

**HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT
NOTIFICATION
The 5th February, 2009**

No. CCP (NCR)/PWL-PTL/DDP/2009/242 .- 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 following draft development plan 2021 AD for Prithla and adjoining controlled areas, 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 for the information to all persons likely to be affected thereby.

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 any objection or suggestion, if any, which may be received by the Director, Town and Country Planning, Haryana Ayojna Bhawan, Sector-18A, Chandigarh, from any person in writing in respect of the draft development plan before the expiry of the period so specified.

DRAWINGS

- 1 Existing Land Use Plan drawing No.DTP (F) 2579/2008, dated the 18th September, 2008.
- 2 Draft Development Plan drawing No.DTP(F)2565/08, dated the 23rd July, 2008/27th January, 2009

ANNEXURE A

EXPLANATORY NOTE ON THE DRAFT DEVELOPMENT PLAN 2021 A.D. OF PRITHLA AND ADJOINING CONTROLLED AREAS

I Background

The Government of India in year 2007 decided to construct a Dedicated Rail Freight Corridor linking Delhi and Mumbai namely Delhi-Mumbai Dedicated Freight Corridor. As per the alignment surveyed by RITES, the proposed 2762 kilometers corridor will enter Haryana in District Mohindergarh near Narnaul and pass through District Rewari, Dharuhera, Tauru, Sohna and Asaoti near Prithla from where it is proposed to go to Tuglakabad (New Delhi) and Dadri (U.P.). Total length of Corridor in Haryana is about 274 kilometers. Further the Government of India has also decided to develop Delhi-Mumbai Industrial Corridor (DMIC) upto an extent of 150 kilometers as an influence zone of proposed Freight Corridor wherein Industrial and Logistic hubs will be developed. In the Draft Development Plan of Kundli-Manesar-Palwal Global Corridor a proposal to develop a Dry Port / Freight City at Prithala has also been proposed. To realise the objectives of planned development envisioned in the Kundli-Manesar-Palwal Global Corridor Project and Delhi-Mumbai Industrial Corridor (DMIC), Draft Development Plan of Prithla and adjoining controlled areas around has been prepared for 2021 AD.

II Location and regional setting

Palwal town is located at a distance of about 22 kilometers from Faridabad – Balabhgarh Complex. Prithla is located in National Capital Region at National Highway number-2 (Delhi-Mathura road) between Faridabad-Ballabgarh and Palwal. Nearest railway stations are Ashawati, Ballabhgarh and Palwal and the nearest airport is Indira Gandhi International Airport, New Delhi. It is geographically located at 28°13' North Latitude and 77°18' East Longitude.

III Physiography and climate

The topography of the area is almost levelled with fertile agriculture land. Only bunds made for canals, roads and railways disturb the contour lines in the area. Availability of portable water is reasonably good particularly towards Agra canal. The area is not prone to flood.

IV Demography

According to Census data, Prithla has population of 6300 persons in 2001. Other adjoining rural settlements namely Devli (2783 persons), Jatola (1194 person) Dundsa (1299 persons), Asoati (4432 persons), Gadhuri (1353 persons) and Baghola (4171 persons) also falls in the proposed urbanizable area of the plan. Total existing population of rural settlement within urbanizable limits as per Census 2001 is 25703. Considering the nature of the township as industrial and logistic hub, Draft Development Plan for a population of 75000 persons has been prepared for 2021 AD.

V Availability of physical and social infrastructure

The proposed plan is for development of industrial hub in and around rural settlements. The area is well linked with National Highway number-2 and Delhi-Mumbai Railway line. The nearest station is Ashawati. The proposed plan is for development of a new industrial township and as such there is no such social infrastructure is available in the area.

VI Need for declaration of controlled area

First Final Development Plan for Faridabad-Ballabgarh controlled area was published on 19th January, 1966. Since Faridabad-Ballabgarh complex was an important industrial town, therefore, Department continued to declare additional controlled areas around this urban complex and also amended Development Plan from time to time. The last Final Development Plan 2011 was published on 17th December, 1991 for a population of 17.5 lacs which is operational at present. Palwal, a sub-divisional Head quarter, is located at a distance of about 22 kilometers from Faridabad-Ballabgarh complex. The controlled area around Palwal was declared on 17th September, 1974 and Final Development Plan 2001 was published on 27th February, 1978. The last Final Development Plan-2021 A.D. for this town was published on 18th November, 1998 for population of 4.0 lacs persons and is operative at present.

A small stretch of land in village Prithla and adjoining villages situated between the controlled areas of Faridabad-Ballabgarh complex and Palwal though was potential for development but because of statutory limit of 8 kilometers up to which controlled areas could be declared, this area could neither be covered in the controlled area of Faridabad-Ballabgarh nor in that of Palwal. In order to regulate the development in this pocket, controlled area under The Punjab Scheduled Roads and Controlled areas Restriction of Unregulated Development Act, 1963 (Punjab Act No 41 of 1963) were declared around High school, Prithla vide Notification No. JD.-91-757 dated 22nd January, 1991, around Primary School Dungarpur, around High School Jaindapur vide notification No. JD/91-752 dated 22nd January, 1991, around Primary School Dehlaka village Paroli vide notification No. JD/91-755 dated 22nd January, 1991, around Primary School Bhurja vide notification No. JD/91-760 dated 22nd January, 1991, around Primary School Nangla Bhiku vide notification No. JD-91-761 dated 22nd January, 1991, and around Primary School Chaprola vide notification No. JD/91-762 dated 22nd January, 1991, and around Beju Kendi Narsing Dass Temple village Prithla vide notification No. CCP (NCR) /EW/ (KMP) FBD/18/CA/B/2006/1270 dated 31st May, 2006, around Senior Secondary School Dhatir vide notification No. CCP (NCR) /EW/ (KMP) FBD/18/CA/B/2006/1261, dated 31st May, 2006, around High School Dudhola vide notification no. CCP (NCR) /EW/ (KMP) FBD/18/CA/B/2006/1262 dated 31st May, 2006, around Primary School Mirapur vide notification No. CCP (NCR) /EW/(KMP) FBD/18/CA/B/2006/1263, dated 31st May, 2006, around Primary School Jatola, Tatarpur vide notification No. CCP (NCR) /EW/ (KMP) FBD/18/CA/B/2006/1264 dated 31st May, 2006, around Middle School Sikanderpur vide notification No. CCP (NCR) /EW/(KMP) FBD/18/CA/B/2006/1267, dated 31st May, 2006, around Primary School at Badi Mandpuri village Kalwaka vide notification No. CCP (NCR) /EW/ (KMP) FBD/18/CA/B/2006/1269, dated 31st May, 2006, around Primary School Tehrki vide notification No. CCP (NCR) /EW/ (KMP) FBD/18/CA/B/2006/1286, dated 31st May, 2006, published in Haryana Gazette notification dated 31st May, 2006.

Proposals

The proposed township which is located quite close to Delhi and also has good connection with the surrounding areas is proposed to be developed mainly as industrial and logistic hub. Trend of development is observed mostly on Prithla-Dudhola road and Prithla-Jatola road in a haphazard way. Therefore, controlled areas around industrial/religious sites and Expressway have been declared to prevent ill and haphazard Development. In order to prepare a meaningful, realistic and pragmatic Draft Development Plan in consonance with Kundli-Manesar-Palwal Global Corridor Plan and alignment of Delhi-Mumbai Dedicated Freight Corridor, it is imperative to include adjoining parts of Controlled Areas of Faridabad-Ballabgarh and Palwal Final Development Plan which stands published on 17th December, 1991 and 18th September, 1998 as per which land use of the areas adjoining Prithla Controlled Area is Agriculture. Development Plans of Faridabad-Ballabgarh and Palwal would also be partially modified to the extent of urbanization proposals given in the Draft Development Plan of Prithla Controlled Area in the adjoining area of Faridabad-Ballabgarh and Palwal Controlled Areas. The extent of various land uses proposed in the plan are given below: -

Proposed landuses

Serial number	Landuse	Area (in Acres)	Percentage
1	Residential	903	10.31
2	Commercial	372	4.24
3	Industrial	3471	39.62
4	Transport & Communication	2250	25.69
5	Public Utility	167	1.91
6	Public & Semi Public	375	4.28
7	Park/Open Space	1222	13.95
	Total	8760	100.00

Total urbanisable area is 8760 acres with a net residential density of about 210 persons per hectare.

Description of land uses

(i) Residential Zone

For a population of 75,000 persons with a density of 85 persons per acre the total land required for residential purpose is around 903 acres i.e. (10.31% of total urbanizable area) considering high density for industrial settlement. The total area proposed as residential includes 450 acres proposed for expansion of village abadi falling in urbanisable limit. One residential sector -16 of 453 acres has been proposed on north-western side to meet the need of the industrial housing.

(ii) Commercial Zone

Keeping in view the future basic necessities of the area such as vegetable/ grains market, truck stand, and other commercial needs about 372 acres i.e. 4.24% of land has been reserved for commercial purposes. The Commercial centers in sector 3 and 7 are proposed for Commercial uses like retail trade, Banks, Offices, Restaurants and other allied uses as well as grain market, vegetable market, warehousing etc.

(iii) Industrial Zone

Industrial activities will be major function of the proposed town. The proposed town has been conceived as logistic and industrial hub therefore an area of 3471 acres i.e. 39.62 % of total urbanizable area has been earmarked for industrial use for agro based, agro supporting, light industries and medium industries etc. A green buffer of 150 meter width has been proposed between commercial sector and industrial area. Eleven sectors for industrial purpose have been proposed in plan on both sides of National Highway adjacent to propose Freight city.

(iv) Transport and Communication

Circulation of proposed township of Prithala is based on grid iron pattern. The alignment of proposed Dedicated Delhi-Mumbai Rail Freight Corridor, National Highway number-2, Delhi-Mathura line and proposed Eastern and Western Expressway have been considered as back bone of Draft Development Plan proposal and attempt has been made to fully exploit the expected potential of the new links. Keeping in view the volume of traffic likely to be generated, road and Rail Freight-traffic is proposed to be integrated in the logistic hub by proposing a 100 meter right of way. The other sector dividing roads have been proposed as 60 meters (V-3) right of way. An area of 2250 acres (25.69 percent of the total urbanizable area) has been reserved for transport/communication facilities and for Freight city/Rail Corridor.

(v) Public Utility

An area of 167 acres has been proposed in sector-14 for public utilities i.e. for water works, disposal works and Electric grid sub station. Also a site for disposal works has been proposed at Prithla-Dudhola road.

(vi) Public and Semi Public uses

An area of 375 acres (4.28 percent of total urbanizable area) of land has been reserved in sector 4 for public and semi- public uses. The land reserved for this purpose is mainly proposed for such public buildings like Government offices, Educational building, Medicals, fire station, health facilities and other public utility buildings.

(vii) Open Spaces

An area of 1222 acres has been earmarked for recreational purposes, open spaces and parks.

(viii) Rural Zone and Non-Conforming uses

The remaining area surrounding the urbanization proposals, which is predominantly agriculture zone, is proposed to be reserved as agriculture zone. An agriculture zone, however, would not eliminate the essential building activities within this area, such as the extension of the existing village contiguous to abadi-deh, if undertaken under project approved or sponsored by Government, and ancillary facilities necessary for the maintenance and improvement of this rural 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 will 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 use and development of land in the controlled areas around Prithala as shown in Drawing No. DTP(F) 2565/08, dated the 23rd July, 2008/27th January, 2009

I General:

- (1) These zoning regulations, forming part of the development plan for the controlled areas around Prithala shall be called zoning regulations of the development plan for Prithala and adjoining controlled areas.
- (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 of the Punjab Scheduled Roads and Controlled Areas Restrictions of Unregulated Development Act, 1963 (Punjab Act 41 of 1963) and the rules framed there under.

II Definitions:

In these regulations:

- (a) 'Approved' means approved under the rules;
- (b) 'Building Rules' mean rules contained in part-VII of the rules;
- (c) 'Drawing' means DTP(F) 2565/08, dated the 23rd July, 2008/27th January, 2009.
- (d) 'Floor Area Ratio (F.A.R.)' 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, odors, 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 Chakies with power, laundry, dry-cleaning and dyeing, repair and service of automobile, scooters and cycles, repair of house hold utensils, shoe-making and repairing, fuel depot etc. provided no solid fuel is used by them;
- (h) 'Medium Industry' means all industries other than 'Light Industry' and Local Service Industry and not emitting obnoxious or injurious fumes and odors;
- (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 (if the cost of machinery is more than one crore rupees);
- (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 notifications of various controlled areas declared as under:

Serial number	Name of the controlled area and notification number	Material date
1	Around Baba Barkhandi Nursing Dass Temple village-Prithla Vide notification No. CCP (NCR) / EW (KMP) FBD / 18 / CA / B / 2006 / 1270, dated the 31 st May, 2006.	31 st May, 2006
2	Around High school, Parithla vide Notification No. JD. – 91-757, dated the 22 nd January, 1991	22 nd January, 1991
3	Around High School Jaina Pur and Pry. School village Dungar Pur vide Notification No. JD / 91-752, dated the 22 nd January, 1991	22 nd January, 1991

4	Around Primary School, village Dehlaka and Paroli Vide Notification No. JD / 91-755, dated the 22 nd January, 1991	22 nd January, 1991
5	Around Primary School Bhurja Vide Notification No. JD / 91-760, dated the 22 nd January, 1991	22 nd January, 1991
6	Around Primary School Nangla Bhiku Vide Notification No. JD.-91-761, dated the 22 nd January, 1991	22 nd January, 1991
7	Around Primary School Chaprola Vide Notification No. JD / 91-762, dated the 22 nd January, 1991	22 nd January, 1991
8	Around Senior Secondary School Dhathir Vide Notification No. CCP (NCR) / EW (KMP) FBD / 18 / CA / B / 2006 / 1261, dated the 31 st May, 2006	31 st May, 2006
9	Around High School Dudhola vide Notification No. CCP (NCR) / EW (KMP) FBD / 18 / CA / B / 2006 / 1262, dated the 31 st May, 2006	31 st May, 2006
10	Around Primary School, Mira Pur Vide Notification No. CCP (NCR) / EW (KMP) FBD / 18 / CA / B / 2006 / 1263, dated the 31 st May, 2006	31 st May, 2006
11	Around Primary School Jatola Vide Notification No. CCP (NCR) / EW (KMP) FBD / 18 / CA / B / 2006 / 1264, dated the 31 st May, 2006	31 st May, 2006
12	Around Middle School Sikanderpur Vide Notification No. CCP (NCR) / EW (KMP) FBD / 18 / CA / B / 2006 / 1267, dated the 31 st May, 2006	31 st May, 2006
13	Around Primary School abadi Mandpuri Village Kalwaka Vide Notification No. CCP (NCR) / EW (KMP) FBD / 18 / CA / B / 2006 / 1269, dated the 31 st May, 2006	31 st May, 2006
14	Around Primary School Tehrki Vide Notification No. CCP (NCR) / EW (KMP) FBD / 18 / CA / B / 2006 / 1266, dated the 31 st May, 2006	31 st May, 2006
15	Around Pry. School Kanoli Vide Notification No. CCP (NCR) / EW (KMP) FBD / 18 / CA / B / 2006 / 1254, dated the 31 st May, 2006	31 st May, 2006
16	Around Primary School Mandori and Aaksoli Baba Temple of village mandkola vide Notification No. CCP (NCR) / EW (KMP) FBD / 18 / CA / B / 2006 / 1256, dated the 31 st May, 2006	31 st May, 2006
17	Around Primary School at village Maheshpur vide Notification No. CCP (NCR) / EW (KMP) FBD / 18 / CA / B / 2006 / 1257, dated the 31 st May, 2006	31 st May, 2006
18	Around Primary School at village Yadupur vide Notification No. CCP (NCR) / EW (KMP) FBD / 18 / CA / B / 2006 / 1258, dated the 31 st May, 2006	31 st May, 2006
19	Around High School at village Kairaka vide Notification No. CCP (NCR) / EW (KMP) FBD / 18 / CA / B / 2006 / 1259, dated the 31 st May, 2006	31 st May, 2006
20	Around Senior Secondary School at Village Allika vide Notification No. CCP (NCR) / EW (KMP) FBD / 18 / CA / B / 2006 / 1260, dated the 31 st May, 2006	31 st May, 2006
21	Around Middle School village Kishorpur vide Notification No. CCP (NCR) / EW (KMP) FBD / 18 / CA / B / 2006 / 1265, dated the 31 st May, 2006	31 st May, 2006
22	Around Primary School of Abadi of village Naurangabad falling in revenue estate of village Madkola vide Notification No. CCP (NCR) / EW (KMP) FBD / 18 / CA / B / 2006 / 1268, dated the 31 st May, 2006	31 st May, 2006

23	Around Baba Siyam Dass Temple at village Allika vide Notification No. CCP (NCR) / EW (KMP) FBD / 18 / CA / B / 2006 / , dated the 31 st May, 2006	31 st May, 2006
24	Around Middle School Sarouli and Prim. School village Attarchata Vide Notification No. JD / 91-753, dated the 22 nd January, 1991	22 nd January, 1991
25	Around Primary School village Kalwaka vide Notification No. JD / 91-754, dated the 22 nd January, 1991	22 nd January, 1991
26	Around Primary School at village Kheri jita vide Notification No. JD / 91-763, dated the 22 nd January, 1991	22 nd January, 1991
27	Around Senior Secondary School and Barkhandi Baba Temple at village Madkola vide Notification No. CCP (NCR) / EW (KMP) FBD / 18 / CA / B / 2006 / 1255, dated the 31 st May, 2006	31 st May, 2006

- (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;
- (r) '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' shall mean the area of sector or of colony as bounded within the major road system shown on drawing;

Explanation:

- (1) In the case of sector and on the approved layout plan of the colony in the case of colony including 50 percent land under the major roads surrounding the sector and excluding land under the major road system and the area unfit for building development within the sector or the colony as the case may be.
- (2) For the purposes of calculation of sector density or colony density, it shall be assumed that 55 percent of the sector area or colony area will be available for residential plots including the area under Group Housing and that every building plot shall on the average contain three dwelling units each with a population of 4.5 persons per dwelling unit or 13.5 persons building plot or as incorporated in the Zoning Plan of the colony/group housing complex. In the case of shop-cum- residential plot, however, only one dwelling unit shall be assumed;
- (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(41 of 1963) and rules;
- (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 farmhouse shall be governed by the restrictions given under clause regarding “provision of farm house outside abadi-deh in rural/agricultural zone”.
- (2)The farm sheds shall be governed by the restrictions mentioned in clause regarding building control and site specifications.
- (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 meter;
- (v)‘Loft’:- An intermediary floor on a residual space in a pitched roof; above normal floor level with a maximum height of 1.5 meter and which is constructed or adopted for storage purposes;
- (w)‘Mezzanine Floor’:-An intermediate floor above ground level with area of mezzanine restricted to 1/3 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 grain, 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 neucleating 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, strip of land along sector/arterial road shown in the development plan, primarily meant for the widening of 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).

(1) **III Major Land Uses / Zone:**

- (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 Nos.(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 there-on from consideration of compact and economical development of the controlled area till such time as availability of water supply, drainage arrangement and other facilities for these sectors are ensured to his satisfaction.

VII Sectors to be developed exclusively through Government Enterprises:

(1) For the development of sector reserved for commercial use, private developers shall be permitted to develop to the extent of 10% of the sector area as per the layout plan approved by competent authority. Balance 90% area shall be developed exclusively by the Government or a Government undertaking or by a public authority approved by the Government.

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

VIII Land Reservations for Major Roads:

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

Serial number	Classification	Name of the Road	Land Reservation
1	V-1	Peripheral road	100 meters road width with 30 meters green belt on one side.
2	V-2	National Highway number-2	Existing width with 50 meters green belt on either side.
3	V-3	Sector dividing road	60 meters wide

- (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:
- undertakes to pay to the Director, as determined by him the proportionate charges towards the external development of the site as and when called upon by the Director to do so in this behalf;
 - during the interim period makes satisfactory arrangements for the discharge of effluent to the satisfaction of the Director; and
 - 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:
- undertakes to pay to the Director, as determined by him the proportionate charges towards the external development of the site as and when called upon by the Director to do so in this behalf; and,
 - during the interim period makes satisfactory arrangements for the discharge of effluent to the satisfaction of the Director.

X Discontinuance of non conforming uses

- 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.
- 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.
- After the discontinuance of projects included under clause IX, the land shall be allowed to be redeveloped or used only for conforming use.
- 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 under a Group Housing Scheme will be 5 acres if it forms a part of licenced colony and 10 acres if it is developed independently. However, in case a group housing scheme is floated by Haryana Urban Development Authority or any other Government Agency, the size of group housing site shall be as specified in the scheme.

XIV Site coverage, Height and bulk of 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.

“(c) (i) for use of non/less polluting Rural Industrial Scheme/Small Scale Industrial Units upto two acres in the Agriculture Zone of the Controlled Areas of High/Hyper potential zones falling in Industrially backward blocks on public roads/rastas (other than scheduled road and National Highway) of minimum 12 meters width after leaving at least 20 meters wide strip of green belt along the road to be used for its development in future.

(ii) for use of non/less polluting Medium and Large Scale Units in Agriculture Zone of Controlled Areas of High/Hyper potential zones falling in industrially backward blocks mentioned in industrial policy on roads of minimum 24 meters width (including scheduled road) after leaving at least 30 meters wide green belt along the road to be used for its development in future.

(iii) the site should not fall within restricted belt notified under " the Works of Defence Act, 1903' around Defence installations, if any.”

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	0.8094 hectares (2 Acres) minimum	As applicable to residential plot equivalent to 380 square metres.	1 percent of the farm land (not more than 40 percent shall be used for labour/ servant quarters)
	Upto hectares 1.2141 hectare (3 acres)	As applicable to residential plot equivalent to 570 Square metres.	-do-
	Upto 1.6188 hectare (4 acres) and above.	As applicable to residential plot equivalent to 760 Square metres.	-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 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;

(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.

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

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

APPENDIX A
CLASSIFICATION OF LAND USES

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

APPENDIX B

I RESIDENTIAL ZONE

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

- (xv) Starred hotels
- (xvi) Cyber Parks/Information Technology Park
- (xvii) Communication Towers
- (xviii) Any other use, which the Government may in public interest decide

As required for the local need of major use and needs of the town at site approved by the Director in the sector/ colony plan.

As per the policy/ parameters decided by the Government

II COMMERCIAL ZONE

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

At sites earmarked for them in the sector

- (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 25 acres. The area utilisation shall be as under: -

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.

plan or in the approved layout plan of the colonies.

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

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 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

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
- (xii) Weather stations
- (xiii) Land drainage and irrigation, hydroelectric works and tubewell for irrigation
- (xiv) Telephone and electric transmission lines and poles
- (xv) Mining and extraction operations including lime and brick kilns, stones, quarries 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.
 - (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

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:-

- Remote production/manufacturing units
- The Corporate offices of companies or their local branches
- 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.