 sq. mts.  | 1000 sq. mts. | 2                      | 50 sq. mts. | 50%             | 40%        |
| 2   | Restaurants | 1000 sq. mts. | 2000 sq. mts. | 2                      | 10%         | 30%             | 150%       |

viii) Any other use, which the Govt. in public interest may decide.

#### 7. OPEN SPACES (GREEN / RECREATIONAL ZONE)

- Sports ground, stadium and play grounds
- Park and green belts
- Golf Course, water sports, hotels, amusement parks
- Cemeteries, crematories etc
- Motor fuel filling stations, bus queue shelter along roads with the permission of Director.
- 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
- Communication Towers
- Any other recreational use with the permission of Director.

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

#### 8. WATER BODY AND GREEN BELT

- Water Body
- Orchards
- Nursery
- Drainage
- Choe/Rivulets
- Parks/green belts
- Bus queue shelter with the permission of Director.

#### 9. USES STRICTLY PROHIBITED:

Storage of petroleum and other inflammable material without proper license.

#### APPENDIX -1

Categories of industries included in the scope / definition of information Technology Industry.

#### A COMPUTING DEVICES INCLUDING

Desktop  
Personal computer  
Servers  
Workstation  
Nodes  
Terminals  
Network PC  
Home PC  
Laptop computers  
Not book computers  
Palm top computer /PDA

#### B NETWORK CONTROLLER CARD/MEMORIES INCLUDING:

Network interface card (NIC)  
Adapter Ethernet /PCI /EISA/COBO/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 & other controllers  
Floppy disk drives  
CD ROM drives  
Tape drives

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DLT drives/DAT

Optical disk drives

Other digital storage devices

**D OTHER**

Keyboard

Monitor

Mouse

Multi-media kits

**E PRINTERS AND OUTPUT DEVICES INCLUDING:**

Dot matrix

Laser jet

Ink jet

LED printers

Line printers

Plotters

Pass-book printers

**F NETWORKING PRODUCTS INCLUDING**

Hubs

Routers

Switches

~~Con~~centrators

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

Surface mount boxes

Mounting cord / wiring blocks

Surface mount boxes

**J CONSUMABLES INCLUDING**

CD ROM /compact disk

Floppy disk

Tapes DAT/DLT

Ribbons

Toners

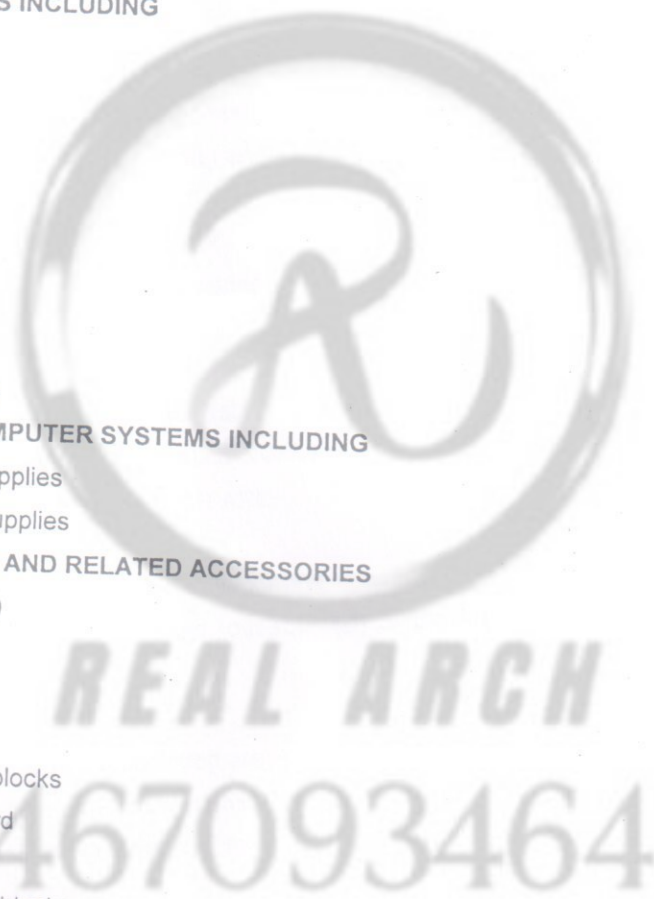
Ink for output devices

Inkjet cartridges

**K ELECTRONIC COMPONENTS**

Printed circuit board / populated PCB

Printed circuit board / PCB



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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 / speaker  
 Fuses

**TELECOMMUNICATION EQUIPMENT INCLUDING:**

Telephones  
 Videophones  
 Facsimile machines / fax cards  
 Tele printers / telex machine  
 PABX/EPABX /RAX /MAX telephone exchange  
 Multiplexer / 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 signalling

**M INFORMATION TECHNOLOGY ENABLED SERVICES ARE BUSINESS PROCESSES AND SERVICES  
 END PRODUCT / SERVICES OF WHICH ARE:**

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

**NOTE: -**

Services, which shall not be included are: -

1. Remote production / manufacturing units
2. The corporate office of companies of their local branches
3. Virtual business on internet

The following services, which meet the above criteria, shall be included

1. Back-office operations
2. Call centers
3. Contents development or animation
4. Data processing
5. Engineering and design
6. Geographic information system services
7. Human resources services
8. Insurance claim processing
9. Legal data base
10. Medical transcription
11. Pay roll

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13. Revenue accounting
14. Supports centers and
15. Web-site-services.

T.C. GUPTA

Director,  
Town & Country Planning,  
Haryana, Chandigarh.



**REAL ARCH**

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*J. S. Reddy*  
J. S. REDDY  
CTP Hdr.