

HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT
NOTIFICATION

The 16th March, 2007

No. CCP(NCR)/DDP/JND(SFD)/2007/1305 .- 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) and in supersession of all other notifications issued in this behalf from time to time, the Governor of Haryana hereby publishes the Draft Development Plan-2021 AD for Safidon along with the restrictions and conditions as given in Annexures A and B proposed to be made applicable to the controlled areas covered by it.

Notice is hereby given that the Draft Development Plan 2021 AD of Safidon 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 the notification in the Official Gazette together with objections or suggestions, if any, which may be received by the Director, Town and Country Planning, Haryana, Ayojna Bhawan, Sector-18, Chandigarh, from any person in writing in respect of such draft development plan before the expiry of the period so specified.

Drawings

- (i) Existing Land Use Plan Drawing No. D.T.P. (J) 1072/2004, dated 19th March, 2004.
- (ii) Draft Development Plan Drawing No. D.T.P.(J) 1142/2006, dated 22nd June, 2006.

Annexure A

Explanatory Note of the Draft Development Plan 2021 AD for the Controlled Area, Safidon

1. Background:

Safidon is one of the developing town of the Jind District. The name "Safidon" appears to have been derived from "Sarpdaman". The place is possibly the site of Sarpa Devi, which is referred in Mahabharata in Vamana Purana. It is associated with snake sacrifice of Janamejaya son of Parikshit. Later he lost his life in the struggle against the Nagas of Taxila, which was later revenged by his son Jamnejaya symbolized in the epic tradition of Sarpa-Shastra (snake sacrifice) which possibly took place at Sarpa Devi, which is situated at a distance of 35 kilometres from Jind Headquarters.

District Jind was formed after creation of Haryana on 1st November, 1966 with two tehsils namely; Narwana and Jind, which were the part of district Sangrur. The third tehsil of Safidon was formed after comprising 60 villages in 1967. As per 1991 census, 74 villages and itself Safidon city comes in Safidon tehsil.

2. Location and Regional Setting:

Safidon town is situated on Jind-Panipat railway line at a distance of 35 kilometers from Jind towards east and 36 kilometers from Panipat. It is located at 29° 07' north latitude and 76° 40' east longitude and 235 meters from mean sea level. Jind-Panipat scheduled road passes through the town. It has also well linked by roads and rail with Assand, Kaithal, Panipat and other important towns of State.

3. Physiography:

The area around the town is fairly level without any mount or hillock. However, it has few ponds. The town is flat, and upland plain. The slope of the town is from north-west to south. The soil is sandy tem, which is generally fertile and suitable for building construction work. Bearing capacity of the soil is 80 kilogram per square centimeter. Temperature ranges from 40°-50° celsius hot in summer and 5°-10° celsius cold in winter. In brief, the town does not have much changes in physiographic diversity. Hansi Branch of the Western Yamuna Canal passes through the town and divides the town into two parts i.e. old town on the north side and grain market & railway station on the south side. The tehsil Safidon is fully irrigated by the network of Western Yamuna Canal branches. Generally, the depth of the water level ranges from 0.83 to 39.80 meters. Water level is specially available in the areas along Hansi canal branch. Water level is below 30 meters in the central part of the town. The water level goes down with ranges from 0.12 to 2.48 meters during the extreme summer months. The water supply in the town is based upon the numbers of tube-wells which are located in different parts of the town. Drinking water is supplied thrice in a day and there is no scarcity of water.

4. Availability of Infrastructure:

(a) Utilities:

There are two electric sub-stations with capacity of 32 kilowatts and 220 kilowatts, 32 kilowatts sub-station is situated at the centre of the town and 220 kilowatts sub-station is situated on Jind-Panipat state highway. The town has one television tower, 3 mobile towers, 2 post offices, 1 telegraph office and 5 banks which are scattered in all parts of the town. There is no sewerage treatment plant and the effluent is discharged into agricultural field. Water supply, sewer lines are available in all parts of the town.

(b) Social Infrastructure:

The present social infrastructure is sufficient to cater the needs and requirement of the present population except the lack in recreation facilities. There is one college in the town run by State Government. There are three senior secondary schools and four higher secondary schools and five primary schools for boys and girls. Apart from above, the town has one senior secondary school for boys and one senior secondary school for girls, one general hospital, veterinary hospital and one dispensary to take care of health problem. One cinema hall also exists for entertainment of the people of the town. The administrative, judicial and sub-division magistrate offices are situated in mini secretariat. There are five dharamshalas and one anganwari center scattered in all parts of town for social activities.

5. Economic base:

The town is totally agro based and important activities of the town are trade and commerce followed by manufacturing and household industries forming significant occupation in the economic base of the town. Out of the total population of the town i.e. 15116 and 20053 in 1981 and 2001 respectively, the total work force engaged in various categories of employment was 3944 and 8770, which were 26.09% and 31.84% of the total population. The detailed employment structure is given as under:

Table – 1: Occupational Structure

Serial Number	Category of workers	Year		Percentage	
		1981	2001	1981	2001
1	Cultivators	395	866	10.02	9.88
2	Agricultural labourers	502	693	12.73	7.90
3	Household industry manufacturing processing	225	278	5.70	3.17
4	Other Workers	2822	6933	71.55	79.05
Grand Total		3944	8770	100.00	100.00

From the above table, it can be concluded that as per 1981 census, 22.75 % of the total workers force was engaged in primary sector (i.e. cultivators and agricultural labours) and 5.70 of the total work force was engaged in house hold industry manufacturing, processing, servicing and repair and rest of these force were engaged in secondary and tertiary sectors. During 1981-2001 the total work force of Safidon town has been increased from 3944 to 8770 workers with growth rate of 122 %.

6. Demography:

The population of the town has increased, as per Table – 2, during the last eight decades:

Table-2: Demographic Profile

Year	Population	Decadal Growth (%)
1921	5199	-
1931	6169	18.66
1941	7807	26.55
1951	9426	20.74
1961	9223	(-) 2.15
1971	12010	30.22
1981	15116	25.86
1991	20053	32.66
2001	27542	37.35

The table-2 indicates that during 1961-71 the town registered a growth of 30.22 %, which is due to the fact that the town was upgraded to a sub divisional headquarters. The growth rate was maximum during 1991-2001 which is 37.35% due to urbanization trend in Safidon town and the average increase during the last eight decades comes to 23.74%.

7. Existing Transportation Network:

The town is linked by Jind-Panipat broad gauge railway segment of the northern railway and accessible with all the surrounding villages with metalled roads. The Jind-Panipat road and Safidon-Assandh road are scheduled roads declared under the Act 41 of 1963 and the town is situated on the conversion point of three scheduled roads. Railway line was setup in the year of 1966 in the town. It is well connected with Assandh, Jind, Panipat and other important towns of the State.

8. Need for declaration of controlled area:

The town has experienced considerable changes in its physical and functional structures and as a result of which a lot of haphazard and unplanned growth of the town has taken place. A government collage, veterinary hospital, state warehousing etc. with few rice sellers already exist on Jind-Safidon road. This also indicates the trend of urban growth towards Jind side along Jind-Safidon road. The factors like location of town, on going economic activities, administrative function has changed the growth momentum of the town. The development of sub-divisional magistrate complex (mini Secretariat) on Rampura road and new grain market on Assandh road has also increased the future prospectus of future growth of Urbanization on Safidon-Rampur and Safidon- Assandh road.

From the above note, it is clear that town has development potential and virtually achieved stage from where physical growth of the town is required to be controlled and planned spatial development is to be done. Under the provisions of Act 41 of 1963 the controlled area required to be declared u/s 4(1)(a) around municipal limit of the town. Hence, to control and regulate the urban development a sizeable area around Safidon town has been declared as controlled area under the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act 1963, vide Haryana Government Gazette Notification No. CCP(NCR)/2003/JCA-III/840 dated the 12th May, 2003, published on 20th May, 2003.

9. Proposals:

The main physical barriers for the development of the town is Jind-Panipat railway line which serves the town from east to west. The Hansi branch bisects the town into two parts it guides the growth towards north-west and eastern part of the town. Physically the trend of development of the town is on Jind road, Assandh-Panipat road and towards village Rampura road due to setting up of sub-divisional magistrate complex and judicial complex on Rampura road.

Presently, 8 villages falls in the controlled area. Centuries ago the life style of the villagers was totally different, which is now going merged into urban environment. These settlements should get the modern amenities and traditional culture. Development of villages should be integral part of development scheme. Around it educational, health and recreational facility area should be developed for the benefit of the rural population.

Assuming the sectors density 80 persons per acre, it can be concluded that growth of population may increase upto 80%. If the same rate of growth of population continues, the urban population of the town will be 90,000 upto year 2021 A.D. The demand of land, infrastructure, transportation etc. is planned for the population of 90,000. The projected population will be as under:

Year	Population	Percentage of growth
2011 AD	50,000	80 %
2021 AD	90,000	80 %

As stated above, the development plan has been prepared for a population of 90,000 by 2021 AD. It is presumed that due to the natural growth and the establishment of Haryana Urban Development Authority sectors and Industrial activity, the growth rate of population will increase and the projected level of population will be achieved.

An area of 2100 acres has been reserved for urbanisable purposes. Out of which, an area of about 1137 acres falls within the municipal limit and 963 acres falls within controlled area. An area of 775 acres has been proposed for residential use. The proposed gross density of town is worked out to 34.66 persons per acre. However, the sector density of town is 80 persons per acre. All proposed land uses have been earmarked, keeping in the view, the wind direction, which is from north-west to south-east. The extent of major proposed land uses is given as under:

Proposed Land Use Safidon - 2021 AD

Serial Number	Land uses	Area within municipal limit (acres)	Area within controlled area (acres)	Total (acres)	Percentage
1	Residential	455	320	775	36.90
2	Commercial	140	-	140	6.67
3	Industrial	120	205	325	15.48
4	Transport and communication	80	130	210	10.00
5	Public utilities	55	60	115	5.48
6	Public and semi-public uses	95	-	95	4.52
7	Open spaces	192	248	440	20.95
	Total	1137	963	2100	100.00

Existing town area = 497 acres

1. Residential

To accommodate an additional population of approximate 62500 persons, an area of 775 acres has been proposed for the development of residential sectors, in addition to the existing residential area of the town. The average density of the residential sectors works out to be 80 persons per acres. Sectors 1(part), 2(Part), 3(Part), 7(Part), 8(part) and 9 has been proposed for residential use.

2. Commercial zone:

An area of about 140 acres has been proposed in sector 1(part), 2(part), 3(part), 7(part), 8(part) and 10 for commercial uses viz. Retail trade warehousing, storage and wholesale trade etc. An area of about 60 acres has been proposed for new grain market, banks and hotels etc. in sector 10 and an area of 25 acres has been proposed for City Center in sector-1. Retail trade shops are mainly along the main road and a grain market having an area about 10 acres near railway station in the existing town.

3. Industrial zone:

An area about 325 acres has been proposed in sector-4(part) and 5(part). The industrial area has been provided in south-east side of the town. Further, the Industrial zone has been adequately segregated from other land uses by providing 60 meter wide green belt. There are some industrial units scattered along the main roads as well as in old town. Some small industrial units are already running in existing town such as rice shellers, dal mill, cold store, and feed plant etc.

4. Transport and Communication:

Keeping in view the accessibility from the farthest point of the town, the main bus stand has been provided in sector-3, which abuts proposed V-1 road. An area of about 25 acres has been proposed for transport nagar in sector-3 for parking of trucks and transport. Attempt has been made to maintain the hierarchy of the roads. The periphery roads and major development plan roads has been proposed with 75 meters width and the sector dividing roads with minimum width of 45 meters. The classification of roads with their land reservation has been indicated in the following table:

Serial number	Classification of the roads	Lands reservations
1	V-1 (Peripheral road)	75 Meters width with 60 meters wide green belt on both sides
2	V-1A Scheduled roads	Existing width with 45 meters wide green belt on both sides
3	V-3 Sector Roads	45 meter width

Width and alignment of other roads shall be as per sector plans or as per approved layout plans of colonies. The area under green belt and sector roads shall not be included under 'net planned area' while approving layout plans for colonies to be developed by HUDA and private developers. The FAR and saleable area shall continue to be permitted only on the net planned area.

5. Public Utilities:

An area of 115 acres has been earmarked in public utilities. Out of which, 25 acres has been proposed for electric sub-station in sector-2 and 78 acres has been proposed for disposal works and water supply installation in sector-6. An area of 10 acres has been proposed for solid waste for future needs on village Shahnpur road, out of

urbanisable area which is well suited as per wind direction also. An area of approximate 5 acres has been proposed for installation of gas godown on Jind road out side the urbanisable area.

6. Public and Semi-public Zone:

An area of 95 acres has been reserved for public and semi public activities. Sub-divisional magistrate complex having an area of 15 acres already exists on village Rampura road. A government collage having an area of 10 acres already exists in sector-8. To maintain continuity of public and semi public zone an area of 70 acres has been proposed for the same behind the sub-divisional magistrate complex up to Jind road which includes administrative offices, educational, medical and health institutions.

7. Open space:

An area about 440 acres has been proposed for this zone. A town park having an area of 30 acres has been proposed in sector-3. A park having an area of 3 acres has been developed on Hansi Branch in the existing town. In addition, an area of 31 acres in sector-1 and 18 acres in sector-4 has been proposed for parks. Along Hansi branch also 60 metres wide green belt has been provided on both sides. An area of 4 acres has been proposed for cremation ground on Hansi branch and rest of the area has been proposed as green belt along peripheral road, scheduled roads and other roads with in controlled area.

The green belt shown along the sector/ arterial roads shall be primarily meant for the widening of the sector/arterial road in future. However, till such time the widening does not take place, the said area may be utilized for nursery/plantations, fuel-filling station, communication lines, utility services etc. with the prior approval of the Director.

8. Agriculture zone:

A sizeable area has been reserved as an agricultural zone. This zone will, however, not eliminate the essential building development within this area, such as the extension of existing village continues to abadi-deh, if undertaken under a project approved or sponsored by Government for other ancillary and allied facilities necessary for the maintenance and improvement of this as a rural area.

Zoning regulations:

The legal sanctity to the proposal regarding land use is being given effect by a set of zoning regulation (Annexure B) which form part of this Development plan. These regulations will govern the change of land use and standards of development they also very elaborately details out allied and uses which will be permitted in the various major land uses and stipulate that all the 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 of each sector to guide the development and enforce control.

ANNEXURE-B

ZONING REGULATIONS

Governing uses and development of land in the controlled area around Safidon town as shown in Drawing No. DTP (J) 1142/2006, dated the 22nd June, 2006.

I. GENERAL

- (1) These Zoning regulations forming part of the Draft Development Plan for the controlled areas around Safidon town shall be called zoning regulations of the Draft Development Plan for Controlled Area, Safidon.
- (2) The requirements of these regulations shall extend to the whole of the area covered by the Draft development plan and shall be in addition to the requirements of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (41 of 1963) and the rules framed there under: -

I. 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 (J) 1142/2006, dated the 22nd June, 2006.

- (d) 'Floor Area Ration' (FAR) means the ration 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 of 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 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 setup with the permission of the Government and in extensive employing more than 100 workers and may use any kind of captive power of fuel provided they do not have any obnoxious features;
- (j) 'Heavy Industry' means an industry to be set up in public or semi-public or private sector with the permission of the Government (the cost of plant, machinery etc. as defined in the industrial policy of the Government);
- (k) 'Obnoxious or hazardous industry' means an industry set up with the permission of the Government and is highly capital intensive associated with such features as excessive smoke, noise, vibration, stench unpleasant or injurious effluent, explosive, inflammable material etc. and other hazards to the health and safety of the community;
- (l) 'Material Date' means the date of publication of notification of various controlled area declared as under:

Serial Number	Name of the controlled area and notification No.	Material date
1	Controlled area notified vide Haryana Government, Town and Country Planning Department notification No. CCP(NCR)/2003/JCA-III/840, dated 12 th May, 2003 published in Government Gazette on 20 th May, 2003.	20 th May, 2003

- (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 acre 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 bound 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 in the case of Sector and on the approved layout plan of the Colony in the case of colony excluding the land under major roads and their adjoining green belts, if any, 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:
 - (i) Dwelling unit, i.e main use
 - (ii) Farm shed i.e. Ancillary use.

Notes:

- (1) The construction of the farm house shall be governed by the restrictions given under clause 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 1/3rd of the area of that floor and with a minimum height of 2.2 metres;
- (x) 'Subservient to Agriculture'- shall mean development and activities, which are required to assist in carrying out the process of "agriculture " such as tube wells, 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) 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 (41 of 1963).
- (zc) '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;
- (zd) '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;
- (ze) '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.
- "(zf) "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.

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) Change of land use and development in sectors which are reserved for the public and semi-public zone shall be taken only and exclusively through the Government or a Government undertaking or a public authority approved by the Government in this behalf and no permission shall be given for development of any colony within these sectors.

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

VIII. Land Reservations for Major Roads:

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

Serial number	Classification of the roads	Lands reservations
1	V-1 (Peripheral road)	75 Meters width with 60 meters wide green belt on both sides
2	V-1A Scheduled roads	Existing width with 45 meters wide green belt on both sides
3	V-3 Sector Roads	45 meter width

(2) Width and alignment of other roads shall be as per sector plans or as per approved layout plans of colonies.

(3) The area under green belt and sector roads shall not be included under 'net planned area' while approving layout plans for colonies to be developed by HUDA and private developers. The Floor Area Ratio and saleable area shall continue to be permitted only on the net planned area.

IX. Non-conforming uses either existing or having valid Change of Land Use permission:

(1) With regard to the existing projects located in the zones other than conforming-use zone in the Development Plan, such non-conforming uses shall be allowed to continue for a fixed period to be determined by the Director, but not exceeding ten years; provided that the owner of the building concerned:

- (a) undertakes to pay to the Director, as determined by him the proportionate charges towards the external development of the site as and when called upon by the Director to do so in this behalf;
- (b) during the interim period makes satisfactory arrangements for the discharge of effluent to the satisfaction of the Director; and
- (c) shall not be allowed to expand the existing project within the area of non conforming use.

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

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

X. Discontinuance of non conforming uses:

- (1) If a non-conforming use of land has remained discontinued continuously for a period of two years or more, it shall be deemed to have been terminated and the land shall be allowed to be re-used or re-developed only according to the conforming use.
- (2) If a non-conforming use building is damaged to the extent of 50 percent or more of its reproduction value by fire, flood, explosion, earthquake, war, riot or any other natural calamity, it shall be allowed to be re-developed only for a conforming use.
- (3) After the discontinuance of projects included under clause IX, the land shall be allowed to be redeveloped or used only for conforming use.

- (4) After a lapse of period fixed under clause IX (1), the land shall be allowed to be redeveloped or used only for conforming use.

XI. The development to conform to sector plan and zoning plan:

Except as provided in regulation IX, no land within major land use shall be allowed to be used and developed for building purposes unless the proposed use and development is according to the details indicated in the sector plan and zoning plan or the approved colony plan in which the land is situated.

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

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

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

XIII. Minimum size of plots for various types of building:

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

- (i) Residential plot 50 Square metres
- (ii) Residential plot on subsidized industrial housing or slum dwellers housing scheme approved by the Government 35 Square metres
- (iii) Shop-cum-residential plot 100 Square metres
- (iv) Shopping booths including covered corridor or pavement in front 20 Square metres
- (v) Local service industry plot 100 Square metres
- (vi) Light industry plot 250 Square metres
- (vii) Medium industry plot 8000 Square metres

(2) The minimum area under a group-housing scheme will be 5 acres if it forms a part of a licensed colony and 10 acres if it is developed independently. However, in case a group housing scheme is floated by Haryana Urban Development Authority or any other Government agency, the size of group housing sites 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 No.	Type of use	Maximum Ground Floor Coverage	Maximum Floor Area Ratio	Remarks
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 purpose.

XV. Building lines in front and rear of building:

These shall be provided in accordance with rules 51, 52 and 53 of the rules.

XVI. Architectural control:

Every building shall conform to architectural control prepared under rule 50 of the rules.

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 right 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 rural zone, outside abadi-deh may be allowed on the following conditions:-

	Size of farm house	Main building of the dwelling unit.	Ancillary building of main dwelling unit.
(i)Site coverage	2 Acres minimum upto 3 acres.	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)
	3 to 4 acres	As applicable to residential plot equivalent to 750 square yards.	-do-
	Above 4 acres	As applicable to residential plot equivalent to 1000 square yards.	-do-
(ii) Height and storey.		11 Metres, three storeyed	4 metres, single storey

(iii) Set back:

It shall be at least 15metres 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. 100 meters.
- (b) Where the road is a scheduled road. 30 meters.
- (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 in part-II

(viii)Services, Water supply and drainage

- (a) Good potable water supply should be available in the farm for human consumption in case of farm house is built.
- (b) Open Sanitary drains or covered drains to be provided to clean the sheds incase 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 tube well 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 utilization of the rural zone.

XX. Relaxation of development plan:

Government may in case of hardship or with a view to save any structure constructed before the material date, relax any of the provisions of the Development Plan on principles of equity and justice on payment of such development charges and on such other conditions as it may deem fit to impose.

XXI. PROVISIONS OF INFORMATION TECHNOLOGY UNITS AND CYBER PARKS/CYBER CITIES

(i) LOCATION

- (a) Information Technology Industrial Units will be located in Industrial Areas / Industrial Zones only.
- (b) Cyber Parks/ Information Technology Parks will be located either in Industrial Areas or Industrial/Residential Zones abutting on minimum 60 metres ROW sector roads in the form of integrated development. However, no manufacturing units will be permitted in such parks.
- (c) Cyber Cities:- The location of such a facility will be decided by the Government.

(ii) SIZE

Serial 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 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 I.T. 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 /Rural 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.

**APPENDIX A
CLASSIFICATION OF LAND USES**

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

	830		Land Under staple crops
	840		Grazing and Land pastures
	850		Forest Land
	860		Marshy Land
	870		Barren Land
	880		Land under water

APPENDIX B

I. RESIDENTIAL ZONE:

- (i) Residence
- (ii) Boarding House.
- (iii) Social, community, religious and recreational buildings
- (iv) Public Utility Building.
- (v) Educational Buildings and all types of school and college where necessary.
- (vi) Health Institutions.
- (vii) Cinemas
- (viii) Commercial and Professional offices.
- (ix) Retail shops and Restaurants.
- (x) Local service Industries.
- (xi) Petrol Filling Stations/ CNG Station.
- (xii) Bus stops, Tonga, Taxi, Scooter and Rickshaw stand.
- (xiii) Nurseries and green houses.
- (xiv) Any other minor needs to ancillary to residential use

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

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

As per the policy/ parameters decided by the Government

II. COMMERCIAL ZONE

- (i) Retail Trade.
- (ii) Whole sale 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/ CNG station.
- (xii) Loading and unloading yards.
- (xiii) Parking spaces, bus stops, taxis, Tonga and rickshaw stand.
- (xiv) Town Parks.
- (xv) Any other use which the Director in public interest may decide

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

III. INDUSTRIAL ZONE

- (i) Light industry
- (ii) Medium Industry
- (iii) Obnoxious and Hazardous Industry.
- (iv) Heavy Industry.

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

- (v) Service Industry.
- (vi) Warehouse and storage.
- (vii) Parking, loading and unloading area.
- (viii) Truck stand/bus stops, taxi, tonga and rickshaw stand.
- (ix) Public Utility, community buildings and retail shops.
- (x) Petrol filling stations and service garages.
- (xi) Liquid Petroleum Gas godowns permitted by the Director.
- (xii) Any other use permitted by the Director.
- (xiii) Cyber Parks/Information Technology Parks/ Information Technology Industrial Units

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, Telecommunication towers.
- (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 stand

At sites earmarked in the sector plan

V PUBLIC UTILITIES

- (i) Water supply installations including Treatment plants.
- (ii) Drainage Sanitary installations. Disposal works.
- (iii) Electric Power plant and sub-station including Grid substation.
- (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, Film City (Production Facilities), opera houses etc. of predominantly noncommercial nature.
- (v) Land belonging to defence.
- (vi) Any other use which Government in public interest made decide.

At sites earmarked in the sector plan

VII. OPEN SPACES

- (i) Sports ground, stadium and play grounds.
- (ii) Parks and green belts.
- (iii) Cemeteries crematories etc.
- (iv) Motor fuel filling stations, bus queue shelter along roads with the permission of Director
- (v) Public utility services like transmission lines, communication lines, water supply lines, sewerage lines, drainage lines in the green belts along the scheduled roads and major roads
- (vi) Water bodies / Lakes.
- (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 continuous to abadi-deh if undertaken a project approved or sponsored by the central Government, or State Government
- (vi) Milk chilling station and pasteuriation plant.
- (vii) Bus Stand and railway station.
- (viii) Air ports with necessary buildings.
- (ix) Wireless station.
- (x) Grain godowns, storage space at sites approved by the Director.
- (xi) Weather stations
- (xii) Land drainage And irrigation, hydroelectric works and tube well for irrigation.
- (xiii) Telephone and electric transmission lines and poles, tele communication towers.
- (xiv) Mining and extractions including lime and brick kilns, stones, quarries and crushing subject to the rules and at approved site.
- (xv) Cremation and burial grounds.
- (xvi) Petrol filling station and service garages.
- (xvii) Hydro electric/thermal power plant sub. Station.
- (xviii) Liquid Petroleum Gas storage godowns with the approval of Director.
- (xix) (A) Non Polluting industries registered as Rural Industry Scheme/Small Scale Industrial units subject to one of the following conditions:-
 - (i) Located within half 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 (1) above upto a depth of 100 metres along the approach road.
 (B) Non-polluting medium and large scale agro based industries on public roads/revenue rasta not less than 30 feet wide other than scheduled roads, National Highway and State Highway.
 (C) The site should not fall within 900 metres restricted belt around Defence installations.
- (xx) Small Restaurants and Motels along National Highways
- (xxi) Microwave Towers/Stations, Seismic Centers and Telecommunication Centers
- (xxii) Any other use, which Government may in Public Interest, decide.

As approved by Director,
Town and Country Planning
Department Haryana

APPENDIX -1

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

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

- SIMMs Memory
- DIMMs Memory
- Central processing Unit (CPU)
- Controller SCSI/Array
- Processors Processor/Processor Power Module/Upgrade
- (C) Storage Units including :**
 - Hard Disk Drives/Hard Drives
 - RAID Devices and their Controllers
 - Floppy Disk Drives
 - C.D. ROM Drives
 - Tape Drives DLT Drives/DAT
 - Optical Disk Drives
 - Other Digital Storage Devices
- (D) Other**
 - Key Board
 - Monitor
 - Mouse
 - Multi-media Kits
- (E) Printers and Output Devices including**
 - Dot matrix
 - Laserjet
 - Inkjet
 - Deskjet
 - LED Printers
 - Line Printers
 - Plotters
 - Pass-book Printers
- (F) Networking products including**
 - Hubs
 - Routers
 - Switches
 - Concentrators
 - Trans-receivers
- (G) Software including**
 - Application Software
 - Operating system
 - Middleware/Firmware
- (H) Power supplies to Computer Systems including:**
 - Switch mode power supplies
 - Uninterrupted Power supplies
- (I) Networking/Cabling and related accessories**
(related to IT Industry)
 - Fibre Cable
 - Copper Cable
 - Cables
 - Connectors, Terminal blocks
 - Jack panels, patch cord
 - mounting cord/wiring blocks
 - Surface mount boxes
- (J) Consumables including:**
 - C.D.ROM /Compact Disk
 - Floppy Disk
 - Tapes DAT/DLT
 - Ribbons
 - Toners
 - Inkjet Cartridges
 - Inks for Output devices
- (K) Electronic Components:**
 - Printed Circuit Board/populated PCB

Printed Circuit Board/PCB
Transistors
Integrated Circuits/ICs
Diodes/Thyristor/LED
Resistors
Capacitors
Switches(On/Off, Push button, Rocker, etc.)
Plugs/sockets/relays
Magnetic heads, Print heads
Connectors
Microphones/Speakers
Fuses

(L) Telecommunication Equipment including:

Telephones
Videophones
Fascimile machines/Fax cards
Tele-Printers/Telex machine
PABX/EPABX/ RAX/MAX Telephone Exchange
Multiplexers/Muxes
Modems
Telephone answering machines
Telecommunication Switching Apparatus
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.

SHAKUNTLA JAKHU,
Financial Commissioner and Principal Secretary
to Government, Haryana, Town and Country Planning Department.