

HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT

Notification

The 28th December, 2007

No. CCP(NCR)/RE(DHA)/FDP/2007/4496.—In exercise of the powers conferred by sub-section (7) of section 5 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1963), and with reference to Haryana Government, Town and Country Planning Department, Notification No. CCP(NCR)RE(DHA)/DDP/2006/2865, dated the 18th September, 2006, published in Haryana Government Gazette (Extraordinary), dated the 18th September, 2006 and in supersession of all other notifications issued in this behalf, the Governor of Haryana hereby publishes the Integrated Final Development Plan, Dharuhera for 2021 AD, along with restrictions and conditions as given in the Annexures A and B proposed to be made applicable to the controlled areas specified in Annexure B.

DRAWINGS

1. Existing Land Use Plan No. DTP (Re) 272/91, dated the 18th December, 1991 published vide Haryana Government, Town and Country Planning Department, Notification No. CCP(NCR)RE(DHA)/DDP/2006/2865, dated the 18th September, 2006.
2. Final Development Plan No. DTP (Re) 499/2007, dated the 14th December, 2007.

ANNEXURE A

EXPLANATORY NOTE ON THE INTEGRATED FINAL DEVELOPMENT PLAN OF DHARUHERA FOR 2021 AD

INTRODUCTION

Dharuhera, located on the junction of National Highway No. 8 and Pailwal-Sohna-Rewari road at a distance of about 72 Kilometer from Delhi, is humming up with industrial activities. It was a sleepy village before 1975 and emerged on the industrial map of Haryana with the establishment of an Industrial Estate over an area of about 240 hectares. The village, earlier a part of industrially backward area declared by the Central Government, being nearest point to Delhi, became a magnet for the industrialists. Observing this trend, the department of Town and Country Planning has declared the area around Industrial Estate, Dharuhera and Primary School village Kapriwas as controlled areas and prepared a development plan for the same to ensure its planned development. At present, about 25 large and medium industrial units such as electronics, engineering, chemical, paper, electrical goods are operating in the area with an employment of more than 7000 workers. M/S Hero-Honda Motors, Pasupati Spinning and Weaving Mill, Western Electronics, Utility Engineers, Om Steel, East India Syntex, Orient carbons, Hyderabad Industries, Delton Cables, Glaxo Cables, Sidharth Papers, United Pharma, Mehra Gases etc. are among the important units functioning in the area.

DEMOGRAPHIC CHARACTERISTICS

As per census 2001, the population of Dharuhera town was 18,898; and the aggregate population of abadis falling within the urbanisable limits of the Final Development Plan 2021 AD, was 27,955 persons. Thus the aggregated population of 46,853 persons has been adopted as the base population for projecting the 2021 population for Dharuhera. Keeping in view the huge development potential of the town, the decadal growth rate of population has been adopted as 100%.

Year	Existing / Projected Population at 100% decadal growth rate
2001	46,853 (as per census 2001)
2011	93,706
2021	1,87,412 say 2 lakhs

The town has accordingly been assigned a population of 2.0 lakhs persons by 2021 A.D. This population level will have to be achieved through concerted efforts towards integrated development of the town. Besides industrial and residential development, wholesale distributive trade as envisaged in the N.C.R. Plan will have to be developed and common facilities like Central Electronic Telephone Exchange, Post and Telegraph Office etc. will have to be provided.

WORKING FORCE PARTICIPATION CHARACTERISTICS

Industry, wholesale distributive trade and other services are the main functions assigned to the town of Dharuhera. Being a new town it is likely to achieve a participation ratio of 35%. At this ratio the town will have a working force of about 70,000 workers.

OCCUPATIONAL STRUCTURE

Occupational structure of the town has been proposed keeping in view the functions assigned to it. Having been planned for industries, wholesale trade and other services major chunk of work force will therefore be employed in these sectors. Proposed occupation structure is given in the table below:-

PROPOSED OCCUPATIONAL STRUCTURE

Assigned Population (In lakh persons)	Proposed Participation Ratio	Total Workers	Primary	Industrial and Construction	Trade and Commerce	Transport and Communication	Other Services
		100%	4%	50%	16%	10%	20%
2.0	35%	70,000	2,800	35,000	11,200	7,000	14,000

LAND REQUIREMENT

Keeping in view the optimum utilisation of land with limited resources and to provide sufficient greenery in the form of green belt and open spaces, the town has been proposed to be developed at an overall town density of 110 persons per hectare. The total area requirement to accommodate the assigned population of 2.0 lakhs persons at this density comes to about 1900 Hectares.

As per the planning proposals envisaged in the Integrated Final Development Plan, an urbanisable area of about 1900 hectares is provided.

SALIENT FEATURES OF THE DEVELOPMENT PLAN

- Existing National Highway No. 8 and Palwal-Sohna-Rewari road i.e. outer grid road have been proposed as main arteries and hubs of future development.
- Developments already undertaken as per published plan have been accommodated in the Integrated Final Development Plan.
- To have smooth traffic V-2 roads have been proposed to avoid unwanted traffic in the interior of the town.

- (iv) Road network has been conceived in such a manner that traffic is fairly distributed through out the complex and traffic bottlenecks are eliminated.
- (v) Alignment of Khurja-Palwal-Sohna-Rewari-Jhajjar railway line and V-2 road have been proposed in such a manner so that it may act as a physical barrier in the South of the town.
- (vi) Distribution and location of land uses has been fairly balanced and logically integrated.
- (vii) Location of district centres has been proposed keeping in view the segregation of future traffic and decongestion of roads.
- (viii) Wholesale trade, industrial and transport zones are well amalgamated with each other as well as with major arterial roads and railway line.
- (ix)

PROPOSED LAND USES

Keeping into consideration the proposed occupational structure, the following land uses have been proposed.

Serial Number	Land Use	Area (Hectares)	Percentage Area
1	Residential	725	37.85
2	Commercial	87	4.54
3	Industrial	626	32.69
4	Transport and Communication including roads	251	13.11
5	Public Utilities	37	1.93
6	Public and Semi Public	15	0.79
7	Open Spaces and Green Belts	174	9.09
	Total	1915	100%

1. RESIDENTIAL

The town will be developed as a major centre of industrial, trade and commercial activities. Therefore, keeping in view the economic conditions of the prospective, inhabitants of the town, medium and high density residential development has been proposed in the town. An area of 725 hectares has been earmarked for residential use giving an average residential density of 300 persons per hectare. The concept of work-living space relationship has been kept in earmarking of residential area and high density sectors are proposed as industrial housing along Bhiwadi Industrial Estate of Rajasthan. The entire residential area has been divided into 17 residential sectors. Each sector is proposed to be developed on the principle of neighborhood i.e. self sufficient so far as local infrastructure in the form of school, health centre, shopping centre etc. is concerned.

2. COMMERCIAL

National Capital Regional Plan assigned the function of distributive wholesale trade particularly in building material to the town. A major part of working force has also been proposed to be employed in this sector. Accordingly, an area of 87 hectares has been earmarked for commercial use in sector 2, 5-B and 20. Out of this about 56 hectares has been proposed for general commercial use in the form of district shopping centre conveniently located, so that these may serve the entire complex efficiently and eliminate unnecessary traffic movement.

About 31 hectares of land has been earmarked for wholesale commercial use. The wholesale trade of food grains, vegetables / fruits, timber, hardware, building material, warehouses and godowns / cold storages etc. will be provided in this zone. The area for wholesale trade has been earmarked keeping in view the existing and proposed road and rail network.

3. INDUSTRIAL

Since the main function of the town is industrial and about 50 percent of the total work force (35000 workers) has been proposed to be employed in industries. For this purpose, an area of about 626 hectares has been earmarked for industrial use. The existing industrial estate and industrial area permitted in published draft development plan has also been incorporated in the plan. Since the existing industrial estate and industrial area, permitted as per the published Draft Development Plan is located on the National Highway No. 8. Only non-polluting industries have been proposed in Dharuhera as the residential area has to be earmarked in the windward direction.

4. TRANSPORT AND COMMUNICATION

For the smooth functioning of industrial and commercial activities, which are the main functions of the town, an efficient system of transportation and road network is necessary. Therefore, an area of 251 hectares has been proposed for this use. Care has been taken to minimize the punctures on major roads. National Highway No. 8 and Palwal-Sohna-Rewari roads have been proposed to be connected through 75 meters, 60 meters and 45 meters semi circular roads. The right way of major roads has been proposed as under:-

Serial No.	Status of Road	Right of Way
1	Arterial V-I(a)	Existing width with 60/50 meters green belts on both sides
2	Arterial V-I(b)	Existing width with 45 meters green belts on both sides
3	Sub Arterial V-2	60 meters width excluding green belt.
4	Sub Arterial V-2(a)	75 meters width excluding green belt.
5	Major Sector Roads V-3	45 meters
6	Existing Roads V-E	Existing Width

An area of about 14 hectares has been proposed for truck parking, transport depots etc. on National Highway No. 8. There is also proposal of bye pass to Palwal-Sohna-Rewari road between industrial area and wholesale commercial area so that it may efficiently function and serve both the areas without creating traffic problems. Another 38.5 hectares have been proposed in the sector no. 18.

5. PUBLIC UTILITIES

As main functions of the town will be industrial and commercial and other services, it will require uninterrupted supply of electricity, reliable and adequate water supply system, efficient sewerage and storm water disposal system. Keeping these requirements in view, an area of about 37 hectares has been earmarked for public utilities. The site for sewerage disposal treatment plant and for solid waste has been provided in the agriculture zone at suitable location on the south of proposed Rewari-Palwal railway line and on the east of proposed industrial sector 17 on village link road between National Highway No. 8 and Ghatal Mahniawas respectively.

6. PUBLIC AND SEMI PUBLIC USES

As per the National Capital Regional Plan, the offices of the Government and public sector undertakings are proposed to be located in priority towns. Dharuhera, being located on National Highway No. 8 and with a maximum traveling distance of about 1½ hours from Delhi, provides most ideal location among priority towns

for locating the offices of public sector undertakings. It is hoped that sincere efforts to shift the offices at Dharuhera will be made. Besides, educational institutions including technical once will also have to be provided. Keeping these requirements in view, an area of about 15 hectares has been earmarked for public and semi public uses.

7. OPEN SPACES AND GREEN BELTS

The town has been proposed to be developed at an average residential density of 300 persons per hectare. Provision of adequate green spaces is necessary to maintain pollution free environment. Need for sufficient open spaces have further been necessitated by the industrial character of the town. In addition, 60 meters and 45 meters wide green belt is provided along National Highway and State Highway respectively. An area of about 165 hectares, including the area under Tourist Complex has been provided under this use in the development plan, which constitutes about 8.68% of the total urbanisable area. Town Park with an area of 45 hectares has been provided in the integrated Final Development Plan in sector 7-A which is ideally located for practical consideration. Besides this, adequate open space in the form of neighborhood and sector park, will also be provided at the time of preparation of sector layout plans.

8. Agriculture Zone

The rest of the Controlled Area i.e. Controlled Area except urbanisable area has been designated as agricultural zone. This zone, however, will not eliminate the essential building construction and development within this area such as extension of existing village contiguous to Abadi-deh if undertaken as a project approved or sponsored by the Government for other ancillary and allied facilities, necessary for maintenance and improvement of agriculture area.

ZONING REGULATIONS

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

Annexure B

Zoning Regulations:

Governing uses and development of land in the controlled area around Dharuhera town as shown in Final Development Plan drawing no. DTP (Re) 499/07, dated the 14th December, 2007.

I General:

- (1) These Zoning regulations forming part of the Integrated Final Development Plan for the controlled area around Industrial Estate, Dharuhera, Primary school and water works village Kapariwas, Primary school village Mahesheri, Primary school village Ghatal Mahaniawas and Primary school village Aakera shall be called zoning regulations of the Integrated Final Development Plan for Controlled Areas, Dharuhera 2021 A.D.
- (2) The requirement of these regulations shall extend to the whole of the area covered by the development plan and shall be in addition to the requirements to the Punjab Scheduled Roads and Controlled Areas

restrictions 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 the rules contained in part VII of the Rules;
- (c) "Drawing" means Drawing No. DTP(Re) 499/07, dated the 14th December, 2007;
- (d) "Floor Area Ratio" (FAR) means the ratio expressed in percentage between the total floor area of a building on all floors and the total area of the site;
- (e) "Group Housing" shall be the buildings designated in the form of flatted development for residential purpose or any ancillary or appurtenant building including community facilities, public amenities and public utility as may be prescribed and approved by the Director, Town and Country Planning, Haryana;
- (f) "Light Industry" means an industry not likely to cause injurious or obnoxious noise, smoke, gas, fumes, odours, dust, effluent and any other nuisance to an excessive degree and motivated by electric power;
- (g) "Local Service Industry" means an industry, the manufacture and product of which is generally consumed within the local area, for example bakeries, ice-cream manufacturing, aerated water, Atta Chakkies with power, laundry, dry-cleaning and dyeing, repair and service of automobile, scooters and cycles, repair of house hold utensils, shoe-making and repairing, fuel depot etc. provided no solid fuel is used by them;
- (h) "Medium Industry" means all industries other than 'Light Industry' and 'Local Service Industry' and not emitting obnoxious or injurious fumes and odours;
- (i) "Extensive Industry" means an industry set up with the permission of the Government and in extensive employing more than 100 workers and may use any kind of captive power of fuel provided they do not have any obnoxious features;
- (j) "Heavy Industry" means an industry to be set up in public or semi-public or private sector with the permission of the Government (the cost of plant, machinery etc. as defined in the industrial policy of the Government);
- (k) "Obnoxious or hazardous Industry" means an industry set up with the permission of the Government and is highly capital intensive associated with such features as excessive smoke, noise, vibration, stench, unpleasant or injurious effluent, explosive inflammable material etc. and other hazards to the health and safety of the community;
- (l) "Material Date" means the date of publication of notification of various controlled areas declared as under:

Serial No.	Name of Controlled Areas and Notification No.	Material Date
1	Controlled area declared around Industrial Estate at Dharuheara vide Haryana Government, Town and Country Planning Department, Notification No. 243-2TCP-77, dated the 24 th February, 1978 published in Haryana Government Gazette on 28 th March, 1978.	28 th March, 1978
2	Controlled area declared around School and water work village Kapriwas vide Haryana Government, Town and Country Planning Department, Notification No. 5807-2TCP-80, dated the 08 th August, 1980 published in Haryana Government Gazette on 10 th September, 1980.	10 th September, 1980
3	Controlled area declared around Primary School village Mahesheri vide Haryana Government, Town and Country Planning Department, Notification No. JD-91/A-86/10182, dated the 26 th June, 1991 published in Haryana Government Gazette on 2 nd July, 1991.	2 nd July, 1991

4	Controlled area declared around Primary School village Ghatal Mahaniawas vide Haryana Government, Town and Country Planning Department, Notification No. JD-91/A-86/10183, dated the 26 th June, 1991 published in Haryana Government Gazette on 2 nd July, 1991.	2 nd July, 1991
5	Controlled area declared around Primary School village Aakera vide Haryana Government, Town and Country Planning Department, Notification No. JD-91/A-86/10184, dated the 26 th June, 1991 published in Haryana Government Gazette on 2 nd July, 1991.	2 nd July, 1991

- (m) "Non-conforming use" in respect of any land or building in a controlled area means the existing use of such land or building which is contrary to the major land use specified for that part of the area in the development plan;
- (n) "Public Utility Service Building" means any building required for running of public utility services such as water-supply, drainage, electricity, post and telegraph and transport and for any municipal services including a fire station;
- (o) "Rules" means the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965;
- (p) "Sector Density" and "Colony Density" shall mean the number of persons per hectare in sector area or colony area, as the case may be;
- (q) "Sector Area" and "Colony Area" means the area of sector or of colony as bounded within the major road system shown on drawing;

Explanation:-

- (1) In this definition the "Sector Area" or "Colony Area" shall mean the area of the Sector or of Colony as bounded within the major road system 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/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 and community building and other common uses shall not be less than 50% 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 50 percent of the sector area or colony area will be available for residential plots including the area under Group Housing and that every building plot shall on the average contain three dwelling units each with a population of 4.5 persons per dwelling unit or 13.5 persons building plot or as incorporated in the Zoning Plan of the colony/group housing complex. In the case of shop-cum- residential plot, however, only one dwelling unit shall be assumed;
- (r) "Site Coverage" means ratio expressed in percentage between the area covered by the ground floor of building and the area of the site;
- (s) The terms "Act", "Colony", "Coloniser", "Development Plan", "Sector" and "Sector Plan" shall have the same meaning as assigned to them in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act 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; and
 - farm shed i.e. Ancillary use.
- Notes:-**
- The construction of the farm house shall be governed by the restrictions given under clause XIX regarding "Provision of Farm House outside abadi-deh in Agricultural Zone";
 - The farm sheds regarding building control and site specifications shall be governed by the restrictions mentioned in clause XIX;
- (u) "Ledge or Tand" means a shelf-like projection, supported in any manner whatsoever, except by means of vertical supports within a room itself but not having projection wider than one metre;

- (v) "Loft" means an intermediary floor on a residual space in a pitched roof; above normal floor level with a maximum height of 1.5 metres and which is constructed or adopted for storage purposes;
- (w) "Mezzanine Floor" means and intermediate floor above ground level with area of mezzanine restricted to 1/3rd of the area of that floor and with a minimum height of 2.2 metres;
- (x) "Subservient to Agriculture" shall mean development and activities, which are required to assist in carrying out the process of agriculture such as tubewells, pump chambers, wind mills, irrigation's drains, pucca platforms, fencing and boundary walls, water hydrants etc;
- (y) "Rural Industries Schemes" means industrial unit, which is registered as rural industries schemes by the Industries Department;
- (z) "Small Scale Industries" means industrial unit, which is registered as small scale industries by the Industries Department;
- (za) "Agro based industries" means an industrial unit, which uses food grains, fruits or agro waste as a 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-1 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 Information Technology 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 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 terms shall have the same meaning as assigned to it in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1963).

III Major Land Uses/Zone:

- (1)
 - (i) Residential Zone
 - (ii) Commercial Zone
 - (iii) Industrial Zone
 - (iv) Transport and Communication Zone
 - (v) Public Utility Zone
 - (vi) Public and Semi Public Zone (Institutional Zone)
 - (vii) Open Spaces Zone
 - (viii) Special Zone
 - (ix) Agriculture Zone
- (2) Classification of major land uses is according to Appendix A.

IV Division into Sectors:

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

V Detailed land uses within major uses:

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

VI Sectors not ripe for development:

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

VII Sectors to be developed exclusively through Government Enterprises:

- (1) Change of land use and development in sectors which are reserved for the Commercial zone and Public and Semi-public zone shall be taken only and exclusively through the Government or a Government

undertaking or a public authority approved by the Government in this behalf and no permission shall be given for development of any colony within these sectors.

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

VIII Land Reservations for Major Roads;

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

Serial No.	Status of Road	Right of Way
1	Arterial V-I(a)	Existing width with 60/50 meters green belts on both sides
2	Arterial V-I(b)	Existing width with 45 meters green belts on both sides
3	Sub Arterial V-2	60 meters width excluding green belt.
4	Sub Arterial V-2(a)	75 meters width excluding green belt.
5	Major Sector Roads V-3	45 meters
6	Existing Roads V-E	Existing Width

- (2) Width and alignment of other roads shall be as per sector plans or as per approved layout plans 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 Change of Land Use permission:

- (1) With regard to the existing projects located in the zones other than conforming-use zone in the Development Plan, such non-conforming uses shall be allowed to continue for a fixed period to be determined by the Director, but not exceeding ten years; provided that the owner of the building concerned:
- undertakes to pay to the Director, as determined by him the proportionate charges towards the external development of the site as and when called upon by the Director to do so in this behalf;
 - during the interim period makes satisfactory arrangements for the discharge of effluent to the satisfaction of the Director; and
 - no further expansion shall be allowed within the area of non conforming use..
- (2) With regard to the projects having valid Change of Land Use permissions, and located in the zones other than conforming-use zone in the Development Plan, such non-conforming uses shall be allowed to continue, provided that the owner of the building concerned:
- undertakes to pay to the Director, as determined by him the proportionate charges towards the external development of the site as and when called upon by the Director to do so in this behalf; and,
 - during the interim period makes satisfactory arrangements for the discharge of effluent to the satisfaction of the Director.
 - no further expansion shall be allowed within the area of non conforming use.

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 been 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 redeveloped 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 within major land use shall be allowed to be used and developed for building purposes unless the proposed use and development is according to the details indicated in the sector plan and zoning plan or the approved colony plan in which the land is situated.

XII Individual site to form part of approved layout or zoning plan:

No permission for erection or re-erection of building on a plot shall be given unless-

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

XIII Minimum size of plots for various types of buildings:

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

- (i) Residential plot : 50 Square metres
 - (ii) Residential plot on subsidised industrial housing or slum dwellers : 35 Square metres
 - (iii) Shop-cum-residential plot : 100 Square metres
 - (iv) Shopping booths including covered corridor or pavement in front : 20 Square metres
 - (v) Local service industry plot : 100 Square metres
 - (vi) Light industry plot : 250 Square metres
 - (vii) Medium industry plot : 8000 Square metres
- (2) The minimum area for Group Housing Colony to be developed either as a part of plotted licenced colony or as independent Group Housing Colony will be 5 acres. However, in case a group housing scheme is floated by Haryana Urban Development Authority or any other Government Agency, the size of group housing site shall be as specified in the scheme.

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

Site coverage and the height upto which building may be erected within independent residential and industrial plots, shall be according to the provisions contained in Chapter VII of the Rules. In the case of other categories, the maximum coverage and the floor area ratio, subject to architectural control, as may be imposed under regulation XVI shall be as under:

Serial Number	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	75%	150

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 and rear of buildings:

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

XVI Architectural control:

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

XVII Relaxation of agricultural zone:

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

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

Provided that-

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

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

XVIII Density:

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

XIX Provision of Farm House outside Abadi-deh in Agricultural Zone:

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

	Size of farm house	Main building of the dwelling unit.	Ancillary building of main dwelling unit.
(i) Site coverage	2 Acres minimum	As applicable to residential plot equivalent to 500 square yards.	1 percent of the farm land (not more than 40 percent shall be used for labour/ servant quarters)
	Upto 3 acres.	As applicable to residential plot equivalent to 750 Square yards.	-do-
	Upto 4 acres and above.	As applicable to residential plot equivalent to 1000 Square yards.	-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:-

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

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

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

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

- | | | | |
|-------|---------------------------------|--------------|--|
| (vii) | Services,
supply
drainage | Water
and | <p>(a) Good potable water supply should be available in the farm for human consumption in case farm house is built.</p> <p>(b) 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.</p> <p>(c) Septic tank to be provided for disposal of human and animals waste as per provisions of the Rules.</p> <p>(d) The distance between the septic tank and open well or tubewell shall be as provided in the Rules.</p> |
|-------|---------------------------------|--------------|--|

Provided that Government may amend the minimum size of the farm for any scheme sponsored by the State Government/State Agency for the proper utilisation of the agricultural zone.

XX 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 PROVISIONS OF INFORMATION TECHNOLOGY UNITS AND CYBER PARKS/CYBER CITIES:

(i) **LOCATION**

- (a) Information Technology Industrial Units will be located in Industrial Areas/Industrial Zones only;
- (b) Cyber Parks/ Information Technology Parks will be located either in Industrial Areas or Industrial/Residential Zones abutting on minimum 60 metres ROW sector 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		Size
Serial Number	Type	
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 Information Technology 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 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 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 Zone, the entrep shall make the arrangement of water supply and other facilities sewerage disposal/drainage etc;

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

APPENDIX A

CLASSIFICATION OF LAND USES

Main code	Sub code	Main group	Sub group
100		Residential	Residential Sector on neighborhood pattern
200		Commercial	
	210		Retail Trade
	220		Wholesale Trade
	230		Warehousing and Storage
	240		Office and Banks including Government Office
	250		Restaurants, Hotels and Transient Boarding Houses including public assistance institutions providing residential accommodation like Dharamshala, Tourist House etc.
	260		Cinema and other places of public assembly on a commercial basis.
	270		Professional Establishments
300		Industrial	
	310		Service Industry
	320		Light Industry
	330		Extensive Industry
	340		Heavy Industry.
400		Transport and Communication	
	410		Railway Yards, Railway Station and Sidings.
	420		Roads, Road Transport Depots and Parking Areas
	430		Dockyards, Jetties
	440		Airport/Air Stations
	450		Telegraph offices, Telephone Exchanges etc
	460		Broadcasting Station
	470		Television Station
500		Public Utilities	
	510		Water Supply installation including treatment plants
	520		Drainage and Sanitary installation including disposal works
	530		Electric power plants substation etc.
	540		Gas Installation and Gas work.
600		Public and semi public	
	610		Government Administrative Central Secretariat District Offices, Law Courts, Jails, Police Stations, Governors and President's Residence.
	620		Education, Cultural and Religious Institutions
	630		Medical and Health Institutions
	640		Cultural institution like Theatres, Opera Houses etc. of a predominantly non commercial nature
	650		Land belonging to defence
700		Open Spaces	
	710		Sports Grounds, Stadium and Play Grounds
	720		Parks
	730		Green Belts, Garden and other Recreational Uses.
	740		Cemeteries, crematories etc

I RESIDENT
(i) Reside
(ii) Board
(iii) Soci
(iv) Pub
(v) Edu
(vi) He
(vii) Ci
(viii) C
(ix) P
(x) I
(xi)
(xii)
(xiii)
(xiv)
(xv)
(xv)
(x)

Zone, the entrep
other facilitie
cessary from ti

750

Fuel filling stations and Bus Queue shelters

800

Agricultural land

810
820
830
840
850
860
870
880

Market Garden
Orchards and Nurseries
Land Under staple crops
Grazing and Land pastures
Forest Land.
Marshy Land
Barren Land
Land under water

APPENDIX B

I RESIDENTIAL ZONE:

- (i) Residence
- (ii) Boarding house.
- (iii) Social community religious and recreational buildings
- (iv) Public utility building.
- (v) Educational buildings and all types of school and college where necessary.
- (vi) Health institutions.
- (vii) Cinemas
- (viii) Commercial and professional offices.
- (ix) Retail shops and restaurants.
- (x) Local service industries.
- (xi) Petrol filling stations.
- (xii) Bus stops, tonga, taxi, scooter and rickshaw stand.
- (xiii) Nurseries and green houses.
- (xiv) Any other minor needs to ancillary to residential use
- (xv) Starred hotels
- (xvi) Cyber Parks/Information Technology Park
- (xvii) 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 in the sector/ colony plan.

As per the policy/ parameters 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) Any other use which the Director 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

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

- (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 and retail shops
- (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) Any other use permitted by the Director.

IV TRANSPORT AND COMMUNICATION ZONE

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

At sites earmarked in the sector plan

V PUBLIC 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) Any other use which Government in public interest may decide

At sites earmarked in the sector plan

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
- (v) Public utility services like transmission lines, communication lines, water supply lines, sewerage lines, drainage lines in the green belts along the scheduled roads and major roads.
- (vi) Any other recreational use with the permission of Director.

At sites approved by Director, 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

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

- (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
- (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
- (xix) Non Polluting industries registered as Rural Industry Scheme/Small Scale Industrial units upto 2 acres 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 kilometre belt encircling the existing village Abadi-deh and approachable from public road/rasta other than scheduled road, National Highway and State Highway;
 - (ii) On Public road/rasta not less than 30 feet wide (other than scheduled roads, National Highway and State Highway) outside the half kilometre zone referred to in (i) above upto a depth of 100 metres along the approach road.
- (B) Non-polluting medium and large scale agro based industries on public roads/revenue rasta not less than 30 feet wide other than scheduled roads, national highway and state highway.
- (C) The site should not fall within 90 metres restricted belt around defence installation.
- (xx) Small Restaurants and Motels and National Highways.
- (xxi) Microwave Towers/Stations, Seismic Centers and Telecommunication Centers
- (xxii) Any other use, which Government may in Public Interest, decide

APPENDIX 1

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

- (A) **Computing Devices including**
- Desktop
 - Personal Computer
 - Servers
 - Work-station
 - Nodes
 - Terminals
 - Network P.C
 - Home P.C.
 - Lap-top Computers
 - Note Book Computers
 - Palm top Computer/PDA

- (B) **Network Controller Card/ Memories including**
Network Interface Card (NIC)
Adaptor Ethernet /Combo
SIMMs Memory
DIMMs Memory
Central Processing Unit (CPU)
Controller /Array
Processors Processor/Processor Power Module/Upgrade
- (C) **Storage Units including**
Hard Disk Drives/Hard Drives
Devices and their Controllers
Floppy Disk Drives
Drives
Tape Drives Drives
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
Printers
Line Printers
Plotters
Pass-book Printers
- (F) **Networking products including**
Hubs
Routers
Switches
Concentrators
Trans-receivers
- (G) **Software including**
Application Software
Operating system
Middleware/Firmware
- (H) **Power supplies to Computer Systems including**
Switch Mode Power Supplies
Uninterrupted Power supplies
- (I) **Networking/Cabling and related accessories**
(related to IT Industry)
Fibre Cable
Copper Cable
Cables
Connectors, Terminal Blocks
Jack Panels, Patch Cord
Mounting Cord/Wiring Blocks
Surface Mount Boxes

(J) **Consumables including**

Compact Disk
Floppy Disk
Tapes
Ribbons
Toners
Inkjet Cartridges
Inks for Output devices

(K) **Electronic Components**

Printed Circuit Board/Populated PCB
Printed Circuit Board/PCB
Transistors
Integrated Circuits/ICs
Diodes/Thyristor
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
Telephone Exchange
Multiplexers/Muxes
Modems
Telephone answering machines
Telecommunication Switching Apparatus
Anetna and Mast
Wireless datacom equipment
Receiving equipments like Pagers, mobile/Cellular Phones, etc.
VSATs
Video Conferencing Equipments
* Including Set Top Boxes for both Video and Digital Signaling.

(M)

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

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

Note: Services which would not be included are:-

1. Remote production/manufacturing units
2. The Corporate offices of companies or their local branches
3. Virtual business on Internet.

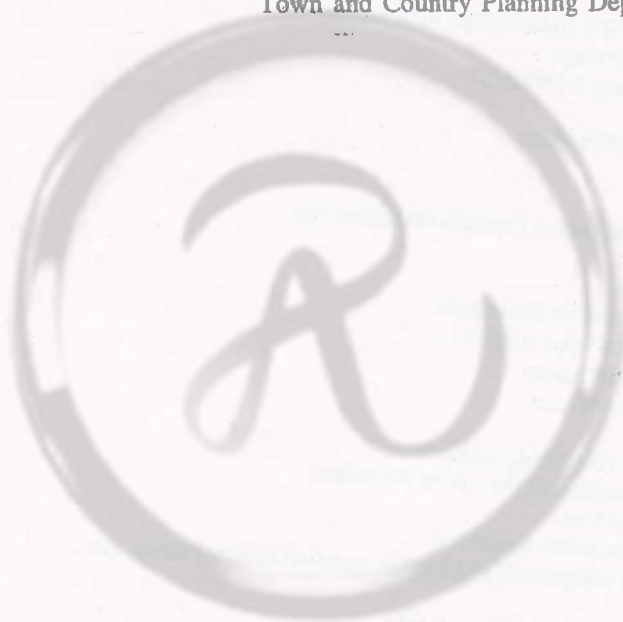
The following services which meet the above criteria would be included:-

- (i) Back-Office Operations
- (ii) Call Centres
- (iii) Content Development or Animation
- (iv) Data Processing
- (v) Engineering and Design
- (vi) Geographic Information System Services

- (vii) Human Resource Services
- (viii) Insurance Claim Processing
- (ix) Legal Database
- (x) Medical Transcription
- (xi) Payroll
- (xii) Remote Maintenance
- (xiii) Revenue Accounting
- (xiv) Supports Centres and
- (xv) Web-site Services.

D. S. DHESI,

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



REAL ARCH

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