

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

Dated the 9th March, 2009

No. CCP (NCR)/SMP-RTK/ DDP/2009/612 .- 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 Sampla Urban Complex, along with restrictions and conditions as given in Annexures A and B proposed to be made applicable to the controlled areas specified in Annexure B.

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

Drawings

- 1 Existing Land Use Plan Drawing No. DTP (R) 1727/08, dated the 14th August, 2008.
- 2 Draft Development Plan Drawing No. DTP(R) 1687/07, dated the 9th July, 2007.

Annexure A

Explanatory note on Draft Development Plan- 2021AD for Sampla Urban Complex

I Introduction

The Haryana Government has undertaken development of a prestigious and strategic transport corridor encircling western periphery of National Capital Territory (NCT) Delhi, which is known as Kundli-Manesar-Palwal Expressway (referred as 'KMP Expressway' hereafter). Kundli-Manesar-Palwal Expressway connects National Highway number-1 at Kundli, National Highway number 10 at Bahadurgarh, National Highway number - 8 at Manesar and National Highway number-2 at Palwal covering a total distance of 135 kilometers. Land for Kundli-Manesar-Palwal Expressway has been acquired and its construction is under progress at site. Due to this major project in Haryana sub-region of National Capital Region, the entire belt along Kundli-Manesar-Palwal Expressway has become high priority area for urban development. Realizing the potential for urban development along this corridor, 2 kilometers strip on either sides of Kundli-Manesar-Palwal Expressway have been declared as controlled areas under The Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963. This belt along the Kundli-Manesar-Palwal Expressway is termed as Kundli-Manesar-Palwal Global Corridor (referred as 'KMP Global Corridor' hereafter).

To regulate the haphazard development along the Kundli-Manesar-Palwal Global Corridor to suggest measure for the planned development. The Haryana Government has engaged M/s Scott Wilson in association with YES Bank as consultant, to suggest measures for planned development of this corridor. The proposals of study group suggested development of specific economic activities based settlements along Kundli-Manesar Palwal Global Corridor and proposed a site for new township Sampla. The consultant has also proposed the following theme cities along Kundli-Manesar-Palwal Global Corridor as:-

- 1 Cyber city.
- 2 Bio-sciences city.
- 3 Medi-city.

Based on the findings of the consultant and keeping in view the potential for urban development in Haryana Sub-Region of National Capital Region, Government has taken a decision to plan and develop Sampla Urban Complex at a strategic location near Sampla on National Highway number - 10 which incorporates New Township Sampla, Cyber city, Bio-science city and Medi-city in this complex. Thus, in order to develop the Sampla town in an integrated manner, Draft Development Plan for Sampla Urban Complex for 2021AD has been prepared.

Sampla Urban Complex comprises existing settlements namely municipal town Sampla and Garhi Sampla village of Rohtak district and villages Rohad, Daboda Kalan, Daboda Khurd, Mehandipur and Mandothi belonging to Jhajjar district. Earlier its name was 'Shah Panah', which eventually, by the passage of time, became 'Sampla'. This settlement was established around 250 years ago.

Presently abadi area of Sampla and Kheri Sampla are part of Sampla municipal town with 16,735 persons (as per census of India 2001). Sampla was declared municipal committee in 2007. Garhi Sampla, another rural settlement adjoining Sampla town, was habitated in 1934, which was known as a famous 'gur mandi' (Jaggary mercantile area). Tehsil and Thana (Police Station) in Sampla were created in 1823 AD and later in 1911 were shifted to Rohtak. Again in 1998, town was given the status of sub-tehsil.

Sampla is a service center for the surrounding villages for the agricultural machinery such as tractor-trolleys, threshers, water tanks, harrows etc. There are numbers of workshops manufacturing these types of machinery. Due to its specialized functions, it has large hinterland. Deenbandhu Sir Chhotu Ram, an eminent educationist, thinker administrator in the British regime, was born in village Garhi Sampla. Hence this land has also been a source for inspiration and wisdom from early days.

II Location and regional settings

The Sampla Urban Complex is situated in the National Capital Region (NCR) on both sides of the Kundli-Manesar Palwal Expressway. Sampla municipal town and Rohad village are located on the National Highway number-10 with railway links. Sampla has basic primary level facilities. Proximity to Delhi provides good potentials for institutional and industrial development through induced growth. The distance from major towns from Sampla is as under:

By air	: Nearest Airport, Indira Gandhi International , Delhi (43 kilometers)
By road and rail	: Rohtak (22 kilometers), Hisar (114 kilometers), Jhajjar (22 kilometers), Sonipat (30 kilometers)

The proposed Kundli-Manesar Palwal Expressway is also at a distance of only 8 Kilometers from Sampla town. The longitude and latitude of Sampla town are 76°-45' East and 28°-45' North respectively and it is situated at 218 meters above mean sea level.

III Physiography and climate

Sampla Urban Complex is part of fertile eastern plains. Soils available in the area are loam and sandy loam. This area have monsoonic climate conditions with hot summers, cool winters and moderate amount of rainfall restricted only to three months of July, August and September. May and June are the hottest months of the year. Hot western winds known as 'Loo' blow during the summers. Average rainfall in this region is about 45 centimeters.

IV Availability of infrastructure

(a) **Physical:** Sampla Urban Complex presently has number of facilities/ utilities in terms of electricity and water supply installations as per the detail given in table below. Sampla town has an electric sub-station with 132 kilovolts capacity for the town and adjoining villages. 220 kilovolts sub-station has been setup in the village Daboda Khurd. There is an existing water works on Jhajjar road for distribution of water to the town. Adjoining settlements has canal based potable water supply system as well as pucca approach road but drainage and disposal is poor as evident from the table given below.

(i) **Water Supply:** - Department of public health, Haryana is responsible of water supply for all the existing settlement in Sampla Urban Complex. Detail given in Table 1 reflects existing water works in the rural and urban settlement.

Source of water	: Canal based
Present supply	: 12 Liter per capita per day (lpcd)
House connections	: 2,500
Stand posts	: 100

Water comes from the intake point on the canals to storage reservoir is by gravity flow. There are three water storage reservoirs, which are under operation. Ismaila distributory, Dulhera distributory and Gurgaon water supply canal are 3 main sources of water for the existing settlements in proposed Sampla Urban Complex. Proposed National Capital Region water supply channel also passes through Sampla Urban Complex.

(ii) Sewerage and drainage

Disposal of sewerage is through septic tanks and open drains into the ponds without any treatment. People have constructed septic tanks, which are brick lined with sand and gravel at bottom for filtration downwards. The Pakasma drain flows towards North-East Matan drain flows towards South-West, Mandothi

drain flows towards South meeting with the Kasar canal based drain and the Kasar drain flows towards South-East. Basic physical infrastructures in the Sampla Urban Complex are as under:-

Table 1: Physical Infrastructure in the existing settlements

Serial number	Physical Infrastructure	NAME OF SETTLEMENT							
		Kheri Sampla	Sampla	Garhi Sampla	Rohad	Mandothi	Daboda Kalan	Daboda Khurd	Mahandipur
(i)	Water supply Under Ground / canal / tank / other	Canal	Canal 12 lpcd	Canal 6 lpcd	Canal and TW	Canal and TW	Canal Tank	Canal Tank	Canal
(ii)	Number of connections	1600	900	250	800	3000	10	8	4
(iii)	Water pond	1	2	1	4	10	2	2	2
(iv)	Electrification Electric sub-station	-	132 KV	-	-	-	-	220 KV	-
(v)	Number of domestic connections	1800	1050	400	950	3500	650	800	250
(vi)	Street light	-	-	-	Yes	-	-	-	-
(vii)	Roads Pucca internal road	Brick paved	Brick paved	Yes	Yes	Yes	Brick paved/cc	Brick paved/CC	Brick paved/CC
(viii)	Pucca village link road	-Yes-							
(ix)	Railway station	Yes	-	-	Yes	-	-	-	-
(x)	Organised park	-No-							
(xi)	Drainage	Yes	Yes	Yes	-	Yes	-	-	-
(xii)	Telephones	- Yes-							

(Source: Primary Survey 2007)

(b) Social Infrastructure

There are number of schools and higher level educational institutions but lacking in the technical education for the existing population. Sampla has a Government college and bachelor of education college (private), dispensary (Health centre), veterinary hospital. The number of educational, social, medical and administrative institutions in villages under urbanisable area of the Sampla Urban Complex are as under in Table 2.

Table 2: Social Infrastructure in the existing Settlements

Serial number	Social Infrastructure	NAME OF SETTLEMENT							
		Kheri Sampla	Sampla	Garhi Sampla	Rohad	Mandothi	Daboda Kalan	Daboda Khurd	Mahandipur
(i)	Educational institutes Primary school	-	-	-	1	4	1	1	-
(ii)	Middle school	1, 7(pr)	5(pr)	1, 2(pr)	1	1	1	-	1
(iii)	Senior secondary school	2	1	-	1	2	1	1	1
(iv)	College	-	2	-	-	-	-	-	-
(v)	Medical institutes Dispensary / Nursing home/ Primary health centre	n.h. 3	1, n.h. 3	-	1	1,1 (pr)	-	1 phc	-
(vi)	Veterinary Dispensary / Hospital	vd	-	-	vh	vh	vd	vh	-

(vii)	Religious	3	3	2	4	4	2	2	1
(viii)	Social institutes Baratghar / Dharamshala / Chaupal	8	8	3	2	8	4	5	2
(ix)	Administrative institutes Panchyat and Patwar bhawan	1 pn,1pt	1 pn,1pt	1pn	1pt	-	-	-	-
(x)	Angan wadi	1	1	1	1	1	1	1	1
(xi)	Police post (pp) / police station	-	PS	-	pp	pp	-	-	-

(Source: Primary Survey, 2007)

Note : pr = private, phc =Primary Health Centre, nh=nursing home, pn= Panchayat Bhawan, Pt = Patwar Bhawan, p s = Police Stations , pp.= Police Post

V Socio - economic characteristics

The Sampla Urban Complex has 20350 workers as per Census of India, 2001. Workers participation ratio in the Sampla Urban Complex is 55.96 % whereas this ratio of the district Rohtak is 39.47 % and district Jhajjar is 44.17 %. Detail of workers given in Table 3 indicates that the settlements coming in the Sampla Urban Complex are predominantly of rural character.

Table 3: Work force participation

Workforce	Name of settlement							
	Kheri Sampla	Sampla	Garhi Sampla	Rohad	Mandothi	Daboda Kalan	Daboda Khurd	Mahindipur
Population (2001)	10286	6449	2942	8529	10660	1948	4341	1210
Total workers (2001)	3460	2128	1853	3705	5174	1098	2130	802
Participation ratio	33.63	32.99	62.98	43.44	48.53	56.36	49.06	66.28
Main Other Workers	2132	1157	392	1022	1210	273	754	140
Marginal Other workers	282	153	18	422	65	59	561	19
% of Workers other than primary sector	69.76	56.86	22.12	38.97	24.64	30.23	61.73	19.82

(Source: Census of India, 2001)

The Census data reveals that only 42.55 % workers in existing settlement within proposed Sampla Urban Complex are engaged in other than agricultural activities. Although the town is moving towards urbanization, yet behavior and living style of most of residents give a rural look with rearing of animals by majority of the household. The economic base of the settlements is mainly of primary sector. Sampla town and Daboda Khurd settlements are reflecting urban characteristics. Table 4 reflects the economic character of the Sampla Urban Complex. Industrial activities are only in the settlements abutting on the National Highway number-10 in village Rohad, Sampla town (consisting Kheri Sampla and Sampla) Mandothi. Being a service centre and location on the junction of the National Highway number-10-Jhajjar -Sonipat Scheduled road Sampla has sizable number. Commercial establishments including shops, showrooms, banks and mandies as per the detail given in Table 4.

Table 4: Economic Activities in the existing settlements

Serial number	Economic functions	NAME OF SETTLEMENT							
		Kheri Sampla	Sampla	Garhi Sampla	Rohad	Mandothi	Daboda Kalan	Daboda Khurd	Mahindipur
(i)	Number of industries	25 (ply board)	3	15	90	15	No	No	No
(ii)	Number of shops	200	150	15	30	80	6	30	5
(iii)	Number of show rooms	-	15	-	-	-	-	-	-
(iv)	Number of workshops	7	12	No	4	2	-	3	-
(v)	Household industries	-	-	-	-	-	-	-	-
(vi)	Atta chakkies	4	5	1	2	12	-	-	1
(vii)	Number of Banks	2	3	1	1	-	-	1	-
(viii)	Mandies Grain / Fruit and Veg / Building material	G, BM	G, FV	-	-	-	-	-	-

(Source: Primary Survey, 2007)

VI Demographic character

The Sampla Urban Complex has one town namely Sampla (consisting abadi area of Sampla and Kheri Sampla). Remaining are the rural settlements. The Sampla Urban Complex has 16,735 urban populations (36.10 %) where as the rural population is 29,630 (63.90 %) person as per the detail given in the Table 5.

Table 5: Demographic profile of the existing settlements

Demographic profile	NAME OF SETTLEMENTS							
	Kheri Sampla	Sampla	Garhi Sampla	Rohad	Mandothi	Daboda Kalan	Daboda Khurd	Mahindipur
Population 1981	6249	4963	2200	5917	9562	1551	2937	1045
Population 1991	7838	6115	2586	7073	10978	1854	3492	1182
Population 2001	10286	6449	2942	8529	10660	1948	4341	1210
Growth rate (%) 1991-2001	31.23	5.46	13.76	20.58	(-2.89)	5.07	24.31	2.36
Sex ratio 2001	850	880	827	800	830	885	790	899

(Source: Census of India, 2001)

Population of Sampla Urban Complex was 34,424 person in 1981 and increased to 41,116 person in the year 1991 and 46,365 in 2001 with decadal growth rate of 19.43 % and 12.76 % respectively in the decade 1981-91 and 1991-2001. Settlements with higher order accessibility has witnessed higher population growth rate.

VII Existing transportation network

- (i) Existing National Highway number-10
- (ii) Existing scheduled road (Jhajjar- Sampla- Sonipat)
- (iii) Existing roads linking nearby villages
- (iv) Existing Delhi- Rohtak broad gauge railway line
- (v) Kundli- Manesar- Palwal (KMP) Western Periphery Expressway (under development)

VIII Need for declaration of controlled area

Sampla being tehsil headquarter with municipality has a great potential due to its strategic location on the National Highway number -10 and junction of Jhajjar- Kharkhoda scheduled road. The vicinity to Delhi and 8 kilometers distance from Kundli-Manesar Palwal Expressway passing through the Sampla Urban Complex with interchange on the Kundli-Manesar Palwal National Highway number-10 junction has opened new avenues for this area. Department of Town and Country Planning, Haryana got notified the 23 controlled areas around Kundli-Manesar- Palwal (KMP) Western Periphery Expressway and for the new township Sampla vide Notifications dated the 13th June, 2006 and dated the 28th February, 2007 for district Rohtak as well as district Jhajjar to control haphazard growth, as per Annexure B.

IX Recent infrastructural development and direction of future growth

The State Government is taking up development activities in Sampla Urban Complex on priority to develop Sampla as an integrated township, four laning of Bahadurgarh- Rohtak road, strengthening of grid roads from Jhajjar and Sampla- Sonipat etc. Development of Kundli-Manesar-Palwal Expressway in the close vicinity (8 Kilometers away) towards east has added an another factor of importance to the Sampla Urban Complex. The main reason of the development of this area is that the Government has decided to development Sampla as a new town.

X Salient features of the development plan

Sampla Urban Complex is prima-facie being planned with gross density of 57 persons per hectare (pph) and residential density of about 250 persons per hectare (pph) proposed with infrastructure for development of:

- **Sampla as residential township:** for 3,35,000 population with scope for settlement expansion and buffer zone for existing settlements.
- **Cyber city:** Specialized city with over 223 hectares along Kundli-Manesar-Palwal express highway.
- **Bio-science city:** Specialized city over 1,070 hectares along Kundli-Manesar-Palwal express highway with research and bio processing facilities.
- **Medi city:** Specialized city over 375 hectares. as one stop destination for medical treatment and resource facilities along Kundli-Manesar-Palwal express highway.
- **Interstate bus terminal (ISBT):** Proposed towards eastern side of Kundli-Manesar-Palwal express highway along National Highway number-10 for easy movement of commuters.

- **Northern bye-pass Sampla:** Bye-pass on Sampla-Kharkhoda road for smooth flow of traffic.
- **Link between Sampla- Badli new townships:** The existing road leading to Badli is proposed to be widened for 60 meters right of way along with 30 meters green belt and bye-pass towards western side of village Mandothi.
- **Urban expansion on Kharkhoda road.**
- **Institutional hub on Kundli-Manesar-Palwal Express Highway:** In the form of Institutional sectors and Bio-science city, Medi city and cyber city as per the recommendations of study group on National Highway number-10.
- **Orbital railway:** for fast connectivity between National Capital Region and components of global urban corridor.
- **Proposed new railway station along orbital railway line:** for fast accessibility of specialized townships.
- **Eco friendly industrial development for diversification and strengthening of economy:** non- polluting eight exclusive sectors for Industrial purpose reserved near National Highway number-10 and railway line over 693 hectares.
- **Southern byepass:** Bye-pass on National Highway number-10 on the southern side of Rohad for speedy movement of traffic.
- **City centre:** Sector-11 on National Highway number-10 has been proposed with 67 hectares .
- **Transport nagar:** Proposed between National Highway number-10 and Rohtak- Delhi railway line as sector- 4.
- **large open and recreational spaces**
 - (i) 100 meters green belts on both sides of Kundli-Manesar Palwal Express Highway
 - (ii) 100 meters wide green belts on Sampla bye pass
 - (iii) 100 meters green belt on both sides of bye pass
 - (iv) Regional recreational park in sector- 20 and 21.
 - (v) A golf course has been proposed in sector 30 A

XI Population projections

The Sampla Urban Complex has Sampla new township prima-facie identified as residential township by the consultant group with 3,00,000 population and the other specialized townships for non- residential activities. However, considering the site, proposed location of the townships along Kundli- Manesar- Palwal (KMP) Western Periphery Expressway and to control the haphazard growth additional area has been included in the Draft Development Plan as per the recommendations of the district level committee and induced growth of population has been proposed. The population proposed for the Sampla Urban Complex is as under:-

Table 6: Population Projections

Serial number	Year	Decennial population growth rate	Population
1	2001	-	46,365
2	2001-2011	100 %	92,730*
3	2011-2021	260 %	3,35,000*

* indicates projected population

XII Land use proposals

The extent of major land use proposals of Sampla Urban Complex consisting Sampla town, Cyber city, Medi city and Bio science city upto 2021 AD is given as follows:

Table 7: Land use for new township, Sampla

Serial number	Land use	Existing	Expansion of abadi	Proposed	Total (Hectare)	(%age)	(%age) of 3400 hectares Recommended by study group
1.	Residential	403	307	1037	1747	31.69	38.00 + 2 % social amenities
2.	Commercial	0	0	206	206	3.73	@
3.	Industrial	231.40	0	461.6	693	12.57	@
4.	Transport and communication	0	0	921	921	16.70	20.00
5.	Public utility	7.10	0	135.9	143	2.59	5.00
6.	Public and semi public	14.	0	193	207	4.51	@
7.	Open space, green belts, water bodies, canal	320	0	1275	1595	28.21	20.00
8.	Total area	975.5	307	4229.5	5512	100	

Table 8: Land use for Cyber city

Serial number	Land use	Existing	Expansion of abadi	Proposed	Total (Hectare)	(%age)	(%) of 190 hect Recommended by the study group
1.	Residential	0	0	0	0	0	0
2.	Commercial	0	0	6.5	6.5	2.91	40.50 for economic function and 10.00 for social amenities
3.	Public and Semi Public	0	0	62	62	27.80	
4.	Industrial	0	0	0	0	0	0
5.	Transport and Communication	0	0	49.1	49.1	22.02	17.00
6.	Public utility	0	0	26	26	11.66	1.5
7.	Open Space, green belts, water bodies, canal	0	0	79.4	79.4	35.61	31.00
8.	Total Area	0	0	223	223	100	

Table 9: Land use for Medi city

Serial number	Land use	Existing	Expansion of abadi	Proposed	Total (hect)	(%age)	(%age) of 250 hectares Recommended by study group
1.	Residential	0	0	8	8	2.13	4.00
2.	Commercial	0	0	21.5	21.5	5.74	43.00 for economic function and 10.00 for social amenities
3.	Public and semi public	0	0	143.5	143.5	38.26	
4.	Industrial	0	0	0	0	0	0
5.	Transport and communication	0	0	81.6	81.6	21.76	17
6.	Public utility	0	0	0	0	0	1
7.	Open space, green belts, water bodies, canal	0	0	120.4	120.4	32.11	31
8.	Total area			375	375	100	

Table 10: Land use for Bio-sciences city

Serial number	Land use	Existing	Expansion of abadi	Proposed	Total (hect)	(%age)	(%) of 550 hect Recommended by the study group
1.	Residential	40.8	27.4	110	178.2	16.66	0
2.	Commercial	0	0	19	19	1.78	58.5 for economic function
3.	Public and semi public	0	0	231.7	231.7	21.65	
4.	Industrial	0	0	0	0	0	0
5.	Transport and communication	0	0	207.2	207.2	19.36	17
6.	Public utility	0	0	33.3	33.3	3.11	1.5
7.	Open space, green belts, water bodies, canal			400.6	400.6	37.44	8.00 + 15.00 % social infrastructure
8.	Total area	40.8	27.4	1001.8	1070	100	

Table 11: Composite land use for Sampla Urban Complex

Serial number	Land use	Sampla	Cyber city	Medi city	Bio Science city	Total (hect)	(%age)
1.	Residential	1747	0	8	178.2	1933.2	26.93
2.	Commercial	206	6.5	21.5	19	253	3.53
3.	Industrial	693	0	0	0	693	9.65
4.	Transport and communication	921	49.1	81.6	207.2	1258.9	17.53
5.	Public utility	143	26	0	33.3	202.3	2.81
6.	Public and semi public	207	62	143.5	231.7	644.2	8.97
7.	Open space, green belts, water bodies, canal	1595	79.4	120.4	400.6	2195.4	30.58
8.	Total area	5512	223	375	1070	7180	100.00

Description of various land uses

Draft Development Plan comprise major land uses namely residential, commercial, industrial, transport and communication, public utility, public-semi-public purposes as well as open spaces for qualitative, modern and infrastructure supported urban life. In order to accommodate Institutional development with complex Cyber city, Medi city and Bio-science city have also been proposed. All the above land uses have been allocated prima-facie are in line with the proposals of the consultant M/s Scott Wilson and keeping in view the existing land uses and the planning considerations. The details description of individual land uses is as follows:-

1 Residential

The existing residential area of the is 443.8 hectares and 334.4 hectares has been earmarked for expansion of abadi. Keeping in view the future growth and the economic conditions, total 1747 hectares of area has been proposed; so the total integrated residential area will become 1933.2 hectares. For residential development the residential density has been kept as 250 persons per hectare (pph) and the total residential area have been divided in 19 sectors (including 4 existing sectors). These sectors will be developed on the modern town planning concept with the entire social and physical infrastructure. All the basic sector level social amenities like schools, health centers shopping centers etc. will be provided in these sectors. The land provided for expansion of abadi shall be used for the need of village and bonafide residents of the villages for the uses of parks/ opens pace, educational, medical, cultural and administrative. The residential use of such expansion of abadi area shall be on recommendation of village local area authority like panchayat, municipal committee etc. Sector number-2 has been reserved for industrial housing with a residential density of 300 persons per hectare (pph). The density of existing settlements is 105 persons per hectares. The net density provided for the Sampla Urban Complex is proposed as 175 persons per hectare (pph).

2 Commercial

For the future demands of proposed city, an area of 253 hectares has been reserved in the draft development plan for commercial use. Sector -15 has been earmarked for city centre which conveniently located so that this may serve the entire complex efficiently and reduce the traffic movements. Commercial belts have also been provided in Sector 3, 8, 9, 12, 21, 24, 30. An area of 6.5 hectares of land in cyber city, 21.5 hectare of land in Medi-city and 19 hectare of land in Bio-Science city has been earmarked for commercial purposes at convenient places. The wholesale trade of food grains, vegetables and fruits market provided in sector-23 on Jhajjar road whereas timber, hardware building material market has been proposed in sector 17 near southern bye-pass. The area for wholesale trade has been earmarked keeping in view the existing and proposed road and connectivity with rail network. A 200 meters wide strip of land has been reserved for commercial purposes near Kundli-Manesar-Palwal expressway.

3 Industrial

The existing area under industrial use is approximately 231.4 hectares. Eight of sectors have been provided keeping in view the location of existing units, wind direction, available infrastructure, topography and drainage. An additional area of 461.6 hectares, exclusively for non- polluting industrial units to provide employment. Land uses have been proposed in the Draft development plan considering the vicinity to the railway line and National Highway number-10. A strip of railway siding between railway line and industrial sectors stand provided for the coordinated rail link at door step for development of industries.

4 Transport and communication

For the smooth functioning of proposed activities in the Sampla Urban Complex draft development plan an integrated system of transportation and road network is provided. An area of 1258.9 hectares has been proposed for this use. New railway station namely Rohad has been proposed near transport sector- 8 for Sampla town having provision of depots, loading- unloading platforms, container depots. Other new railway stations have been proposed along Kundli-Manesar-Palwal. Punctures on major roads has been minimized. Bye-passes to National Highway number-10, Jhajjar-Sampla-Sonipat roads and village Daboda Khurd have also been proposed. The hierarchy of the right of way of major roads has been proposed as under:

Serial number	Category	Name of road	Land reservation
i	V-I	Kundli-Manesar-Palwal Expressway	100 Meters wide road alongwith 100 meters green belt on both sides.
ii	V-I A	Bye pass	75 Metres wide road alongwith 100 Metres green belt on both sides.
iii	V-2	Bye pass	60 Metres wide road alongwith 100 Metres green belt on both sides.
iv	V-2 A	National Highway number- 10	60 Metres wide road alongwith 60 Metres green belt on both sides.
v	V-2 B	Major road	60 Metres wide road alongwith 30 Metres green belt on both sides.
vi	V-2 C	Sector dividing major road	60 Metres wide road
vii	V-3	Sector dividing road	45 Metres wide road alongwith 45 Metres green belt on both sides.
viii	Existing road	Existing village link road	Existing road with 30 Metres green belt on both sides

Metro rail has also been proposed in Draft Development Plan along National Highway number-10. Site for auto market and truck parking provided in sector- 17 abutting bye-pass. Site of Inter State Bus Stand has also been proposed on National Highway number-10 near interchange point of Kundli-Manesar-Palwal Expressway. Bus-stand near junction of Sampla – Jhajjar bye-pass in sector-5 has also been earmarked for Sampla town. Railway sidings along Delhi- Rohtak railway line near Industrial sectors have been proposed. Bypass for Sampla towards north and south as well as new link from National Highway number-10 to Jhajjar road towards eastern side of specialized townships and strengthening of Rohad- Badli road to 60 Metres width (Link for Sampla- Jahangirpur - Badli new township) have been proposed. A site for air-strip on the southern side of proposed bypass in vicinity to the Kundli- Manesar- Palwal (KMP) Western Periphery Expressway.

5 Public utilities

Sampla Urban Complex consists specialized cities namely cyber city, medi city and bio science city and Sampla township with industrial and commercial services hence sites of the state of the art infrastructure facilities with uninterrupted supply of electricity, reliable and adequate potable water supply system, efficient sewerage and storm water disposal system have been proposed. Keeping these requirements in view an area of about 202.3 hectares have been earmarked for public utilities. Three sites for sewerage disposal have been provided in the agriculture zone and one in opposite sector-6, near railway line and opposite sector 1. Sector-11 for industrial effluent. Two sites of solid waste have been provided in agriculture zone. A site of 220 kilovolt sub-station has been proposed in sector-23 in addition to spatially distributed small sites. Main water works site is in sector-27 and other in sector-5, 11 and 17 Cyber city and Bio Science city, as well as shown in the proposal.

6 Public and semi public

An area of 644.2 hectares of land has been reserved for public and semi public uses and the existing college, Industrial training institute, administrative offices have been accommodated in the plan. Proposals in sector-22 and 29 and in the form of strips in sector-2, 8, 16, 25 and 30A have been made. In addition to it, Cyber city, Medi city and Bio science city have also institutional zone, which shall be for institutional and related activities of these specialized cities. Sector- 22 has been reserved exclusively for the future requirement of the Sampla town whereas sector-29 is the institutional hub for Sampla town along Kundli- Manesar- Palwal (KMP) Western Periphery Expressway.

7 Open spaces and green belts

Total 2195.4 hectares area has been earmarked for open spaces and green belt. Provision of adequate hierarchical green space proposed in the draft development plan. Town park provided in sector 15 with which is ideally located for practical consideration. sector-20 and 21 have been reserved for regional recreation. A golf course has been proposed in sector 30 A and large green space in sector-12 surrounded by industrial area. In addition, 100 Metres and 60 Metres wide green belts are provided along proposed bye-passes and National Highway respectively. Besides this adequate open space in the form of neighborhood and sector park, will also be provided at the time of preparation of sector layout plans. Green belt of 30 Metres width provided along railway line and Gurgaon water supply (GWS) canal, Dulhera distributory, proposed National Capital Region water supply channel.

Agriculture zone

A large area out side the urbansable area has been designated as Agriculture zone, however it will not eliminate the essential building construction and development such as extension of existing village contiguous to Abadi-deh, if undertaken as a project approved or sponsored by the Government for other ancillary and allied facilities, necessary for maintenance and improvement of Agriculture area.

Theme cities

Three theme based cities i.e. Cyber city, Medi city and Bio-science city have been proposed as a part of the development plan of Sampla. These cities form a part of the Kundli-Manesar-Palwal Global Corridor plan and are intended to serve as an engine of economic growth for this region. These cities are intended to function as world-class self-sustaining townships with infrastructure at par with the best in the world. While the core theme of development stands defined, these theme cities shall also have areas also earmarked for allied residential and commercial requirements. The location of said theme cities have been indicated on the copy of Draft Development Plan being notified herewith bearing Drawing No. DTP(R)1687/07, dated 09.07.2007. However, the development of these cities shall be undertaken in an integrated manner either by a single agency or by a consortium of agencies in accordance with the norms and paraMetres to be prescribed in the 'Zonal Plan' for the said cities, to be notified separately. The usual norms and paraMetres for grant of licences for residential, commercial, information technology or industrial colonies shall thus not be applicable on these theme cities. The Zonal Plan shall apart from delineating the broad land uses and circulation pattern shall also include the zoning regulations, mode of development, norms and paraMetres for development etc. The zoning regulations prescribed herein under Annexure 'B' shall not be applicable to these cities.

Zoning regulations

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

Annexure B

Zoning regulations

Governing use and development of land in the controlled areas of Rohtak and Jhajjar districts as given in Annexure A and shown in Draft Development Plan Sampla Urban Complex Drawing No. DTP (R) 1687/07, dated the 9th July, 2007.

I General

- (1) These zoning regulations, forming part of Sampla Urban Complex for the controlled area and additional controlled area of Sampla and Rohtak shall be called zoning regulations of the draft development plan for controlled area and additional controlled area of Sampla and Rohtak covered in the Sampla Urban Complex.
- (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 Drawing No. DTP (R) 1687/07, dated the 9th July, 2007;
- (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
District Rohtak		
1	Controlled Area around Post office, Sampla vide notification No. CCP (NCR)NH-10/RTK/5/CA/B/2006/1384, published in Haryana Government Gazette (Extra), dated the 13 th June, 2006.	13 th June, 2006
2	Controlled Area around Pawan Putra Hanuman Mandir, Sampla vide notification No. CCP (NCR) NT (S-RTK)/7/CA/B/2006/1877, published in Haryana Government Gazette (Extra), dated the 20 th July, 2006.	20 th July, 2006
3	Controlled Area around Shiv Shakti Baba Kalidas Dham, Sampla vide notification No. CCP (NCR) NT (S-RTK)/7/CA/B/2006/1876, published in Haryana Government Gazette (Extra), dated the 20 th July, 2006.	20 th July, 2006
4	Controlled Area around Hanuman Mandir, Sampla vide notification No.	20 th July, 2006

	CCP (NCR) NT (S-RTK)/7/CA/B/2006/1878, published in Haryana Government Gazette (Extra), dated the 20th July, 2006.	
5	Controlled Area around Dada Mathura Munshi Dharamshala, Sampla vide notification No. CCP (NCR) NT (S-RTK)/7/CA/B/2006/1880, published in Haryana Government Gazette (Extra), dated the 20th July, 2006.	20th July, 2006
6	Controlled Area around Government Senior Secondary School, Ismaila (11- Biswa), vide notification No. CCP (NCR) NH-10 /RTK/5/CA/B/2006/1382, published in Haryana Government Gazette (Extra), dated the 13th June, 2006.	13th June, 2006
7	Controlled Area around Hospital and Breeding Centre, Ismaila (9-Biswa) vide notification No. CCP (NCR) NH-10 /RTK/5/CA/B/2006/1383, published in Haryana Government Gazette (Extra), dated the 13th June, 2006	13th June, 2006
8	Controlled Area around Lakkarwali Dharamshala, Kheri Sampla vide notification No. CCP (NCR) NT (S-RTK)/7/CA/B/2006/1879, published in Haryana Government Gazette (Extra), dated the 20th July, 2006.	20th July, 2006
9	Controlled Area around Government Middle School, Giji vide notification No. CCP (NCR) NT (S-RTK)/7/CA/B/2006/1875, published in Haryana Government Gazette (Extra), dated the 20th July, 2006.	20th July, 2006
10	Controlled Area around Government High School Nayabass vide notification No. CCP (NCR) NT (S-RTK)/7/CA/B/2006/1874, published in Haryana Government Gazette (Extra), dated the 20th July, 2006.	20th July, 2006
	District Jhajjar	
1	Controlled Area around Government High School, village Asanda (Hadbast Number - 23) tehsil Bahadurgarh vide notification No. CCP (NCR) /JJR/8/CA/B/2007/1033, published in Haryana Government Gazette (Extra), dated the 28th February, 2007.	28th February, 2007
2	Controlled Area around Government High School, village Bhaprodha (Hadbast Number - 22) tehsil Bahadurgarh vide notification No. CCP (NCR) /JJR/8/CA/B/2007/1034, published in Haryana Government Gazette (Extra), dated the 28th February, 2007.	28th February, 2007
3	Controlled Area around Jugdev Sadh Ki Madhi, village Kharhar tehsil Bahadurgarh vide notification No. CCP (NCR) /JJR/8/CA/B/2007/1035, published in Haryana Government Gazette (Extra), dated the 28th February, 2007.	28th February, 2007
4	Controlled Area around kui Dhanka, village Majra Asanda tehsil Bahadurgarh vide notification No. CCP (NCR) /JJR/8/CA/B/2007/1036, published in Haryana Government Gazette (Extra), dated the 28th February, 2007.	28th February, 2007
5	Controlled Area around Rampat Kali ki Madhi, village Rohad (Hadbast number - 25) tehsil Bahadurgarh vide notification No. CCP (NCR) /JJR/8/CA/B/2007/1037, published in Haryana Government Gazette (Extra), dated the 28th February, 2007.	28th February, 2007
6	Controlled Area around Dada Diyawala Mandir Kharar, village Kharhar tehsil Bahadurgarh vide notification No. CCP (NCR) /JJR/8/CA/B/2007/1038, published in Haryana Government Gazette (Extra), dated the 28th February, 2007.	28th February, 2007
7	Controlled Area around Rampat Ki Marhi, village Kharhar tehsil Bahadurgarh vide notification No. CCP (NCR) /JJR/8/CA/B/2007/1039, published in Haryana Government Gazette (Extra), dated the 28th February, 2007.	28th February, 2007
8	Controlled Area around Government High School, village Kharhar tehsil Bahadurgarh vide notification No. CCP (NCR) /JJR/8/CA/B/2007/1040, published in Haryana Government Gazette (Extra), dated the 28th February, 2007.	28th February, 2007

9	Controlled Area around Government Girls High School village Rohad (Hadbast number - 25) Tehsil Bahadurgarh vide notification No. CCP (NCR)/EW(KMP)/JJR/37/CA/B/2006/ 1389, published in Haryana Government Gazette (Extra), dated the 13th June, 2006.	13th June, 2006
10	Controlled Area around Government Senior Secondary, Dharamshala Munna Lal and Johad and Gugamadhi village Mandothi vide notification No. CCP (NCR)/EW(KMP)/JJR/37/CA/B/2006/1421, published in Haryana Government Gazette (Extra), dated the 13th June, 2006.	13th June, 2006
11	Controlled Area around Municipal Committee Limit, Bahadurgarh-IV vide notification No. CCP (NCR)/EW(KMP)/JJR/37/CA/B/2006/1423, published in Haryana Government Gazette (Extra), dated the 13th June, 2006.	13th June, 2006
12	Controlled Area around Government Middle School village Silothi (Hadbast number - 54) Tehsil Bahadurgarh vide notification No. CCP (NCR)/EW(KMP)/JJR/37/CA/B/2006/ 1393, published in Haryana Government Gazette (Extra), dated the 13th June, 2006.	13th June, 2006
13	Controlled Area around Government High School village Daboda Khurd, Tehsil Bahadurgarh vide notification No. CCP (NCR)/EW(KMP)/JJR/37/CA/B/2006/1390, published in Haryana Government Gazette (Extra), dated the 13th June, 2006.	13th June, 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:
- (i) Dwelling unit, i.e main use
 - (ii) 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 Metres;
- (x) 'Subservient to Agriculture'- shall mean development and activities, which are required to assist in carrying out the process of "agriculture" such as tubewells, pump chambers, wind mills, irrigation's drains, pucca platforms, fencing and boundary walls, water hydrants etc;
- (y) "Rural Industries Schemes" means industrial unit, which is registered as rural industries schemes by the Industries Department;
- (z) "Small Scale Industries" means industrial unit, which is registered as small scale industries by the Industries Department;
- (Za) "Agro based industries" means an industrial unit, which uses food 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 nucleating the Information Technology concept and germination of medium and large software companies/Information Technology Enabled Services wherein no manufacturing units may be allowed.
- (ze) any other terms shall have the same meaning as assigned to it in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1963).

III Major land uses / zone

- (1)
- (i) Residential zone
 - (ii) Commercial zone
 - (iii) Industrial zone
 - (iv) Transport and communication zone
 - (v) Public utility zone
 - (vi) Public and semi public zone (institutional zone)
 - (vii) Open spaces zone
 - (viii) Agriculture zone
- (2) Classification of major land uses is according to Appendix A.

IV Division into sectors

Major land uses mentioned at serial 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	Category	Name of road	Land reservation
i	V-1	Kundli-Manesar-Palwal Expressway	100 Metres wide road alongwith 100 Metres green belt on both sides.
ii	V-1 A	Bye pass	75 Metres wide road alongwith 100 Metres green belt on both sides.
iii	V-2	Bye pass	60 Metres wide road alongwith 100 Metres green belt on both sides.
iv	V-2 A	National Highway number- 10	60 Metres wide road alongwith 60 Metres green belt on both sides.
v	V-2 B	Major road	60 Metres wide road alongwith 30 Metres green belt on both sides.
vi	V-2 C	Sector dividing major road	60 Metres wide road
vii	V-3	Sector dividing road	45 Metres wide road alongwith 45 Metres green belt on both sides.
viii	Existing road	Existing village link road	Existing road with 30 Metres green belt on both sides

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

(2) The minimum area for group housing colony to be developed either as a part of plotted licenced colony or as independent group housing colony will be 5 acres. However, in case a group housing scheme is floated by Haryana Urban Development Authority or any other Government Agency, the size of group housing site shall be as specified in the scheme.

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

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

Serial number	Type of use	Maximum ground floor coverage	Maximum floor area ratio
1	Group housing	35%	175
2	Government offices	25%	150
3	Commercial	In accordance with the terms and conditions specified in the zoning plan of sites approved by the competent authority.	
4	Warehousing	75%	150

Note: Basement floor shall be permitted as approved in the zoning plan. The basement shall not be used for storage purposes.

XV Building lines in front and rear of buildings

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

XVI Architectural control

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

XVII Relaxation of agricultural zone

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

- (a) for use and development of the land into a residential or industrial colony provided the coloniser has purchased the land for the said use and developed prior to the material date and the coloniser secures permission for this purpose as per Rules.
- (b) for use of land as an individual site (as distinct from an industrial colony)
Provided that-
 - (i) the land was purchased prior to the material date;
 - (ii) the Government is satisfied that the need of the industry is such that it cannot await alternative allotment in the proper zone;
 - (iii) the owner of the land secures permission for building as required under the Rules;

- (iv) the owner of the land undertakes to pay to the Director, as determined by him, the proportionate charges as and when called upon by the Director in this behalf and during the interim period makes satisfactory arrangement for discharge of effluent.

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

- “(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 Hectare (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 hectare 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** (a) Good potable water supply should be available in the farm for human

**supply
drainage**

and consumption in case farm house is built.

- (b) Open Sanitary drains or covered drains to be provided to clean the sheds in case of Dairy farms, Drains are to be provided for carrying rain water in case of all buildings.
- (c) Septic tank to be provided for disposal of human and animals waste as per provisions of the Rules.
- (d) The distance between the septic tank and open well or tubewell shall be as provided in the Rules.

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

XX Relaxation of development plan

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

XXI Provisions of information technology units and cyber parks/cyber cities**(i) Location**

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

(i) Size

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

(ii) Miscellaneous**I Parking**

- (a) One Equivalent Car Space for every 50 square metres of floor area shall be provided for parking in cyber park/Information Technology Park, Information Technology Industrial Unit and Cyber City;
- (b) Three Tier basement for Information Technology Industry for meeting the requirement of parking shall be allowed subject to clearance from Public Health requirement.

II Other activities

- (a) Incidental commercial activities like Banks, Restaurants, Insurance Offices etc. shall be permitted subject to restriction of 4% of the total area of the Cyber Park/Information Technology Park;
- (b) Only 5% of the area of the Cyber City shall be allowed for Group Housing and 4% of the total area of the Cyber City shall be permitted for Commercial/Institutional uses;
- (c) No residential plotted development shall be allowed in a Cyber City;
- (d) For a Cyber City Project if allowed in Agricultural Zone, the entrepreneur shall make the arrangement of water supply and other facilities like sewerage disposal/drainage etc;

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

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 Metres subject to clearance from the competent Authorities.

Appendix A
Classification of land uses

Main code	Sub code	Main group	Sub group
100		Residential	Residential Sector on neighborhood pattern
200		Commercial	
	210		Retail Trade
	220		Wholesale Trade
	230		Warehousing and Storage
	240		Office and Banks including Government Office
	250		Restaurants, Hotels and Transient Boarding Houses including public assistance institutions providing residential accommodation like Dharamshala, Tourist House etc.
	260		Cinema and other places of public assembly on a commercial basis.
	270		Professional Establishments
300		Industrial	
	310		Service Industry
	320		Light Industry
	330		Extensive Industry
	340		Heavy Industry.
400		Transport and communication	
	410		Railway Yards, Railway Station and Sidings.
	420		Roads, Road Transport Depots and Parking Areas
	430		Dockyards, Jetties
	440		Airport/Air Stations
	450		Telegraph offices, Telephone Exchanges etc
	460		Broadcasting Station
	470		Television Station
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	As required for the local need of major use and needs of the town at site approved by the Director in the sector/ colony plan.
(ii)	Boarding house.	
(iii)	Social community religious and recreational buildings	
(iv)	Public utility building.	
(v)	Educational buildings and all types of school and college where necessary.	
(vi)	Health institutions.	
(vii)	Cinemas	
(viii)	Commercial and professional offices.	
(ix)	Retail shops and restaurants.	
(x)	Local service industries.	
(xi)	Petrol filling stations.	
(xii)	Bus stops, tonga, taxi, scooter and rickshaw stand.	
(xiii)	Nurseries and green houses.	
(xiv)	Any other minor needs to ancillary to residential use	
(xv)	Starred hotels	As per the policy/ parametres decided by the Government
(xvi)	Cyber Parks/Information Technology Park	
(xvii)	Communication Towers	
(xviii)	Any other use, which the Government may in public interest decide	

II Commercial zone

(i)	Retail Trade.	As required for the local need of major use at site earmarked for them in the sector plan or in the approved layout plan of the colonies
(ii)	Wholesale Trade.	
(iii)	Warehouses and storages.	
(iv)	Commercial offices and banks.	
(v)	Restaurant and Transient Boarding Houses including public assistance institutions providing residential accommodation like Dharamshala, Tourist House etc	
(vi)	Cinemas, Hotels, Motels and other places of public assembly like theatres, club, Dramatic Club, etc. run on commercial basis.	
(vii)	Professional establishments.	
(viii)	Residences on the first and higher floors.	
(ix)	Local service industry.	

- (x) Public utility buildings.
- (xi) Petrol filling stations and service garages.
- (xii) Loading and unloading yards.
- (xiii) Parking spaces, bus stops, taxis, tonga and rickshaw stand.
- (xiv) Town parks.
- (xv) Communication Towers
- (xvi) Any other use which the Director in public interest may decide

III Industrial zone

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

Sr. No.	Name of Facility	Area		No. of facilities in a sector	Commercial component	Maximum Ground Coverage	Floor Area Ratio	Approach Road
		Minimum	Maximum					
1	Dhabas	500 sq. m	1000 sq. m	2	50 sq. m	50 %	40 %	Minimum 18 Metres
2	Restaurants	1000 sq. m	2000 sq. m	2	10 %	30 %	150 %	Minimum 18 Metres
3	Two/ Three Star Hotels	1.0 Acre	2.5 Acres	2	15 %	30 %	As per commercial policy	Minimum 24 Metres
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 & Utilities	10	35
5	Roads / Open Spaces	25	
	Total	100	

At sites earmarked for them in the sector 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.

- (xv) Communication Towers
- (xvi) Any other use permitted by the Director.

IV Transport and communication zone

- (i) Railway yards, railway station and siding
- (ii) Transport Nagar, Roads and Transport depots and parking areas
- (iii) Airports and Air Stations
- (iv) Telegraph offices and Telephone exchange
- (v) Broadcasting stations
- (vi) Televisions station
- (vii) Agricultural, horticulture and nurseries at approved sites and places
- (viii) Petrol filling stations and service garages
- (ix) Parking spaces ,bus stop-shelters, taxi, Tonga and rickshaw stands
- (x) Communication Towers
- (xi) Warehouses upto a maximum limit of 5% of the total area of the sector

At sites earmarked in the sector plan

V Public utilities

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

At sites earmarked in the sector plan

VI Public and semi public uses zone

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

At sites earmarked in the sector plan

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

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

VII Open spaces

- (i) Sports ground, stadium and play grounds
- (ii) Parks and green belts
- (iii) Cemeteries crematories etc.
- (iv) Motor fuel filling stations, bus queue shelter along roads with the permission of Director
- (v) Public utility services like electric grid station, transmission lines, communication lines, water supply lines, sewerage lines, drainage lines in the green belts along the scheduled roads and major roads.
- (vi) Communication Towers
- (vii) Any other recreational use with the permission of Director.

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

VIII Uses strictly prohibited

Storages of petroleum and other inflammable material without proper license.

IX Agriculture zone

- (i) Agricultural, Horticultural, dairy and poultry farming.
- (ii) Village houses within Abadi-deh

- (iii) Farm houses outside abadi-deh subject to restriction as laid down in zoning regulation XIX
- (iv) Afforestation development of any of the part for recreation
- (v) Expansion of existing village contiguous to abadi-deh if undertaken a project approved or sponsored by the Central Government, or State Government
- (vi) Milk chilling station and pasteurisation plant
- (vii) Bus Stand and railway station
- (viii) Air ports with necessary buildings
- (ix) Wireless stations
- (x) Grain godowns, storage space at sites approved by the Director
- (xi) Weather stations
- (xii) Land drainage and irrigation, hydroelectric works and tubewell for irrigation
- (xiii) Telephone and electric transmission lines and poles
- (xiv) Mining and extraction operations including lime and brick kilns, stones, quarries and crushing subject to the rules and at approved site
- (xv) Cremation and burial grounds
- (xvi) Petrol filling station and service garages
- (xvii) Hydro electric/thermal power plant sub-station
- (xviii) Liquid Petroleum Gas storage godowns with the approval of the Director
- (xix)(a) Non Polluting industries registered as Rural Industry Scheme/Small Scale Industrial units 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 Metres along the approach road.
 - (iii) Up to area of 2 acres.
- (b) Non polluting Medium and Large Scale Agro-based Industries on Public road/rasta not less than 30 feet wide other than scheduled roads, National Highway and State Highway subject to the condition that site should not fall within restricted belt around the defence installation as applicable for such installation if any,
- (xx) Dhabas, Banquet Hall, Small Restaurants, Motels, Hotels, Resort and Amusement Park/ Theme Park along National Highway / Scheduled Roads in the area outside restricted/ green belt as under:

Sr. No.	Permissible Activity	Area		Commercial Component	Maximum Ground Coverage	Floor Area Ratio
		Minimum	Maximum			
1	Dhabas	1000 sq. Metres	1 acre	50 Sqmt.	40%	40%
2	Restaurant	2000 sq. Metres	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

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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:-

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

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

- (i) Back-Office Operations
- (ii) Call Centres
- (iii) Content Development or Animation
- (iv) Data Processing
- (v) Engineering and Design
- (vi) Geographic Information System Services
- (vii) Human Resource Services
- (viii) Insurance Claim Processing
- (ix) Legal Database
- (x) Medical Transcription
- (xi) Payroll
- (xii) Remote Maintenance
- (xiii) Revenue Accounting
- (xiv) Supports Centres and
- (xv) Web-site Services.

**D.S.Dhesi,
Financial Commissioner and Principal Secretary to Government,
Haryana, Town and Country Planning Department**