



# Haryana Government Gazette

## EXTRAORDINARY

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### LOCAL GOVERNMENT DEPARTMENT

#### Notification

The 11th December, 1991

No. 13/29/91-3CII.—In exercise of the powers conferred by sub-section (7) of Section 29 of Faridabad Complex Administration (Regulation and Development) Act, 1971 and with reference to Haryana Government, Local Government Department, Notification No. FCA/STP/91/1354, dated the 14th October, 1991 published in Haryana Government Gazette (Extraordinary), dated the 14th October, 1991 read with corrigendum dated the 28th October, 1991, the Governor of Haryana after considering the objections, suggestions and representations received alongwith the recommendations of the Chief Administrator, Faridabad Complex Administration, Faridabad thereon, hereby publishes the final Development Plan modifying the final Development Plan published,—*vide* notification No. 2930-2TCP-65, dated the 19th January, 1966, published in Punjab Government Gazette (Extraordinary) dated the 22nd January, 1966 and subsequent revised Development Plan published,—Notification No. 10427-ICI-74/29529, dated the 23rd September, 1974 published in Haryana Government Gazette (Extraordinary), dated the 24th September, 1974 alongwith restrictions and conditions proposed to be made applicable to the Controlled Areas covered by it (given in the Annexures A & B) at Faridabad-Ballabgarh and Draft Development Plan published,—*vide* notification No. 3431-10DP-82/6194, dated the 26th April, 1982 published in the Haryana Government Gazette (Extraordinary) dated the 27th April, 1982:—

#### DRAWING

- (A) (i) Existing land use Plan already published,—*vide* Punjab Government Gazette notification No. 1845-2TCP-65/17532, dated the 5th June, 1965.
- (ii) *Vide* Punjab Government Gazette notification No. 1576-2TCP-66/17892, dated the 23rd June, 1966 published in Gazette dated the 28th July, 1966.
- (iii) *Vide* Haryana Government Gazette notification No. 1627-TCP-67/1277, dated the 4th April, 1967 published in Gazette dated the 25th April, 1967.
- (iv) *Vide* Haryana Government Gazette notification No. 4299-ICI-75/17829, dated the 11th June, 1975 published in Haryana Government Gazette dated the 12th June, 1975.

And existing land use plan bearing drawing No. DTP(F) 1421/91, dated the 3rd August, 1991 published in the Haryana Government Gazette (Extraordinary),—*vide* No. FCA/STP/91/1354, on the 14th October, 1991 read with the corrigendum dated the 28th October, 1991.

(B) Final Development Plan for Faridabad Ballabgarh controlled area bearing drawing No. FCA/STP/91/808, dated the 19th November, 1991.

Price : Rs. 1.00

( 2153 )

## ANNEXURE A

## Explanatory note on the Development Plan for the Faridabad-Ballabgarh Controlled Areas

**Introduction.**—Faridabad-Ballabgarh complex situated on Delhi-Mathura Road (NH-2) at a distance of 32 K. M. from Delhi is one of the largest urban agglomeration consisting of three towns, namely Faridabad old, Ballabgarh and N. T. Faridabad. This Complex being within 32/40 K. M. radius of Delhi is one of the recommended ring towns as per Delhi Master Plan, approved by the Government of India in 1962. The population of this Complex was only 56,000 persons in 1961. But keeping pace with the objective of the Delhi Master Plan and its importance as an important industrial town, the Development Plan for the controlled area was first published in 1966 having an urbanizable area of 8,810 acres for a population of 3.50 lacs by 1981 A. D. In the year 1971 the population of Faridabad-Ballabgarh Complex rose to 1.22 lacs and it became the most important industrial centre of the State. The changing development trends necessitated its amendment from time to time and according to its last publication in 1974, it was planned for a population of 4.5 lacs by 1994 A. D., but these projections have also been outgrown with a figure of 6.13 lacs in the year 1991. Faridabad has now become a major industrial magnet with magnificent recreational facilities at Badkhal Lake and Surajkund Tourist Resorts due to its locational advantage and the progressive policies of the Haryana Government. This prestigious industrial Complex of Delhi Metropolitan area of National Capital Region on the Southern fringe of Delhi has now emerged as one of the important centre on the Industrial Map of the Country. Keeping in view the increasing demand of land, employment potentials due to industrial and commercial base, it is proposed to revise the Development Plan to accommodate a population of 17.5 lacs by 2011 A. D.

## NECESSITY FOR AMENDMENT OF THE PLAN

The various considerations necessitating the amendment/revision of the Development Plan are given as under :—

- (i) **Pressure of Delhi.**—Due to rapid increase in population and scarcity of urbanizable area in Delhi, the land values have gone very high both in and around the capital. This process will undoubtedly continue as according to the Delhi Development Authority and National Capital Region Planning Board, the City's Population is expected to increase to 1.22 crores in 2001 A. D. from 62 lacs in 1981. Therefore, the ring towns of Delhi Metropolitan Area and National Capital Region must grow in harmony with Delhi and share the population pressure of National Capital.
- (ii) **Employment structure and Economic Activities.**—During the decade 1971—81 although the working force percentage to total population has increased from 31.3% to 33.92 but the industrial working force percentage to total working force has increased from 55% to 7.87% showing that the industrial employment is increasing constantly due to locational advantage of this industrial town. Keeping pace with the Delhi Master Plan, this demand will undoubtedly multiply. Faridabad is being preferred by large public undertakings for shifting of their offices, institutes etc. out of Delhi e. g. N. T. P. C. & Institute of Financial Management Development, Central Excise Adademy, Provident Fund offices and NHPC have already taken land here for their offices.
- (iii) **Recreational Activities.**—Due to the existence of famous tourist resorts like Badkhal Lake, Surajkund and availability of favourable rocky terrain, there is a demand of land for leisure lands Appu Ghar, Amusement Park and recreational activities etc. Hence it call for provision of additional recreational areas in the Development Plan.
- (iv) **Pressure of non-agricultural land in the vicinity of Delhi.**—Development Activities of Delhi have come upto Badarpur and Mehrauli and as such it has resulted in great pressure on the land in Haryana which is adjacent to these areas on the other side of Delhi-Haryana Border.
- (v) **Speculation in land dealings.**—It is understood that the restrictions in Delhi have led to speculation in land dealings in Haryana along Faridabad-Sohna, Faridabad-Gurgaon roads, besides the area along Delhi-Haryana Border.
- (vi) **Necessity for Industrial Housing.**—Despite the fact that the Faridabad-Ballabgarh Complex has become major industrial magnet, the provision for industrial housing is too inadequate, as at present about 30,000 Jhuggies are existing in this planned town. Thus provision for housing/developed plots under the Site & Service Scheme to the economically weaker sections is essential for balanced development of the town. This will solve the problem of slums.

(vii) In consonance with the above trends, the population of Faridabad-Ballabgarh Complex has increased from 3.27 lacs in 1981 to 6.13 lacs in 1991 registering a growth rate of 85.75% during 1981-91. With these trends, the population is likely to cross 10 lacs by 2001 as recommended by National Capital Region. Keeping in view the directions in the National Capital Region Plan to allow Metropolitan towns to grow at moderate growth and development of priority towns at faster rate of growth, it is proposed to assume a growth rate of 70% for the decade 1991 to 2001 & 2001 to 2011 against 85% during 1981-1991. For regulating the future growth, it is proposed to revise the development plan to accommodate population of 17.5 lacs and necessary demand for Regional Institutions and industries and other allied uses required upto 2011.

1. Population Projections.—The past trends of population growth from 1961 to 1991 are given below:—

Year	Population	Decadal growth per cent.
1961	56,000	
1971	1,22,000	
1981	3,27,000	117.85%
1991	6,13,000	170% 85.7%

Keeping in view the growth rate of the previous decade of 1981-1991 i.e. 85.7% the population for 2001 is likely to cross the projected population of 10 lacs, as assigned to this complex by the National Capital Region Planning Board. In view of the recommendations of the National Capital Region Plan and also keeping in view the expected future growth of this urban Complex in a balanced manner, it is proposed to assume a moderate growth rate of 70% for the decades 1991-2001 and 2001 to 2011. Hence, projected population of 17.5 lacs is envisaged for the planning of Faridabad-Ballabgarh Complex for the year 2011.

2. Extension of Urbanisable Proposal.—(i) For a projected population of 10 lacs for the year 2001, a draft development plan was published, vide Gazette Notification No. 3431-10DP-82/6194, dated 25th April, 1982. This Draft plan provides proposals of urbanisation from Delhi border in the North, upto Foothills of Aravalli ranges in the West, existing Gurgaon-Agra Canal in the East and upto the revenue estate of Village Jharsental in the South. As mentioned earlier, this urban complex is now proposed for a population of 17.5 lacs by 2011 A.D.

Assuming the town density of 45 persons per acre, the additional urbanisable area of nearly 12105 acres is required. The length of the proposed Urban Complex as envisaged in Draft Development Plan of 1982 is already about 24 Kms. and width 6 Kms. Thus, expansion of the town further towards South will not be economical from the consideration of provision of services. Towards its western side, there is a rocky undulating area wherein urbanization is not feasible. Similarly, this town cannot be expanded towards its north due to the constraint of Haryana-Delhi border. Therefore, the area beyond east of Agra Canal is being proposed for the development of additional urbanisable area for additional population as expansion of this urban complex towards East of Agra Canal is only viable and feasible proposition.

(ii) It has been observed that large scale unauthorised constructions/colonies have already come up in the Delhi along Delhi-Haryana border on the East of Agra Canal. There may be a tendency of such type of unauthorised constructions/colonies coming up in the adjoining border areas towards Haryana side also, as the pressure of unauthorised colonization from Delhi side may also tend to continue in Haryana area. In that case it will be difficult to control these unauthorised constructions without providing for positive acquisition and development of areas adjacent to Delhi-Haryana border.

(iii) The proposed Express Highway from Ghaziabad-NOIDA-Faridabad will be connecting Faridabad-Ballabgarh Complex on the East of Agra Canal which will not only open the growth potentials of entire area for urbanization, but will also make it vulnerable for unauthorised activities.

(iv) A Gas based Thermal Plant is proposed on Ballabgarh-Tigson road on the East of Agra Canal and a nucleus will be created towards East of Agra Canal which may lead to springing up of haphazard/unauthorised constructions/colonies, around this proposed plant. Therefore, it is necessary to plan this vulnerable area in the vicinity of Gas based Thermal Plant.

#### CIRCULATION PATTERN

For smooth channelization of inter-city traffic, the circulation pattern as approved in the National Capital Region plan has been accommodated in the proposed Development plan as under —

(i) Delhi-Mathura Road (National Highway No. 2).—Continues to be central axis for the inter-State traffic to Delhi. It also carries the major portion of Intra-city volume of traffic

resulting lot of congestion on this road. To relieve this road from the external traffic, a ring road 60 meter wide has been proposed which stands partially constructed in some portions. On the western side traffic from South Delhi via Mehtauli Road will bye pass the city through the Western Segment of the proposed ring road connecting Mehtauli road via Saraj Kund-Badkhal to Delhi-Mathura Road beyond village Jharsently.

Similarly for the external traffic from Delhi-Badarpur side the eastern segment of the proposed ring road, taking off right from the Haryana-Delhi Border, will serve the bye pass to the traffic upto village Jharsently where it meets the Delhi-Mathura Road.

(ii) **Gaziabad-NOIDA-Faridabad Express Highway.**—For the Traffic generated by to-and-fro movement for the cities on the east of Yamuna River like NOIDA, Gaziabad, Meerut and Faridabad-Ballabgarh Complex which is unnecessarily creating congestion in Delhi, a proposal of Express Highway has been approved by the National Capital Region. As per approved alignment by the National Capital Region this Express Highway, after passing over the newly constructed barrage-cum-Bridge over the Yamuna River enters Haryana near Badarpur Thermal Power Plant along the eastern flank of Agra Canal, in Haryana, it comes along the east of Agra Canal towards the north of proposed sector 87, from there onwards it will be linked with the proposed bye pass circumventing the restricted area around Tilpat Range and proposed urbanization on the east of Agra Canal to meet Delhi-Mathura Road beyond Village Jharsently. This Express way will be about 3 metres above the normal ground level. This Express Highway will provide two links, i.e. with the proposed bye-pass as well as the sector dividing road of 18, 19 and 28, 29.

(iii) **Intra-city Road Network.**—For intra-city traffic a network of 30 metres wide roads spaced at a distance of 1 Km to 1.5 Kms. apart on the grid iron pattern have been proposed. These roads known as Sector Roads have been shown as V-3 on the Development Map. Within each sector, road network of 18 metres and 10 metres width will be adopted while preparing the detailed layout plan of each sector.

(iv) **Over Bridge Under pass on Railway Line.**—For proper link up of urbanizable proposals on eastern and western side of the Railway line, it is necessary to have Railway Over Bridges. Presently, two over bridges, one beyond Ballabgarh Railway Station and the other near Neelam Cinema have already been constructed and there are existing four level crossings. Due to heavy Railway traffic on this Railway section, these level crossings remain closed for most of the time. It is proposed to provide Railway Over Bridges over these level crossings on Sohna Road, Buta Road, Badkhal Road and Mewla-Maharajpur Road. The under pass connecting Green Field Colony require reconditioning. In addition to these proposed Railway Over Bridges, another Railway Over Bridge is proposed at the crossing of proposed Bye-pass on Delhi-Mathura Railway line to the South of Sector 61.

(v) **Bridges over Gurgaon and Agra Canals.**—The present bridges on Agra Canal are very old and weak which were designed to carry the canal traffic. To integrate the urbanisable proposals on either side of Agra and Gurgaon Canals, bridges on following points will be required:—

- (i) On Sector road, between 33 and 34.
- (ii) On Sector road between 13 and 14.
- (iii) On Tigon Road.
- (iv) On the crossing of Bye-Pass.

The existing bridges near old Faridabad and Ballabgarh-Mohna Road require widening and strengthening.

3. **Extent of various Land uses.**—The Faridabad Development Plan has been designed by keeping in view the over all town density of 45 persons per acre. In order to accommodate 17.5 lacs population by 2011 A.D., the urbanizable area of 38743 acres has been proposed. The extent of various land uses is described as below:—

#### EXTENT OF LAND USES

Sr. No.	Land uses	Total area (Acre in acres)	Percentage of total area
1.	Residential		
2.	Industrial	19262	49.71
3.	Commercial	7749	20.00
4.	Transport and Communication	1910	4.93
5.	Public and Semi Public uses	3840	9.91
6.	Public Utilities	1310	3.38
7.	Open spaces Parks and Green Belts	382	0.99
8.	Special Zone		
	Total	1691	2.32
		38743	100%

Note:—(i) Recreational areas outside ring road have not been included in above urbanisable area.  
(ii) The above areas include areas under existing land uses/areas within towns of old Faridabad, NIT and Ballabgarh.

## Distribution of land uses lying in the West of Agra Canal and East of Agra Canal

Sr. No.	Land uses	Area lying in the West of Agra Canal	Area lying in the East of Agra Canal	Total area
1.	Residential	14703	4559	19262
2.	Industrial	5118	2631	7749
3.	Commercial	1088	822	1910
4.	Transport & Communication	2271	1569	3840
5.	Public & Semi Public uses	508	802	1310
6.	Public Utilities	—	382	382
7.	Open Spaces, Parks and Green Belts	1859	1340	3199
8.	Special Zone	1091	—	1091
Total		26638	12105	38743

**Residential.**—In this Development Plan, an area of 19262 acres has been reserved for residential purpose on the basis of average residential density of 90 persons per acre. However, the proposed residential density for the residential sectors adjoining to industrial areas has been kept as 120 persons per acre to accommodate population of Economical weaker section and low income group. The Sectors adjoining to Central Business District have been proposed to be developed on the basis of residential density of 100 persons per acre. Whereas the sectors on rocky terrain along Badkhal Surakund Road shall have low residential density.

**Industrial.**—Since Faridabad-Ballsbgerh Complex is primarily an industrial agglomeration, in the development plan an area of 7749 acres has been proposed for industrial purpose out of which an area of 2631 acres has been proposed in the area lying in the East of Agra Canal. The site already selected for Gas based Thermal Plant has already been accommodated in the Development Plan. Against the additional population of 7.5 lacs the likely working force will be of the order of 2,62,500 by assuming 35% as the rate of working force to the additional population of 7.5 lacs. As this town in the 2001-2011 decade is being planned for Moderate and balanced functional growth, it is assumed that ratio of industrial workers to total working force shall be around 30% i.e. total industrial working force will be around 78930 persons. For provision of industrial land as per planning norms of 100 industrial workers per acre, the total industrial land requirements will be of the order of 2631 acres. Provision of 2631 acres of industrial area has been made in the form of six industrial sectors on the east of Agra Canal.

**Commercial.**—In the Development Plan an area of 1910 acres has been proposed for commercial purpose. Since, due to inadequacy of commercial area, there is a tendency of converting existing residential areas into Commercial areas. Therefore in the area lying in the east of Agra Canal an area of 822 acres has been proposed for commercial purpose. In this proposed area commercial landuses have been proposed along major roads in a linear pattern along sector roads between Sectors 78 to 83 and sector 70 so that tendency of converting residential areas into commercial use can be curbed.

In the west of Agra Canal, Sector 12 which was previously planned as City Centre has been renamed as Commercial-business Centre and Town Park has been merged in this Sector for better synthesis of high rise building and open spaces. The city centre design will take care of public open spaces. In addition to commercial belt between Sectors 21-C, 46, 45 and Railway line, seven District business centres (i.e. in Sector 52, N.I.T. No. 1, 45, 4, 16, 18 and 79) have been proposed in the Development Plan.

## TRANSPORT &amp; COMMUNICATION

As described earlier, the circulation system of the town shall have grid iron system. However, the location of six Transport Nagar, sites being most suited along the Bypass and Delhi-Mathura Road adjoining to the industrial area have been provided in Sector 20-A, 27-D, 59, 61, 67 and near Village Movat opposite Sector 87. An area of 3840 acres has been proposed for Transport and Communication use.

**Public and Semi Public Uses.**—An area of 1310 acres has been proposed in linear pattern along major roads for town level as well as regional institutions. The neighbourhood level connectivity facilities will be provided at the level of preparation of Layout Plan of individual sector. However, the town level facilities which include colleges and Hospital have been proposed

in this Development Plan. As per the National Capital Region norms 17 Colleges and 17 Hospitals are required to cope with the projected population of 17.5 lacs which have been proposed as shown in the Development Plan.

**Public Utilities.**—In the Development Plan all public utility places which stand already developed have been accommodated in the Development Plan. Similarly, the sites of Sewerage disposal works has been proposed in the area of east of Agra Canal. An area of 382 acres has been proposed for public utilities purpose.

**Major Open Spaces.**—An area of 3199 Acres has been kept under this use. Out of this major area lies along the eastern side of Agra Canal and along the express way as well as the proposed by pass in the Form of 100 metres wide Green belt. In addition to this, a belt of 500 metres width along the proposed alignment of By pass towards the east has also been provided. This belt can be used for regional recreational facilities like Amusement Parks, Tourist Complexes etc. with the permission of the Director.

**Special Zone.**—Shall include institutions, offices, recreational building and areas with residential, commercial and other uses ancillary to the main uses mentioned above, provided that the gross area under each main use shall not be less than 10 acres.

### 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 landuse and standards of development. They also very elaborately detailed out allied and ancillary uses which will be permitted in the various major land uses and stipulate that all change of landuse and Development shall be in accordance with the details shown in the Sector Plan thereby ensuring the preparation of detailed sector Plans for each Sector to guide the development and enforce proper control.

### ANNEXURE 'B'

### ZONING REGULATIONS

Governing use and development of land in the Controlled Areas around Faridabad Old town and around Ballabgarh as shown in Drawing No. FCA/STP/91/808, dated the 15th November, 1991.

**I. General.**—(1) These Zoning Regulations, forming part of the Development Plan for the Controlled Areas in and around N.I.T. Faridabad, Old Faridabad Town and around Ballabgarh, shall be called Zoning Regulations of Development Plan for Faridabad-Ballabgarh Controlled Areas.

(2) The requirement of these regulations shall extend to the whole of the area covered by the Development Plan and shall be in addition to the requirements of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 and the Faridabad Complex (Regulation and Development) Act, 1971.

**II. Definition.**—In these regulations—

- (a) 'Approved' means approved under the Rules;
- (b) 'Building Rules' means Faridabad Complex Administration Building Rules;
- (c) 'Drawing' means Drawing No. FCA/STP/91/808, dated 19th November, 1991;
- (d) 'Floor Ratio (FAR)' means the ratio, expressed in percentage, between the total floor area of a Building on all floors and the total area of the site;
- (e) 'Group Housing' means housing in blocks without division into streets and independent plots with necessary open spaces and sites for community facilities;
- (f) 'Light Industry' means 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 powers, laundry, dry-cleaning and dyeing, repair and service of auto-mobile scooters and cycles, repair of Household utensils, shoemaking and repairing, fuel depots, etc. provided no solid fuel is used by them;

- (h) 'Medium Industry' means all industries other than light industry and local service industry and not emitting obnoxious or injurious fumes and odours;
- (i) 'Extensive Industry' means an industry set up with the permission of the Government and is extensive employing more than 100 workers and may use any kind of motive powers of fuel; provided they do not have any obnoxious features;
- (j) 'Heavy Industry' means industry to be set up in public or semi-public or private sector with the permission 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 hazard to the health and safety of the community.
- (l) 'Material Date' means the date of publication of notifications of various controlled areas mentioned below :-

Sr. No.	Name of Controlled Area and notification No.	Material Date
(1)	Controlled area around Municipal town of Old Faridabad declared,—vide Punjab Government Gazette Notification No. 3826-2TCP-63/35804, dated the 19th December, 1963, Published in Punjab Government Gazette, dated the 17th January, 1964.	17-1-1964
(2)	Controlled area around municipal town of Ballabgarh declared,—vide Punjab Government Gazette Notification No. 365-2TCP-64/2869, dated the 1st February, 1964, published in Punjab Government Gazette, dated the 6th March, 1964.	6-3-1964
(3)	Controlled area around Old Faridabad (East of Agra Canal Part-I), declared,—vide Punjab Government Gazette Notification No. 734-2TCP/9595, dated the 2nd April, 1965 published in Punjab Government Gazette, dated the 28th May, 1965.	28-5-1965
(4)	Controlled area around Old Faridabad (East of Agra Canal Part-II), declared,—vide Punjab Government Gazette Notification No. 1342-2TCP/13668, dated the 11th May, 1966, published in Punjab Government Gazette, dated the 27th May, 1966.	27-5-1966
(5)	Controlled area within municipal limits of Faridabad N.I.T. declared,—vide Haryana Government Gazette Notification No. FCA/T-74/96, the dated the 9th January, 1974, published in Haryana Government Gazette, dated the 22nd January, 1974.	22-1-1974
(6)	Controlled area within municipal limits of Old Faridabad Town declared,—vide Haryana Government Gazette Notification No. FCA/T-76/3444, dated 15th April, 1976, published in Haryana Government Gazette, dated the 27th April, 1976.	27-4-1976
(7)	Controlled area within municipal limits of Ballabgarh Town declared,—vide Haryana Government Gazette Notification No. FCA/T-76/3445, dated the 15th April, 1976 published in Haryana Government Gazette, dated the 27th April, 1976.	27-4-1976
(8)	Additional controlled area around Faridabad-Ballabgarh complex declared,—vide Haryana Government Gazette Notification No. 12869-10DP-82/3528, dated the 3rd March, 1982 published in Haryana Government Gazette, dated the 22nd April, 1982.	22-4-1982

Sr. No.	Name of Controlled Area and Notification No.	Material Date
(9)	Additional Controlled Area around Faridabad Complex Administration declared,—vide Haryana Government Gazette Notification No. FCA/STP/91/1/46, dated 30th September, 1991 published in Haryana Government Gazette, dated 1st October, 1991.	1-10-1991

- (a) 'Non Conforming Use, in respect of any land or building in a controlled areas 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 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 and the Faridabad Complex Controlled Areas (Restriction of Unregulated) Development Rules, 1974;
- (p) 'Sector Density and Colony Density' shall mean the number of persons per acre in Sector area of colony area as the case may be.

*Explanation:—*(i) In this definition the 'Sector area' or 'colony' area' shall mean the area of the Sector or of colony as bounded with 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 including 50 per cent 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 case may be.

- (ii) for the purposes of calculation of sector density or colony density it shall be assumed that 55 per cent of the sector area of colony area will be available for residential plots including the area under ground housing and that every building plot shall on the average contain two dwelling units each with a population of 4.5 persons per dwelling units or 9 persons per building plot. In the case of shop-cum-residential plot, however, only one dwelling unit shall be assumed.
- (iii) 'Site Coverage' means the ratio, expressed in percentage between the area covered by the ground floor of a building and the area of the site.
- (iv) The Term Act, colony, colonizer, Development Plan, Sector and 'Sector Plan' shall have the same meaning as assigned to them in the Punjab Scheduled Road, Controlled Areas Restriction of Unregulated Development Rules, 1965, The Faridabad Complex Controlled Areas (Restriction of Unregulated Development) Rules, 1974; and
- (v) In case of doubt, any other term shall have the same meaning as assigned to it in the Punjab scheduled Roads and Controlled Areas Restriction of unregulated Development Act, 1963 and the Faridabad Complex (Regulation & Development) Act, 1971.
- (q) 'Farm House' Mean a house constructed by the owner of a farm of this land for the purpose of—
- (i) dwelling unit, i. e. main use; and
  - (ii) farm shed i. e. ancillary use.

*Note :—* (i) The construction of the farm house shall be governed as per policy approved by the Haryana Government "provision of farm houses outside *Abadi-deh* in rural/ agricultural zone".

- (r) 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 drains, pacca platforms, fencing and boundary walls, water by drains etc.

III. Major land uses Zones.—(1) For purposes of these regulations the several parts of the controlled areas indicated on the drawing shall be reserved for the following major land uses and to be designated as such:—

- (i) Residential Zone.

- (ii) Commercial Zone.
- (iii) Industrial Zone.
- (iv) Transportation and Communication.
- (v) Public Utilities.
- (vi) Public and Semi-Public uses.
- (vii) Open spaces.
- (viii) Agriculture Zone-Hilly Area.
- (ix) Special Zone.

(2) Classification of major land uses is according to Appendix 'A'.

IV. Division into Sectors.—Major uses mentioned at Serial Nos. (i) to (vii) and (ix) in Regulation III above which are land uses for building purposes have been divided into sectors as shown bounded by the major road reservation and each sector shall be designated by the number as indicated in the drawing.

V. Detailed land uses within major uses.—Main ancillary and allied uses, which are subject to other requirements of these regulations and of the rules, may be permitted in the respective major land use zones, are listed in Appendix 'B' subjoined to these regulations.

VI. Sectors not ripe for development.—Notwithstanding the reservation of various sectors for respective land use for building purpose, the Director may not permit any change in their land use or allow construction of building thereon, from considerations of compact and economical development of the controlled area, till such time as availability of water supply, drainage arrangements and other facilities of these sectors are ensured to his satisfaction.

VII. Sectors to be developed exclusively through Government Enterprise.—(i) Change of land use and development in sectors which are reserved for the commercial zone and the instructional 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 by any colonizer within these sectors.

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

VIII. Land Reservation for Major Roads.—(1) Land reservation for major roads shall be under:—

(i) Major roads indicated as V-1 on the drawings

200' road reservation,  
with 100' minimum  
green belt on either  
side.

(ii) Major existing roads indicated <sup>A, B C</sup> V-1, V-1 & V-1  
as on the drawing

(iii) Major sector roads marked as V-2 on the drawing

140 ft.

(iv) Major roads indicated as V-3 on the drawing  
(roads along the boundaries of the sector).

100 ft.

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

IX. Industrial Non-conforming Use.—With regard to the existing industries shown in zones other than Industrial Zones in the Development Plan such industrial non-conforming uses may 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 industry concerned:—

- (a) Undertakes to pay 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 arrangement for the discharge of effluent to the satisfaction of the Director.
- (c) No further expansion shall be allowed within the area of the non-conforming use.

X. **Discontinuance of non-conforming uses.**—(i) If a non-conforming use of land was remained discontinued continuously for a period of two years or more, it shall be deemed to have terminated and the land shall be re-developed only for conforming use.

(ii) If a non-conforming use building is damaged to the extent of 50 per cent 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 conforming use.

(iii) After a lapse of period fixed under clause IX 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 purpose unless the proposed use and development 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 in such area for which relaxation has been granted as provided in regulation XVII.
- (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 uses.**—(1) The minimum size of plots for various types of uses shall be as below :—

(i) Residential plot	30 sq. mts.
(ii) Shop-cum-residential plot	100 sq. mts.
(iii) Shopping booth including covered Corridor	20 sq. mts.
(iv) Kiosks	6 sq. mts.
(v) Local Service industry plot	100 sq. mts.
(vi) Industrial plot	250 sq. mts.

(2) The minimum area under a group housing scheme will be 0.2 hectare.

XIV. **Site coverage, height and bulk of Building under various types.**—Site coverage height up to which building may be erected within independent residential and industrial be according to the provisions contained in Chapter VII of the Rules and Far Administration Building Rules, 1989. In the case of other categories, the maximum and the floor area ratio subject to architectural control, as may be imposed under regulation XVI shall be as under :—

Sr. No.	Type of use	Maximum G. F. Cov.	Max. Far	Remarks
1	Group housing	25 %	150	
2	Govt. Offices	25 %	150	
3	Commercial—			
	(a) Integrated corporate	50 %	125	The total area of the commercial pocket is to be considered as plot-able area while working out the total plotted area of the sector. Only 35% of the total area of commercial pocket in which these sites have been planned be accounted as plotted area for working out the total area of the sector.
	(b) Individual site	100 %	300	
4	Warehousing	75 %	150	

N. B.—10 % area of the built-up floor (excluding all public corridors) in all commercial site may be permitted for storage and parking and this area would not be included for calculating FAR.

**XV. Building lines in front side and rear of Buildings.**—These shall be provided in accordance with rule 27 of Faridabad Complex Administration Building Rules, 1989.

**XVI. Architectural Control.**—Every building shall conform to architectural control wherever and if any specified in the architectural control sheets prepared under rule 18(2) of the Faridabad Complex Administration Building Rules, 1989.

**XVII. Relaxation.**—In case of any land lying in agricultural zone, Government may relax the provisions of the development plan :—

- (a) for use and development of the land into a residential or industrial colony provided the colonizer has purchased the land for the said use and development prior to the material date and the colonizer secure permissions for this purpose as per rule ;
- (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 the Director as determined by him, the proportionate development 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 this regulation shall mean acquisition of full proprietary rights and no lesser title such arrangement to purchase, etc.

**XVIII. Density, size and distribution of plots.**—(i) Every residential sector shall be developed to the sector density indicated and prescribed for it in the drawing subject to a maximum of 20 per cent variation allowed on either side of the prescribed sector density.

In case of a residential colony allowed under regulation XVII, the colony density of the colony area shall not exceed the limits as laid down below :—

For area up to 100 Hectares	250 persons/hect.
For areas more than 100 Hectares	150 persons/hect.

**XIX. Provision of Farm Houses outside Muzi Deh in Agricultural Zone.**—A Farm House in rural zone outside Muzi Deh may be allowed as per rules framed by the Haryana Government.

**XX. Relaxation of Development Plan.**—Government may in cases 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 principle of equity and justice or payment of development charges on such other conditions as it may deem fit in case.

**XXI. Special Zone.** Shall include institutions, offices, recreational building and areas with residential, commercial and other uses ancillary to the main uses mentioned above; provided that the gross area under each main use shall not be less than 10 acres.

#### APPENDIX 'A'

#### CLASSIFICATION OF LAND USES

Main Code	Sub-Code	Main Group	Sub-Group
100		RESIDENTIAL	Residential Sector on Neighbourhood pattern
200		COMMERCIAL	
	210		Retail Trade
	220		Wholesale Trade

Main Code	Sub-Code	Main Group	Sub-Group
	230		Warehouse and Storage.
	240		Office and Banks, including Govt offices
	250		Restaurants, Hotels and Transient, Boarding Houses including public Assistance Institutions providing residential accommodation like Dharmsala, Tourist Houses etc
	260		Cinema and other places of public assembly run on a commercial basis
	270		Professional Establishments
300		<b>INDUSTRIAL</b>	
	310		Service Industry
	320		Light Industry
	330		Extensive Industry
	340		Heavy Industry
400		<b>TRANSPORT AND COMMUNICATIONS</b>	
	410		Railway Yards, Railway Stations and sidings
	420		Roads, Road Transport Depots and parking Areas Dockyard Jettys
	440		Airport/Air Stations
	450		Telegraphy Offices, Telephones and Exchanges etc.
	460		Broadcasting Stations
	470		Television Stations
500		<b>PUBLIC UTILITIES</b>	
	510		Water supply installations including treatment plants
	520		Drainage and Sanitary installations including disposal works
	530		Electric Power plants sub-station etc.
	540		Gas Installation and Gas Works
600		<b>PUBLIC AND SEMI-PUBLIC</b>	
	610		Government Administrative Control Secretariats, District Offices, Law Courts, Jails, Police Stations, Governors and Presidents residences
	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.

Main Code	Sub-Code	Main Group	Sub-Group
700		OPEN SPACES	
	710		Sports Grounds, Stadium play grounds
	720		Parks
	730		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 land and pastures
	850		Forest land
	860		Marshy land
	870		Barren land
	880		Land under water
900		SPECIAL ZONE	
			Institutions, offices, recreational buildings along with ancillary uses.

## APPENDIX 'B'

## Residential Zone

As required for the local needs of major use and at site car-marked for them in the Sector Plan or in the approved lay out plan of the colonies.

- (i) Residences.
- (ii) Boarding Houses.
- (iii) Social Community, Religious Recreational buildings.
- (iv) Public Utility Buildings.
- (v) Educational Buildings and all types of school and colleges 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 stands
- (xiii) Nurseries and Green houses.
- (xiv) Any other minor needs ancillary to residential uses

#### COMMERCIAL ZONE

- (i) Retail trade
- (ii) Wholesale trade
- (iii) Warehouses and Storages
- (iv) Commercial Offices and Banks
- (v) Restaurants and Transient Boarding Houses including public assistance institutions providing residential accommodation like Dharamshala, Tourist houses, etc.
- (vi) Cinemas, Hotels, Motels and other places of public assembly like theatres, club, dramatic clubs, etc. run on commercial basis
- (vii) Professional establishments
- (viii) Local Service Industry
- (ix) Residences on the first and higher floors
- (x) Public Utility buildings
- (xi) Petrol Filling Stations and Service Garages
- (xii) Loading and Unloading yards.
- (xiii) Parking spaces, bus stops, taxi, tonga and rickshaw stands
- (xiv) Town Parks
- (xv) Any other use which the Director in public interest may decide

#### INDUSTRIAL ZONE

- (i) Service Industry
- (ii) Light Industry
- (iii) Medium Industry
- (iv) Extensive Industry
- (v) Heavy Industry
- (vi) Warehousing and storage.

- (vii) Public Utility community building and retail shops
- (viii) Parking, loading and unloading areas
- (ix) Truck stands, bus stops, taxi, tonga and Rickshaw stands
- (x) Petrol filling stations and service garages
- (xi) L. P. G. Gas godowns
- (xii) Any other use permitted by the Director

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

#### 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, Telephones and Telephone Exchanges
- (v) Broadcasting Stations
- (vi) Television Station
- (vii) Agricultural, Horticultural and Nurseries at approved sites and periods
- (viii) Petrol filling stations and service Garages
- (ix) Parking spaces, bus stops/Shelter, taxi, tonga and rickshaw stands

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

#### PUBLIC AND SEMI PUBLIC ZONE

- (i) Government offices, Government Administration Centres, Secretaries and Police Station
- (ii) Educational, Cultural and religious Institutions
- (iii) Civil, Cultural and special institutions like theatres, opera houses etc. of Predominantly non-commercial nature
- (iv) Medical and Health Institutions
- (v) Land belonging to defence
- (vi) Any other use which Government in public interest may decide.

#### OPEN SPACES

- (i) Sport grounds, stadium play grounds;
- (ii) Park and Green belts;
- (iii) Cemeteries, Crematories etc;
- (iv) Motor Fuel filling station, bus queue shelter along roads with the permission of Director.
- (v) Any other recreational use with the permission of the Director.

#### USES STRICTLY PROHIBITED

Storage of Petroleum and other inflammable material.

## AGRICULTURAL ZONE

- (i) Agricultural, Horticultural, Dairy farming as approved by the Director;
- (ii) Village house within abadi deh;
- (iii) Farm house outside abadi deh subject to restriction as laid down in zoning regulation XIX;
- (iv) Afforestation development of any of its part for recreational.
- (v) Expansion of existing village contiguous to abadi deh if undertaken as a project approved or sponsored by the Central or State Government.
- (vi) Milk Chilling Station and pasteurisation plants.
- (vii) Bus stand and Railway station.
- (viii) Air ports with necessary building.
- (ix) Wireless Station.
- (x) Grain Godowns storage spaces at sites approved by the Director.
- (xi) Weather stations.
- (xii) Land drainage and Irrigation, hydro-electric works and Tube-well 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 sites.
- (xv) Cremation and burial grounds.
- (xvi) Non Polluting tiny and small industries as per the provisions contained in notification No. JD-91/A-III/4330, dated 14th March, 1991.
- (xvii) Petrol filling station and service Garages.
- (xviii) Hydro-electric thermal sub-station.
- (xix) L. P. G. Gas storage, godown with the approval of the Director.
- (xx) Any other use which the Government may in public interest decide.

## SPECIAL ZONE

Institutions, offices, recreational buildings, residential, commercial and other ancillary uses.

NIRENDRA NATH,  
Commissioner and Secretary to Government, Haryana,  
Local Government Department,  
Chandigarh.