

HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT

NOTIFICATION
The 29th October, 2007

No.CCP(NCR)/DDP(PKL-II/APR)/2007/3737 .- In exercise of the powers conferred by sub-section (4) of section 5 of the Punjab Scheduled Roads and Controlled Areas Restrictions of Unregulated Development Act, 1963 (Punjab Act 41 of 1963), the Governor of Haryana, hereby publishes the following Draft Development Plan 2021 AD for Alipur, along with restrictions and conditions as given in Annexures A and B proposed to be made applicable to the controlled areas specified in Annexure B.

Notice is hereby given that the draft of the plan shall be taken into consideration by the Government on or after the expiry of a period of thirty days from the date of publication of this notification in the official Gazette together with objections or suggestions, if any, which may be received by the Director, Town & Country Planning, Haryana, Aayojna Bhawan, Sector-18, Chandigarh, from any person in writing in respect of such plan before the expiry of the period so specified.

Drawings

1. Existing Land Use Plan Drawing No. DTP(P)752/2002, dated the 4th October, 2002.
2. Draft Development Plan Drawing No. DT(P)1037/07, dated the 17th July, 2007.

ANNEXURE A

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

(i) INTRODUCTION:

Due to establishment of Information Technology Park in Chandigarh and various projects in Panchkula, Zirakpur and Mohali town, the area has under gone tremendous socio-economic and physical development. Further the development of infrastructure in both the towns attracted huge migration from outside the region; as a result the population of Panchkula town increased manifold. State Government adopted a strategy of spatial development, in the year 1992 State Government planned new Industrial Estate at Barwala in order to sustain urban agglomeration of Panchkula / Chandigarh and to hold back excessive migration to these towns besides ensuring equitable distribution of population and resources for orderly growth and development in the area. The development of Panchkula town is almost at the completion stage; therefore in order to cope up with the increasing demand, it was decided to develop the area of Kot Behla in Periphery Controlled Area and Controlled Area around industrial estate of Haryana State Infrastructure and Industrial Development Corporation, village Alipur as Panchkula Extension-II. Being located on both sides of the National Highway-73, the area is in irregular shape bounded by river Tokka on the eastern side and urbanisable area of Periphery Controlled Area on the western side. The village Alipur is an old Muslim village and derives its name from a popular villager named Ali. Alipur is situated at a distance of 18 kilometers from Panchkula, 28 kilometers from Chandigarh towards South-East and 5 kilometers from Barwala Town. It falls in the Barwala industrially backward Block of district Panchkula. The abadi of village Alipur is situated at a distance of 400 meters from National Highway No. 73 at a latitude of 30° 35'-34" North and longitudes 76° 56'-46" East. The industrial activities in this town are basically agriculture related however the scenario will change radically as soon as the area is developed into an integrated township/ urban centre of periphery Controlled Area as well as Alipur Controlled Area and Nano City to be developed in the close vicinity of the town. The city will aim to provide robust infrastructure and congenial environment for living by preserving natural trails, forest, parks, sport centres, holistic living practices. The city will provide high quality infrastructure to cater both the business and personal needs of the residents. Some of the cracks falling in Panchkula Extension-II have been proposed to be preserved in the Development Plan with proper embankments and channalization, so that drainage system may be sustained. In order to protect the urbanizable area from flood, a 60 meters wide road has been proposed along Tokka river, which may also act as protection Bandh.

(ii) PHYSIOGRAPHY:

The area is normally plain with the back drop of Shivalik Hills which enhances its aesthetic value. The slope from North to South thus the rain water of the surrounding area flows from North to South and falls in Barsati Toka Nadi through culvert on National Highway. The land of this area is fertile and the ground water table is at 150 feet approximately.

(iii) AVAILABILITY OF INFRASTRUCTURE:

(a) Utilities:

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

(b) Social Infrastructure:

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

(iv) Economic Base of the town / functional status:

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

(v) Population / Demography:-

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

TABLE-I

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

(vi) Existing transportation net work:

Villages Nagal falls on National Highway No. 73, whereas village Alipur and Khangesra are at the distance of 400 meters and 1.5 kilometers respectively from National Highway No.73. These two villages are connected with National Highway through link roads. Thus, this area is well linked with the other important towns of the State through National Highway No. 73.

(vii) Need for declaration of Controlled Area:

In year 1992, the State Government planned New Industrial Estate, Alipur with the objectives of discouraging migration from the surrounding areas to Panchkula town keeping in view the availability of infrastructure like water, power, road network, communication etc. In order to avoid haphazard and irregular development and to provide channelise urban growth around the boundaries of industrial estate, 2600 acres of area was declared as the Controlled Area vide Haryana Government, Town & Country Planning Department, Notification No. CCP(NCR)/2002/PCA-II/1422, dated 11th July, 2002 which was published in the Haryana Government Gazette dated the 11th July, 2002.

(viii) Proposals:

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

The existing villages have low potential regarding future developments as there are only few industries and commercial activities. Keeping in view the same 1258 acres urbanisable area is proposed for future development out of total area 2600 acres.

(b) Population Projection: The growth rate of population of existing villages is moderate. The future population projection has been made keeping in view the average growth rate of 35% for decade 2001-2011 and

40% growth rate for decade 2011-2021 which comes out to be 11922 persons. Keeping in view the huge demand of residential area as per old Urban Estate of Panchkula and total area of 423 acres including 64 acres existing residential area with density of 100 persons per acres has been proposed in this plan to accommodate the population of 42300 persons assuming the migrated population of remaining 36018 persons from other areas like Panchkula City, Chandigarh City, Derabassi and Zirakpur etc. The details of density of existing population and projected population are given below:-

TABLE-II

Population	Gross Density PPA.	Net residential density PPA.
Existing 3305	12	52
Proposed 42300	34	100

(x) Land use proposals:

An area of 1258 acres have been proposed as urbanisable area with the gross density of 34 persons per acres and net residential density of 100 persons per acres, also assuming the existing residential density of 52 PPA as to be 100 PPA so the existing area of 64 acres will accommodate the 6400 persons and to accommodate the remaining population of 35900 persons. An area of 423 acres including 64 acres existing residential area has been proposed as residential area in different sectors.

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

Out of total 2600 acres of Controlled Area, the land use proposals for the Draft Development Plan covers an area of 1258 acres. The detailed breakup of the proposed land uses within the Controlled Area is as below:-

TABLE-III

Sr. No.	Land Use	Existing area (in acres)	Proposed Area within Controlled Area (in acres)	Total Area (in acres)	%age to total area
1	Residential	64	359	423	33.62
2	Commercial	1	18	19	1.51
3	Industrial	124	137	261	20.75
4	Transport and Communication	74	106	180	14.31
6	Public and Semi Public	2	298	300	23.85
7	Open Spaces	7	68	75	5.96
	Total	272	986	1258	100.00

DESCRIPTION OF LAND USES

1. Residential area

To accommodate the population of 42300 persons, residential sectors no.12, 13(Part) and 19 have been proposed with proposed density of 100 persons per acre.

2. Commercial

The commercial activities cater not only to its village's population but also to the population of hinter land. City Centre in sector 17 has been proposed for retail trade, whole sale trade, offices and Banks denoted with sub group 210, 220 and 240 along both the sides of National Highway 73 which also partially falls in periphery Controlled Area..

3. Industrial

Adjacent to existing industrial estate of Haryana State Industrial and Infrastructure Development Corporation at village Alipur sector 10 and 11 have been proposed for local service industry, light industry and medium industry under sub code 310, 320 and 330 respectively. In addition to it, sector 9 and 13(Part) have been proposed for Information Technology.

4. Transport and Communication

Presently the area is connected by link roads through National Highway No.73. The National Highway No.73 is proposed to be widened upto 100 meters with 100 meters wide green belt on both sides. An expressway of 100 meters width has also been proposed to connect the proposed Nano City in Raipur Rani area. Major connecting roads and a ring road is proposed as 60 meters wide. Major roads/sector dividing roads have also

been proposed with 60 meters width. The area under roads is 180 acres approximately. A flyover has been proposed on National Highway-73 for uninterrupted movement/better connectivity within the urbanisable area.

Sr.No.	Classification	Land Reservation
(i)	V-I Panchkula-Barwala NH-73	100 metres wide with 100 metres green belt on both sides.
(ii)	V-I (a) Road	100 metres wide expressway to Nano City.
(iii)	V-2 Road	60 metres wide Ring Road and Sectors roads.

5. Public and Semi Public Use

To provide the educational, cultural, religious, institutional, medical and health facilities, an area of 300 acres has been proposed in sector 18(Part) under sub-code 620, 630 and 640.

7. Open Space

A 100 meters wide green belt is proposed on both sides of the existing National Highway No.73. An area of 75 acres (approximately) falls under this green belt and 20 metres wide green buffer has also been proposed in between residential sector 12 and industrial sector-10 and 13.

8. Agriculture Zone

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

Zoning Regulations

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

Annexure B

Zoning Regulations

Governing uses and development of land in the controlled areas around Existing boundary of Haryana State Industrial Development Corporation, Industrial Estate of village Alipur District Panchkula as shown in Drawing No. DTP(P)1037/07, dated 17th July, 2007.

I General

- (1) These Zoning Regulations, forming part of the development plan for the controlled areas, around Existing boundary of Haryana State Industrial Development Corporation, Industrial Estate of village Alipur District Panchkula shall be called zoning regulations of the development plan for Controlled Areas around existing boundary of Haryana State Industrial Development Corporation, Industrial Estate of village Alipur District Panchkula.
- (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 (41 of 1963), and the Rules framed thereunder:

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(P)1037/07, dated 17th July, 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:

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

- (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:-

- (i) Dwelling unit i.e. main use
- (ii) Farm shed i.e. Ancillary use.

Notes:-

- (1) The construction of the farm house shall be governed by the restrictions given under clause XIX regarding "Provision of Farm House outside abadi-deh in Agricultural Zone";
 - (2) The farm sheds regarding building control and site specifications shall be governed by the restrictions mentioned in clause XIX;
- (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 an intermediate floor above ground level with area of mezzanine restricted to 1/3rd of the area of that floor and with a minimum height of 2.2 metres;
 - (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 foodgrains, 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 concept and germination of medium and large software companies/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 and Semi Public Zone (Institutional Zone)
 - (vi) Open Spaces Zone
 - (vii) 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 (vi) 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:

Sr.No.	Classification	Land Reservation
(i)	V-1Panchkula-Barwala NH-73	100 metres wide with 100 metres green belt on both sides.
(ii)	V-I (a) Road	100 metres wide expressway to Nano City.
(iii)	V-2 Road	60 metres wide Ring Road and Sectors 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 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:

- (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 Change of Land Use permissions, and located in the zones other than conforming-use zone in the Development Plan, such non-conforming uses shall be allowed to continue, provided that the owner of the building concerned:

- (a) undertakes to pay to the Director, 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 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 housing scheme approved by the Government : 35 Square metres
 - (iii) Shop-cum-residential plot : 100 Square metres
 - (iv) Shopping booths including covered corridor or pavement in front : 20 Square metres
 - (v) Local service industry plot : 100 Square metres
 - (vi) Light industry plot : 250 Square metres
 - (vii) Medium industry plot : 8000 Square metres
- (2) The minimum area under a Group Housing Scheme will be 5 acres whether it forms a part of licenced colony or 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 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, Water supply and drainage

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

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

XX 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;

(i) SIZE

Serial Number	Type	Size
1	Information Technology Industrial Unit	1 to 5 acres
2	Cyber Park / Information Technology Park	5 to 15 acres
3	Cyber City	minimum 50 Acres

(ii) 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 entrepreneur shall make the arrangement of water supply and other facilities like sewerage disposal/drainage etc;

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

XXI SETTING UP OF COMMUNICATION TOWERS:

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 Zone : 30 feet wide
- (ii) Agricultural Zone : 11 feet wide

III Height: The maximum height of the tower from the ground level should not exceed 60 metres 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		Wholesale Trade
	230		Warehousing and Storage
	240		Office and Banks including Government Office
	250		Restaurants, Hotels and Transient Boarding Houses including public assistance institutions providing residential accommodation like Dharamshala, Tourist House etc.
	260		Cinema and other places of public assembly on a commercial basis.
	270		Professional Establishments
300		Industrial	
	310		Service Industry
	320		Light Industry
	330		Extensive Industry
	340		Heavy Industry.
400		Transport and Communication	
	410		Railway Yards, Railway Station and Sidings.
	420		Roads, Road Transport Depots and Parking Areas
	430		Dockyards, Jetties
	440		Airport/Air Stations
	450		Telegraph offices, Telephone Exchanges etc
	460		Broadcasting Station
	470		Television Station
600		Public and semi public	
	610		Government Administrative Central Secretariat District Offices, Law Courts, Jails, Police Stations, Governors and President's Residence.
	620		Education, Cultural and Religious Institutions
	630		Medical and Health Institutions
	640		Cultural institution like Theatres, Opera Houses etc. of a predominantly non commercial nature
	650		Land belonging to defence
700		Open Spaces	
	710		Sports Grounds, Stadium and Play Grounds
	720		Parks
	730		Green Belts, Garden and other Recreational Uses.
	740		Cemetreies, crematories etc
	750		Fuel filling stations and Bus Queue shelters
	760		Water Bodies/lakes
800		Agricultural land	
	810		Market Garden
	820		Orchards and Nurseries
	830		Land Under staple crops
	840		Grazing and Land pastures
	850		Forest Land.
	860		Marshy Land
	870		Barren Land
	880		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

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.

- (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 per the policy/parametres decided by the Government

II COMMERCIAL ZONE

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

As required for the local need of major use at site earmarked for them in the sector plan or in the approved layout plan of the colonies

III INDUSTRIAL ZONE

- (i) Light industry
- (ii) Medium industry
- (iii) Obnoxious and Hazardous Industry
- (iv) Heavy industry
- (v) Service industry
- (vi) Warehouse and storages
- (vii) Parking, loading and unloading area
- (viii) Truck stand/bus stops, taxi, tonga and rickshaw stand
- (ix) Public utility, community buildings and retail shops
- (x) Petrol filling stations and service garages.
- (xi) Liquid Petroleum Gas godowns permitted by the Director.

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

- (xii) Cyber Parks/Information Technology Parks/ Information Technology Industrial Units
- (xiii) **Communication Towers**
- (xiv) 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
- (x) **Communication Towers**

At sites earmarked in the sector plan

VI PUBLIC AND SEMI PUBLIC USES ZONE

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

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

- 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) (A) Non Polluting industries registered as Rural Industry Scheme/Small Scale Industrial units 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 (1) 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 900 metres restricted belt around Defence installations.
 - (xx) Restaurants, Motels, Hotels, Resorts and Amusement park/Theme park along National Highways/Scheduled Roads in the area outside restricted/green belt as under:

Sr. No.	Permissible Activity	Area		Commercial Component	Maximum Ground Coverage	FAR
		Minimum	Maximum			
1	Restaurant	2000 square metres	1 acre	15%	30%	150%
2	Motel without banquet facilities	1 acre	3 acres	15%	30%	150%
3	Motel with banquet facilities	2.5 acres	5 acres	15%	30%	150%
4	5-Star Hotel	4 acres	15 acres	15%	30%	150%
5	Resort	4 acres	10 acres	15%	30%	150%
6	Amusement Park/Theme Park	2.5 acres	10 acres	15%	30%	50%

Provided the access permission is obtained from NHAI if the site is located on National Highway, and from XEN, PWD(B&R) if the site is located on scheduled road.

- (xxi) Microwave Towers/Stations, Seismic Centers and Telecommunication Centers
- (xxii) **Communication Towers**
- (xxiii) Any other use, which Government may in Public Interest, decide

APPENDIX -1

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

- (A) **Computing Devices including**
 - Desktop
 - Personal Computer

- Servers
- Work-station
- Nodes
- Terminals
- Network P.C
- Home P.C.
- Lap-top Computers
- Note Book Computers
- Palm top Computer/PDA
- (B) Network Controller Card/ Memories including**
 - Network Interface Card (NIC)
 - Adaptor Ethernet /PCI/EISA/Combo/PCMICA
 - SIMMs Memory
 - DIMMs Memory
 - Central Processing Unit (CPU)
 - Controller SCSI/Array
 - Processors Processor/Processor Power Module/Upgrade
- (C) Storage Units including**
 - Hard Disk Drives/Hard Drives
 - RAID Devices and their Controllers
 - Floppy Disk Drives
 - C.D. ROM Drives
 - Tape Drives DLT Drives/DAT
 - Optical Disk Drives
 - Other Digital Storage Devices
- (D) Other**
 - Key Board
 - Monitor
 - Mouse
 - Multi-media Kits
- (E) Printers and Output Devices including**
 - Dot matrix
 - Laserjet
 - Inkjet
 - Deskjet
 - LED Printers
 - Line Printers
 - Plotters
 - Pass-book Printers
- (F) Networking products including**
 - Hubs
 - Routers
 - Switches
 - Concentrators
 - Trans-receivers
- (G) Software including**
 - Application Software
 - Operating system
 - Middleware/Firmware
- (H) Power supplies to Computer Systems including**
 - Switch Mode Power Supplies
 - Uninterrupted Power supplies
- (I) Networking/Cabling and related accessories**
(related to IT Industry)
 - Fibre Cable
 - Copper Cable
 - Cables
 - Connectors, Terminal Blocks
 - Jack Panels, Patch Cord

- Mounting Cord/Wiring Blocks
Surface Mount Boxes
- (J) Consumables including**
C.D.ROM /Compact Disk
Floppy Disk
Tapes DAT/DLT
Ribbons
Toners
Inkjet Cartridges
Inks for Output devices
- (K) Electronic Components**
Printed Circuit Board/Populated PCB
Printed Circuit Board/PCB
Transistors
Integrated Circuits/ICs
Diodes/Thyristor/LED
Resistors
Capacitors
Switches(On/Off, Push button, Rocker, etc.)
Plugs/sockets/relays
Magnetic heads, Print heads
Connectors
Microphones/Speakers
Fuses
- (L) Telecommunication Equipment including:**
Telephones
Videophones
Fascimile machines/Fax cards
Tele-Printers/Telex machine
PABX/EPABX/ RAX/MAX Telephone Exchange
Multiplexers/Muxes
Modems
Telephone answering machines
Telecommunication Switching Apparatus
Antenna and Mast
Wireless datacom equipment
Receiving equipments like Pagers, mobile/Cellular Phones, etc.
VSATs
Video Conferencing Equipments
* Including Set Top Boxes for both Video and Digital Signaling.
- (M) IT Enabled Services are business processes and services, the end products/services of which are:-**
- Delivered outside India.
 - Delivered over communication network., and
 - Either externally contracted (out-sourced) or provided by a remote subsidiary of the same company (out-located).
- Note:** Services which would not be included are:-
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.