

**HARYANA GOVERNMENT  
TOWN AND COUNTRY PLANNING DEPARTMENT  
NOTIFICATION**

The 8<sup>th</sup> October, 2008

No. CCP(NCR)/DDP/NNL/2008/2776 .- In exercise of the powers conferred by sub-section (4) of section 5 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1963), the Governor of Haryana hereby publishes the draft development plan for the controlled area, Narnaul declared vide Haryana Government, Town and Country Planning Department, notification No. PC-94/9016, dated the 22<sup>nd</sup> August, 1994 along with restrictions and conditions as given in Annexure A and B proposed to be made applicable to the controlled area by the said notification.

Notice is hereby given that the draft development 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 and Country Planning, Haryana, Aajojna Bhawan, Sector – 18, Chandigarh, from any person in writing in respect of draft development plan before the expiry of the period so specified.

**Drawings**

1. Existing Land use Plan Drawing No. DTP(MG) 31/94, dated the 30<sup>th</sup> November, 1994.
2. Draft Development Plan Drawing No. DTP(MG) 79/2002, dated the 10<sup>th</sup> June, 2002.

**ANNEXURE A  
EXPLANATORY NOTE ON THE DRAFT DEVELOPMENT PLAN 2021 AD FOR THE CONTROLLED  
AREAS NARNAUL**

**(i) Historical Background:**

The Narnaul town is accommodating Mahendergarh Distt. Headquarter offices. This town was found in 900 A.D. near Dhosi hills, which were associated with the Vedic Sage Chawan Rishi. The tomb of Shah Villayat, Sobha Sagar Talab, Jal Mahal, Chor Gumbaj, Chhota of Rai Bal Mukand are the important historical monuments of the town.

**(ii) Location and Regional Setting:**

Narnaul town is a district headquarter of Mahendergarh district. It is located in the extreme south of the Haryana State at a distance of 140 kilometers from Delhi towards its south-west and 25 kilometers from Mahendergarh. It caters the needs of surrounding rural hinder land lying both in Haryana and Rajasthan. The meter gauge railway line connects this town with Delhi, Ringus, Phulera and Ajmer. The State Highways No. 17 and 26 pass through Narnaul and link it with Rewari, Mahendergarh, Nangal Choudhary and Singhana.

**(iii) Physiography:**

The town slopes towards north-east. The south-eastern part of the town is comparatively low lying area and hence this part of the town has been kept free from habitation in the Draft Development Plan. The old part of the town is situated on mound. The new part of the town is expanding along Narnaul –Mahendergarh road and Narnaul-Singhana road. The Western Narnaul Distributory flows north to south along western side of the town. The Krishanawati river also flows towards north in the eastern side of the city.

**(iv) Availability of Infrastructure:**

**(a) Utilities:**

At present, the Narnaul town has one electric sub station with a capacity of 100 MVA, one 33 kilovolt sub-station with installed capacity of 20 MVA and one 11 kilovolt sub station with installed capacity of 16 MVA. The Public Health Department has recently constructed the canal based water works to cater the need of the public. Haryana Urban Development Authority has also initiated its development activities as it has acquired and developed Sector –1 comprising an area of approximately 250 acres for residential purpose. Haryana Urban Development Authority has also acquired 25 acres land for augmenting water supply scheme of the town. With the construction of this water works, the water supply system of the town would improve. The Public Health Department has framed a water supply scheme for providing 30 cusec water for Narnaul town from canals and tube wells system. Narnaul town is covered with approximately 40 % combined sewer system. Haryana Urban Development Authority has selected a site in sector-10 for sewerage disposal and treatment plant. With the

construction of this plant, the sewerage disposal problem of the town will be solved to great extent. A drain which is flowing in the central part of the town is taking-care the drainage problem of the town.

**(b) Social Infrastructure:**

Narnaul town has one post graduate college, one-degree college for girls, five senior secondary schools, one industrial training institute and one polytechnic institute. The town also has an air strip at an adjoining village Bachhod. The Narnaul town provides road linkages with state of Rajasthan from three sides encouraging the marble industries to flourish. The Haryana Urban Development authority has developed a residential sector after acquiring the land on Narnaul-Mahendergarh State Highway. The town presents a picture of mixed land uses as grain market near Rajeev Gandhi Chowk, vegetable market near Bhagat Singh Chowk, timber market near Head Post Office and stone market at railway road have already been developed.

The town is enjoying the facility of telephone exchange having capacity of 43 regional switch units. The town has 100 bedded civil hospital, an independent tuberculosis hospital with a capacity of 50 beds, maternity and clinic welfare centre. The town provides sufficient infrastructure for sports as it has Olympic Conference Hall, lawns for social gathering and Netaji Subhash Chander Bose stadium.

**(v) Economic Base of the Town/Functional Status:**

Being located in one of the backward areas of the state, the Narnaul town is witnessing slow growth rate. During the decade 1991-2001, the town registered a growth rate of 51.72%. With the improvement of its socio-economic infrastructure the population would grow with a higher rate of growth.

**(vi) Population/Demography:-**

As per 2001 census, the town had a population of 62091 persons. The decade wise population of Narnaul town since 1961 is under:-

Year	Population	Decennial Growth Rate
1961	23961	-----
1971	31875	33.02
1981	41441	30.01
1991	51976	25.42
2001	62091+16772 Population of villages = (78863)	51.72
2011	1,34,067	70 % (proposed)
2021	2,48,023 (Say 2,50,000)	85%(proposed)

If the decennial growth rate of 51.72% for projection of population by 2021 A.D. is taken, it will not be realistic. Keeping in view the various considerations i.e. induced industrial growth, induced economic activities, growth of villages engulfed within the urbanisable area, the growth rate upto 2011 A.D has been proposed to 70% and by 2021 A.D. it has been proposed to 85% Therefore, the Development Plan is prepared for 2.50 lac population. The density of town will be 109 persons per acre.

**(vii) Existing Transport Network:**

Narnaul town is the district head-quarter of district Mahendergarh. The town is very well linked with adjoining towns of Rewari, Mahendergarh, Nizampur and Nangal Chaudhary of Haryana state and Singhana of Rajasthan by roads and railways.

**(viii) Proposals:**

The Draft Development Plan of Narnaul has been designed for projected population of 2.50 lacs upto 2021.

**Proposed Land Uses:**

Draft Development Plan has been designed with net residential density of 250 persons per hectare. The extent of various land uses is given as below:-

Serial Number	Land Use	Area within M.C. Limit (Hectare)	Area outside M.C. Limit (Hectares)	Total Area (Hectares)	%age of total area
1	Residential	186.00	814.00	1000.00	44.23
2	Commercial	085.00	141.00	226.43	10.01
3	Industrial	40.00	178.00	218.00	9.64

4	Transport and Communication	37.00	68.00	105.00	4.64
5	Public Utilities	20.00	150.00	170.00	7.51
6	Public and Semi-Public	35.00	45.00	80.00	3.54
7	Open Space	175.00	287.00	462.00	20.43
	<b>Total</b>	<b>578.00</b>	<b>1683.43</b>	<b>2261.43</b>	<b>100%</b>

Note:- Area of existing town i.e. 225 hectares has not been included in the proposals.

The aforesaid urbanization area has been proposed towards north of the existing town. No urbanization has been proposed towards southern part of the town which is flood prone area.

#### **DISCRIPTION OF LAND USES:**

##### **1. Residential:**

It is estimated that by 2021 AD, proposed population would be accommodated in an area of about 1000 hectares proposed for residential purpose. The said residential area has been proposed to be developed on neighborhood concept in sectors 1,2,3,4,5,6,8 part- 11 and 12. These sectors have been proposed towards north of the existing town which is free from flood. The sectors have been planned with a population all density of 250 persons per hectare. All sectors would be provided with essential facilities like sewerage, drainage, water supply, shopping, educational and recreational facilities.

##### **2. Commercial:**

In order to cater the commercial needs of the town, an area of 226.43 hectares has been proposed in sector 9, 10-A to accommodate the business offices, restaurants, whole-sale markets, whole sale and retail shops and other allied uses. An area of about 95 hectares in sector-10A has been reserved for city centre. An area of 90 acres has also been reserved/proposed near Jal Mahal for fodder market and other commercial activities.

##### **3. Industrial Zone:**

In the Draft Development Plan, an area of 218 hectares has been reserved for light, medium, heavy and extensive industries in Sectors-7 on both sides of the existing railway line. The existing industries of the town have been preserved as such in sector-11.

##### **4. Transport and Communication:**

An area of 105 hectares is proposed under this zone to provide smooth flow of road and railway traffic. The existing meter gauge line is proposed to be converted into broad-gauge line. A ring road which has been designated as north eastern and western bye-pass has been proposed all around the town to facilitate the inter-city traffic movement. A transport nagar in an area of 10 hectares has been proposed on Narnaul-Rewari road adjoining the industrial area in Sector-7. Part of sector 6 has been kept reserved for future needs of this zone. The existing bus stand of town has been preserved as such in Sector-10 Part along Rewari-Narnaul State Highway. In order to regulate traffic smoothly, two bridges have been proposed on the periphery road on railway line.

##### **5. Public Utilities:**

An area of 170 hectares has been reserved for this purpose under public utilities for accommodating the power house, water works and disposal works of the town.

##### **6. Public and Semi Public Uses:**

An area of 80 hectares has been proposed for public and semi-public uses on Narnaul-Mahendergarh road to cater the needs of the Town. A district jail existing in Sector-4 has been preserved as such in the proposed Draft Development Plan.

##### **7. Open Spaces and Green Belts:**

Keeping in view the site conditions, a town park with an area of 65 hectares has been provided in sector-10. Krishanawati river passes through it. In addition to this area, provision of small parks has also been made in different areas of the town. To give boost to tourism, some area on the south of the town is proposed to be developed between Jal Mahal and Sobha Sagar Talab(both places are of historical importance) as a place for various activities of tourism. A 45 meter wide green belt along state highway and 60 meter wide green belt along periphery road have been provided. Apart from this, 30 meter wide green belt along railway line has also been provided.

## 8 Agricultural Zone:

10600 hectares of land has been reserved for agricultural zone. This zone will, however, not eliminate the essential building development within this area such as the extension of existing villages contiguous to abadi-deh if undertaken under a project approved or sponsored by Government and other allied and ancillary facilities necessary for the maintenance and improvement of this area as 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 and 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 Narnaul town as shown in Drawing No. DTP( MG )/79/2002, dated the 10<sup>th</sup> June, 2002.

### I General:

- (1) These Zoning Regulations, forming part of the development plan for the controlled areas, around Narnaul shall be called zoning regulations of the development plan for controlled areas Narnaul.
- (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 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(MG)/79/2002, dated the 10th June, 2002;
- (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 controlled area declared vide Haryana Government Gazette notification No. PC-94/9016, dated the 22nd August 1994, published in Haryana Government Gazette;

Sr. No.	Name of Controlled Area and notification No.	Material Date
1	Controlled Area around Municipal Town Narnaul Developed vide Notification No. PC-94/9016 dated the 22 <sup>nd</sup> August 1994 and published in Haryana Government Gazette.	22 <sup>nd</sup> August, 1994

- (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 5 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”, “Colonizer”, “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 mean a house constructed by the owner of a Farm at his land for the purpose of:-
- Dwelling unit i.e. main use
  - Farm shed i.e. Ancillary use.

**Notes:-**

- (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 meters 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 1/3<sup>rd</sup> of the area of that floor and with a minimum height of 2.2 meters;
- (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 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 Utility Zone
- (vi) Public and Semi Public Zone (Institutional Zone)
- (vii) Open Spaces Zone
- (viii) Agriculture Zone
- (2) Classification of major land uses is according to Appendix A.

### IV. Division into Sectors:-

Major land uses mentioned at serial number (i) to (vii) 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) For the development of sector reserved for commercial use, private developers shall be permitted to develop to the extent of 10% of the sector area as per the layout plan approved by competent authority. Balance 90% area shall be developed exclusively by the Government or a Government undertaking or by a public authority approved by the Government.
- (2) Notwithstanding the provision of clause (1) above, the Government may reserve at any time, any other sector for development exclusively by it or by the agencies indicated above.

### VIII. Land Reservations for Major Roads;

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

Serial No.	Classification	Width / Road reservation
1	V-I(a)(north eastern bye-pass)	75 meters wide with 100 meters green belt on both sides
2	V-I(b) (western bye-pass) ( Narnaul-Mahendergarh Road)	75 meters wide with 100 meters green belt on both sides

3	V-1(C) ( Narnaul-Mahendergarh Road)	60 meters wide with 45 meters green belt on both sides
4.	V-1(d) Narnaul-Sighana Road)	Existing width with 30 meters green belt on both sides
5.	V-19(e) (Narnaul-Nizampur Road)	Existing width with 30 meters green belt on both sides
6.	V-1(f) (Narnaul-Nagal Chaudhary Road)	Widen up to 60 meters with 30 meters green belt on both sides
7.	V-1(g) (Narnaul-Rewari Road)	Existing width with 30 meters green belt on both sides.
8.	V-3 road	45 meters wide sector road

- (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 re-production value by fire, flood, explosion, earthquake, war, riot or any other natural calamity, it shall be allowed to be re-developed only for a conforming use.
- (3) After 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 meters   |
| (ii) Residential plot on subsidised industrial housing or slum dwellers housing scheme approved by the Government | : | 35 Square meters   |
| (iii) Shop-cum-residential plot   | : | 100 Square meters  |
| (iv) Shopping booths including covered corridor or pavement in front  | : | 20 Square meters   |
| (v) Local service industry plot   | : | 100 Square meters  |
| (vi) Light industry plot  | : | 250 Square meters  |
| (vii) Medium industry plot  | : | 8000 Square meters |
- (2) The minimum area 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:

	<b>Size of farm house</b>	<b>Main building of the dwelling unit.</b>	<b>Ancillary building of main dwelling unit.</b>
<b>(i) Site coverage</b>	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-
<b>(ii) Height and storey.</b>		11 Meters, three storeyed	4 meters, single storey.

**(iii) Set back:** It shall be at least 15 meters 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 meters
- (b) Where the road is a scheduled road : 30 meters or as shown in the development plan
- (c) Any other road : 15 meters

**(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 meters 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**

Sr. No.	Type	Size
1	Information Technology Industrial Unit	1 to 5 acres
2	Cyber Park / Information Technology Park	5 to 15 acres
3	Cyber City	minimum 50 Acres

**(iii) Miscellaneous:-**

**I. Parking**

(a) One Equivalent Car Space for every 50 square meters of floor area shall be provided for parking in cyber park/Information Technology Park, Information Technology Industrial 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.

**XXII 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 meters subject to clearance from the competent Authorities.

**APPENDIX A**

**CLASSIFICATION OF LAND USES**

Main code	Sub code	Main group	Sub group
100		<b>Residential</b>	Residential Sector on neighborhood pattern
200		<b>Commercial</b>	
	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
<b>300</b>		<b>Industrial</b>
	310	Service Industry
	320	Light Industry
	330	Extensive Industry
	340	Heavy Industry.
<b>400</b>		<b>Transport and Communication</b>
	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
<b>500</b>		<b>Public Utilities</b>
	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.
<b>600</b>		<b>Public and semi public</b>
	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
<b>700</b>		<b>Open Spaces</b>
	710	Sports Grounds, Stadium and Play Grounds
	720	Parks
	730	Green Belts, Garden and other Recreational Uses.
	740	Cemeteries, crematories etc
	750	Fuel filling stations and Bus Queue shelters
	760	Water Bodies/lakes
<b>800</b>		<b>Agricultural land</b>
	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	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.
(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	As per the policy/ parameters decided by the Government
(xvi) Cyber Parks/Information Technology Park	
(xvii) Communication Towers	
(xviii) Any other use, which the Government may in public interest decide	

### II COMMERCIAL ZONE

(i) Retail Trade.	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
(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	

### III INDUSTRIAL ZONE

(i) Light industry	At sites earmarked for them in the sector plan or in the approved layout plan of the colonies.
(ii) Medium industry	
(iii) Obnoxious and Hazardous Industry	
(iv) Heavy industry	
(v) Service industry	
(vi) Warehouse and storages	
(vii) Parking, loading and unloading area	
(viii) Truck stand/bus stops, taxi, tonga and rickshaw stand	
(ix) Public utility, community buildings, retail shops, banks, dhabas, restaurants, two/three/five star hotels and insurance offices subject to a maximum limit of 3 percent of the total area of the sector as under: -	

Sr. No.	Name of Facility	Area		No. of facilities in a sector	Commercial component	Maximum Ground Coverage	Floor Area Ratio	Approach Road
		Minimum	Maximum					
1	Dhabas	500 sq. m	1000 sq. m	2	50 sq. m	50 %	40 %	Minimum 18 meters
2	Restaurants	1000 sq. m	2000 sq. m	2	10 %	30 %	150 %	Minimum 18 meters
3	Two/ Three Star Hotels	1.0 Acre	2.5 Acres	2	15 %	30 %	As per commercial policy	Minimum 24 meters
4	Five Star Hotels	2.5 Acres	4.0 Acres	1	15 % (commercial)	30 %	As per commercial policy	Sector Dividing Road with the provision of a service road

- (x) Petrol filling stations and service garages.  
 (xi) Liquid Petroleum Gas godowns permitted by the Director.  
 (xii) Cyber Parks/Information Technology Parks/ Information Technology Industrial Units  
 (xiii) Health Facilities like Hospital, Dispensary, Nursing Home, Clinic as under: -

Sr. No.	Name of Facility	Area		No. of facilities in a sector	Residential component	Maximum Ground Coverage	Floor Area Ratio
		Minimum	Maximum				
1	Hospital	2.5 Acres	5.0 Acres	1	15 %	33 %	100 %
2	Dispensary	1.0 Acre	1.5 Acres	1	15 %	33 %	100 %
3	Nursing Home	250 sq. m	500 sq. m	2	Nil	60 %	100 %
4	Clinic	250 sq. m	500 sq. m	2	Nil	60 %	100 %

- (xiv) Industrial Colony with a minimum area of 15 acres. The area utilisation shall be as under: -

Sr.No.	Land Use	Percentage of Total Area of the Colony	
1	Industrial	51	65
2	Residential	10	
3	Commercial	4	
4	Public Buildings and Utilities	10	35
5	Roads / Open Spaces	25	
	Total	100	

- (xiv) Communication Towers  
 (xv) 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  
 (xi) Warehouses upto a maximum limit of 5% of the total area of the sector

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

At sites earmarked in the sector plan

**V PUBLIC UTILITIES**

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

At sites earmarked in the sector plan

**VI PUBLIC AND SEMI PUBLIC USES ZONE**

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

At sites earmarked in the sector plan

Sr. No.	Name of Facility	Area		No. of facilities in a sector	Commercial component	Maximum Ground Coverage	Floor Area Ratio
		Minimum	Maximum				
1	Dhabas	500 sq. m	1000 sq. m	2	50 sq. m	50 %	40 %
2	Restaurants	1000 sq. m	2000 sq. m	2	10 %	30 %	150 %

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

**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 electric grid station, transmission lines, communication lines, water supply lines, sewerage lines, drainage lines in the green belts along the scheduled roads and major roads.
- (vi) Communication Towers
- (vii) Any other recreational use with the permission of Director.

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 irrigation
- (xiii) Telephone and electric transmission lines and poles
- (xiv) Mining and extraction operations including lime and brick kilns, stones, quarries

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

- and crushing subject to the rules and at approved site
- (xvi) Cremation and burial grounds
- (xvii) Petrol filling station and service garages
- (xviii) Hydro electric/thermal power plant sub-station
- (xix) 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 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 kilometer 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 kilometer zone referred to in (i) above upto a depth of 100 meters along the approach road.
  - (iii) Up to area of 2 acres.
- (b) Non polluting Medium and Large Scale Agro-based Industries on Public road/rasta not less than 30 feet wide other than scheduled roads, National Highway and State Highway subject to the condition that site should not fall within restricted belt around the defence installation as applicable for such installation if any,
- (xx) Dhabas, Banquet Hall, Small Restaurants, Motels, Hotels, Resort and Amusement Park/ Theme Park along National Highway / Scheduled Roads in the area outside restricted/ green belt as under:

Sr. No.	Permissible Activity	Area		Commercial Component	Maximum Ground Coverage	Floor Area Ratio
		Minimum	Maximum			
1	Dhabas	1000 sq. meters	1 acre	50 Sqmt.	40%	40%
2	Restaurant	2000 sq. meters	1 acre	15%	30%	150%
3	Banquet Hall	2.5 acres	-	10%	30%	50%
4	Motel without banquet facilities	1 acres	3 acres	15%	30%	150%
5	Motel with banquet facilities	2.5 acres	5 acres	15%	30%	150%
6	5-Star Hotel	4 acres	15 acres	15%	30%	150%
7	Resort	4 acres	10 acres	15%	30%	150%
8	Amusement Park/Theme Park	2.5 acres	10 acres	15%	30%	50%

Provided the access permission is obtained from National Highway Authority of India if the site is located on National Highway, and from Executive Engineer, Public Works Department (Building and Roads) if the site is located on scheduled road.

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

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

## APPENDIX -C

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

- (A) Computing Devices including**
  - Desktop
  - Personal Computer
  - Servers
  - Work-station
  - Nodes
  - Terminals
  - Network P.C
  - Home P.C.
  - Lap-top Computers
  - Note Book Computers
  - Palm top Computer/PDA
  
- (B) Network Controller Card/ Memories including**
  - Network Interface Card (NIC)
  - Adaptor Ethernet /PCI/EISA/Combo/PCMICA
  - SIMMs Memory
  - DIMMs Memory
  - Central Processing Unit (CPU)
  - Controller SCSI/Array
  - 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  
 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:-

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

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

- (i) Back-Office Operations
- (ii) Call 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,**  
**Financial Commissioner and Principal Secretary to Government, Haryana,**  
**Town and Country Planning Department.**