

HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT
NOTIFICATION

The 4th April, 2007

No. CCP(NCR)/DDP(KTL)/2007/1430 .- In exercise of the powers conferred by sub-section (4) of section 5 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1963), the Governor of Haryana hereby publishes the draft development plan for the controlled area and the additional controlled area, Kaithal declared vide Haryana Government Town and Country Planning Department notification No. 9858-VDP-71/3652, dated the 25th August, 1971 and No-1100-2TCP-77/8332, dated the 15th March, 1977, published in Haryana Government Gazette (Extra ordinary) dated 25th August, 1971 and 29th March, 1977 respectively along with restrictions and conditions as given in Annexures A and B for the development plan approved under sub-section (3) of the said section for the information of all persons likely to be affected thereby.

Notice is hereby given that the draft development plan shall be taken into consideration by the Government on or after expiry of a period of thirty days from the date of publication of this notification in the Official Gazette together with objections and 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 the revised draft development plan before the expiry of the period so specified.

DRAWINGS

1. Existing land use Plan Drawing No. RTP (R)-5/72, dated the 19th June, 1972 and Drawing No. DTP (KK)-190/78, dated the 2nd May, 1978 (already published in Haryana Government Gazette vide notification No.4541-2TCP-74/37401, dated the 22nd October, 1974 and No. 10DP-81/8032, dated the 21st May, 1981 respectively).
2. Draft Development Plan Drawing No. DTP (KTL)/136/2006, dated the 9th October, 2006.

ANNEXURE A

EXPLANATORY NOTE ON THE DRAFT DEVELOPMENT PLAN-2021 A.D. FOR THE CONTROLLED AREA AND ADDITIONAL CONTROLLED AREA AT KAITHAL.

(1) BACKGROUND:

Kaithal is said to have been named from the Sanskrit word "Kapisthala" which means the " abode of monkeys" . There is a pond to the east of the town called " Anjani kaa Tilla" where Anjani, the mother of Hanuman, the monkey's God, is believed to have given birth to him. The town itself is said to have been founded by Yudhishtira in commemoration of his victory over the Kauravas in the battle of Mahabharata. It occupied an important strategic position during the early Hindu period. Razia Sultana is said to have fought her last battle nearby in which she was killed. Akbar renovated the town and built a fort here. In 1676 the town fell in the hands of Bhai Desu Singh, a Sikh Chieftain whose descendants, the Bhai's of Kaithal, ruled over the area till the territory was annexed to the British Government in 1843.

The town has numerous tombs of Sufi Saints like Sheikh Shahabuddin, Shahwaleit, Sheikh Teyub and Shah Kamal. Sheikh Teyub also built a mosque during the reign of emperor Akbar. Besides, there are also 108 Shiva Temples in the town and famous among these is ' Eleven Rudri Shiva Temple" which is the second of its kind in the country, except one at Kanshi. This temple was built by the wife of Bhai Sh. Udai Singh about 250 years ago. The Bidkiya Lake is one of the major features of the town and was built by one Bidkiya in the times of Aurangzeb. The old fort built by Akbar was later demolished. The Bhai's of Kaithal built their own fort and palace, which stands out prominently on the banks of the Bidkiye Lake. The palaces built by Bhai Udai Singh serves as rest house-cum-sub divisional magistrate office and residence.

At the time of creation of Haryana State, "Kaithal" was a tehsil-cum-sub-divisional headquarter of Karnal district. In 1973, it was included in Kurukshetra district. On 1st November, 1989 Kaithal came into existence as a district headquarter on the map of Haryana State.

(2) LOCATION AND REGIONAL SETTING:

Kaithal district is bounded by Punjab in the north and north-west, Jind district in the south-west, District Panipat and Karnal in the south- east and the Kurukshetra district in the north-east.

Kaithal town is located 48 Kilometers west of Kurukshetra. It is situated on 29^o 42' -9" north latitude and 76^o 23' -49" east longitude. The main town is picturesquely situated on the bank of an extensive artificial lake called the "Bidkiya Lake ". It is linked with surrounding important towns by metalled roads viz Karnal (60 Kilometers), Jind (55 kilometers), Kurukshetra (48 kilometers) and Ambala (80 Kilometers). The Kurukshetra-Narwana branch railway-line also passes through this town.

(3) PHYSIOGRAPHY :

The general topography of the town is flat. General slope of the town is from north-east to south-west, in which directions most of the canals/ drains flow down. The soils in the Kaithal town are mostly loam (Bhangar and Nardak) and silty clay (naili and chhachhra, dakar). The soils as classified by the National Bureau of Soil Survey and Land Use Planning (ICAR), Nagpur. The town is well known for the several sites of saltpeter which is of economic importance. The ordinary potters clay which is a common feature in the alluvial plains is used for the manufacture of earthen wares and bricks. The town is located in the semi arid climatic regions. Normally the south-westerly current of summer monsoon brings rain during the months of July, August and September. Thereafter, the weather remains mostly dry except for the few intermittent showers due to westerly disturbances. There are large variations in both daily and annual temperature with very hot summers and very cold winter. The maximum temperature during the summer varies between 40° to 46° Celsius and during winter the lowest temperature ranges between 1.5° to 2° Celsius. The winds are usually strong and frequent during May to July. The wind direction in the town is generally from north-east to south-west and vice versa.

The main town is situated on an elevated land, but it is surrounded by several ponds and mounds in the west and north-west including an extensive "Bidkiya Lake" covering the major potential area in the vicinity of the town. During rainy season due to heavy rains these ponds overflow and create acute flood problem in the town. But the Kaithal drain in the north and Amin drain in the south although save the town from flooding. The ground water level of the town varies from place to place, but the average ground water level of the town is 13.09 meters.

(4) AVAILABILITY OF INFRASTRUCTURE :

(a) Public Utilities :

(I) Availability of power:

At present, power supply is available by the town from five sub stations viz 400/220 Kilo Volt sub station at Kaithal-Patiala road, 33 Kilo Volt sub-station near Pehowa chowk, 132 Kilo Volt sub-station on Jind road near Industrial Training Institute, 33 Kilo Volt sub-station near Siwan Gate and 220 Kilo Volt sub-station near Titram village which is out of the controlled area. A Government of India Enterprise has recently established a new 400/220 Kilo Volt sub-station at Kaithal-Patiala road which is associated with Rihand Transmission System. It will develop an integrated and sufficient power transmission system network in the town and will improve power supply position of Kaithal town and its adjoining areas.

(II) Water Supply

Water supply system in the town is entirely based on ground water which is hard and brackish and declared unfit for human consumption. At present, there are 23 tubewells with a discharge capacity of 40 lacs gallons per day, supplying only 25 gallons per capita per day which is insufficient and much lower to the required national standard of 40 gallons per capita per day. Canal based water supply system with 42 cusecs raw water from Sirsa branch is also supplying drinking water to the existing town. This scheme will be sufficient for the town population of about 2.00 lac persons.

(III) Sewerage and Drainage :

Public Health Department has covered about 70% area of the town by underground sewerage system. Presently sewerage is used for irrigation purposes. There are two disposal works/ treatment centres situated on Chandana road and Kutubpur road. The storm water is drained out through Kaithal drain in the north, the Manas drain and Geong drain in the Centre of the town and Amin drain in the south.

(IV) Telecommunication

The town has adequate post, telegraph/telex and telephone facilities. The town has the facility of the direct dialing to different cities in the country and abroad. The telecommunication Department has also setup a new telephone exchange in the Mandi Township in an area of about 4.5 acres.

(b) Social Infrastructure

(I) Education

There are two degree colleges in the town, out of which one is exclusively for women and second one is a co-educational. The town is facilitated with one engineering college, one District Institution of Education and Training, Nineteen High/Senior Secondary schools, 12 Primary Schools, one Industrial Training Institute and one vocational institute. These institutions impart education to the town population as well as that of the surrounding areas. These institutions are not well equipped with the facilities of playgrounds, swimming pools, laboratories & libraries etc.

Note: Figure of 1981 are provisionally and estimated because separate figures was not published of both these sectors in 1981 census.

(iv) Participation ratio characteristics:

The occupational structure of Kaithal town has been explained from the year 1961 to 2021 in the above table, assuming participation ratio as 35% of the total population, the working population is estimated to 78,750 by 2021 AD. The manufacturing sector above would constitute about 20% i.e. 15,750 workers. In order to accommodate these industrial workers about 310 hectare of land for Industrial use is proposed to be developed presuming density of about 50 workers per hectare. The actual density would be more than the double of it, due to the nature of industries in this area like rice shellers and sugar mills in which seasonal workers are normally engaged without any regular employment. In primary sector only 5% workers are assumed and trade and commerce will dominate with 40% followed by other services with 25%. The total workers in the secondary and territory sector by 2021 AD are assumed to be 25% and 70% respectively.

(6) POPULATION/DEMOGRAPHY:

The population of Kaithal town has increased, almost by four times from 1951 to 2001. In 1951 its population was 28,422 persons, which in 1961 reached upto 34,890 persons i.e. increase of 22.76%. During 1961-1971 it increased to 45,199 persons i.e. an increase of 29.55% and during decade 1971-1981 it registered an increase of 29.71%. According to 1981 census it had a population of 50,385 persons. According to 1991 census, it registered an increase of 21.85% and had attained a population of 71,142 persons. According to 2001 census, Kaithal has attained a population of 1,17,426 persons with an increase of 65%. The primary factors responsible for this tremendous increase in the population are immigration of surrounding villages of the district for better facilities and job opportunities, the influx of immigrant from Punjab during the days of terrorism and various small and medium scale agro-based industries, upgradation of its administrative status at district headquarter with all Government and Semi-Government establishment, acquisition and development of the residential sectors by HUDA, development of new grain market and installation of sugar mill, etc.

Population:

| Year | Population | Decennial Growth |
|------|------------|------------------|
| 1961 | 34,890 | -- |
| 1971 | 45,199 | 29.55% |
| 1981 | 58,385 | 29.17% |
| 1991 | 71,142 | 21.85% |
| 2001 | 1,17,426 | 65% |

(7) EXISTING TRANSPORTATION NETWORK:

(i) Roads:

Kaithal town is located on Hisar-Chandigarh National Highway No. 65 and is well linked through an adequate road network with the important major town i.e. Kaithal-Karnal, Kaithal-Hisar, Kaithal-Jind, Kaithal-Patiala etc. The bus-stand is located in the Centre of the town in an area of about 8 acres.

(ii) Railway:

Kaithal town is connected by Narwana-Kurukshetra broadgauge railway line, which connects the town with major railway routes i.e. Delhi to Amritsar and Jammu at Kurukshetra and Delhi-Ferozpur main line at Narwana. The Kurukshetra-Narwana branch railway line divides the old town from the new development of the town. It creates traffic jam on Jind road and Karnal road.

(8) Industrial activity:

Industrialization is the base of the development, without it the over-all development of the economy is not possible. As such the industries are the measuring yard stick of the level of modernization and advancement of the region and its people.

At present there is no organised and planned industrial sector in the town and the industries have come up in an haphazard manner in and around the town and mainly on Kaithal-Jind road. The town is basically the most flourishing mandi in the State with a large quantity of arrivals of agricultural produce of wheat, paddy, sugarcane, oilseeds etc. In the absence of any type of minerals available in the district, the agricultural produce are the only raw materials easily available for the establishment of the agro-based and allied industries like rice shellers, oil mills, bailing, spinning and weaving mills, floor mills, bakeries, sugar mill, leather and other engineering and chemicals industries etc. As per the latest information received from the Industries Department, in Kaithal town, there are about 510 industries employing about 2000 regular workers and about 3000 seasonal workers. The towns being

located in the rice bowl area, the rice sheller are the major units which have come up during the last few years in the town. The Basmati rice due to its fine variety is exported mainly to Gulf countries. In April, 1991 a sugar mill was established in the cooperative sector. It is the only large scale industrial unit spread in an area of 148 areas on Kaithal-Karnal road employing 786 workers. An area of about 450 acres is covered by all types of existing industrial units.

(9) Commercial activity:

The town is dominated by trade and commerce followed by services and industries. Kaithal is the largest mandi in the state with total arrivals of agricultural produce of about 45 lacs tonnes per year. The old grain market is located near railway station which was insufficient to fulfil the needs of the town. Therefore, a new grain mandi was established by Haryana State Agricultural Marketing Board. At present, due to rapid and unexpected increase in arrivals specifically in wheat and paddy, this new mandi has also proved to be insufficient. Inadequate markets for vegetables, fodder, building material etc are scattered all over the town in an haphazard manner creating rapid and transportation problem. At present, an area of about 150 acres is under commercial use. There are also 13 banks in the town.

(10) NEED FOR DECLARATION OF CONTROLLED AREA:

In order to check haphazard development of the town, due to immigration of rural population, there is a need for declaration of controlled area around municipal town of Kaithal. For this reason, State Government has declared controlled area and additional controlled area around municipal town of Kaithal vide notification No. 9858-VDP-71/3652, dated the 25th August, 1971 and 1100-2TCP-77/8332, dated the 15th March, 1977. Draft development plan of the controlled area upto the year 2001 AD for the projected population of 1 lac persons was published on June 16, 1981.

With the upgradation of the administrative set up of the town, installation of sugar mill and economic activities of the new grain market, immigration of rural population has increased manifold, resulting in haphazard development in form of unauthorised colonies. Hence, there is a need to prepare revised draft development plan of controlled area upto the year 2021 AD for the projected population of 3.00 lacs persons.

(11) PROPOSALS:

The main town is situated on an elevated land, but it is surrounded by several ponds and mounds in the west and north-west including an extensive Bidkiya Lake covering the major potential area in the vicinity of the town which is not available for habitation. During rainy season, due to heavy rains these ponds overflow and create acute flood problem in the town. The land is generally plain and sloping towards south-west. The Kaithal drain in the north and Amin drain in the south although saves the town from flooding, but also acts as a physical barrier for urbanisation. Therefore, the new developments are to be provided in the north-east and in the east beyond the existing bye-pass. So, the above constraints are to be kept in mind while preparing the proposal of the Development plan.

(a) Population Projection:

The growth rate of Kaithal town is fairly erratic. During 1981-91, the population of Kaithal town registered an increase of about 21.85%. But the decade 1991-2001 showed high growth rate i.e. 65% on account of the upgradation of its administrative status to district headquarter, installation of sugar mill, immigration of population of surrounding villages of the district for better facilities, job opportunities and acquisition and development of residential sectors by the Haryana Urban Development Authority. Therefore, it is not possible to project the population on the basis of past trend alone. Therefore, keeping in view the trend of growth rate of the town having similar population ranges. Average growth rate is taken 65% & 55% for the decade 2001-2011 and 2011-2021 respectively for the projection of population upto the perspective period of 2021 AD, which is rounded off to 3.00 lacs persons, keeping in view the unforeseen growth. Gross density of the town is adopted as approximately 100 persons per hectare keeping in view the physical constraints of depressions, ponds etc.

Population Projections

| Year | Population | Decennial Growth |
|---------------|------------|------------------|
| 2011 | 1,93,753 | 65.00 |
| 2021 | 3,00,317 | 55.00 |
| Say 3.00 lacs | | |

(b) LAND USE PROPOSALS:

The development plan proposals have been made to accommodate population of 3.00 lac persons by 2021 AD on the basis of town density of about 100 persons per hectare. The total area proposed for 3.00 lacs population is about 2939 hectare.

Keeping in view town's organic growth and growth along the intersection points of roads to Guhla, Ambala, Thanesar, Karnal and Jind, the physical expansion is proposed circumferentially. The major planning consideration in the preparation of the development plan through out has been to take full advantage of the existing components and the infrastructure of the town so as to cause minimum alterations of existing land use. The major area for the proposed development has been chosen in the north and north-east of the existing town as it is comparatively free from any kind of water logging and flooding. On the south of existing town across the Narwana-Thanesar railway line, there is a new developed mandi of Colonization Department.

The road system has been provided in such a manner that the outer ring road proposed as V-1 with 75 mtrs width from Jind road to Ambala-Guhla road in south and north-east and V-3 with 45 mtrs width from Guhla road to Jind road in the North and west will act as a bye pass for the existing town. The existing bye-pass with minor changes in the alignment is converted into centre road of the town as V-1 road with existing width from which town level facilities such as commercial and public and semi-public uses etc. are easily accessible.

Kaithal town faces chronic problem of flooding. To make the plan effective certain measures have been taken in the plan proposals. The proposed bye pass V-1 with 75 metres width from Jind road to Ambala road and from Ambala road to Guhla road (in the north) and V-3 with 45 meters width from Guhla road to Jind road in the west will be raised and act as flood embankment.

Kaithal town suffers from poor underground water supply. The public Health Department has already prepared a canal based water supply scheme for Kaithal. The town also faces the acute problems of planned and organized markets for auto repair shop, transport agency, fodder market, vegetable market and additional extension of existing new grain market. For these markets specific provisions have been made in the plan. The development plan has been prepared in such a manner so that composite integrated development of the old town and proposed urbanisation is possible with a suitable road system. 33 sectors of varying sizes have been carved out. Wholesale market and warehouses have been proposed along the Jind road in view of the accessibility to transport facilities.

(c) Location of Major Land Uses:

Provisions of major land uses for the development of the controlled area as well as with municipal limits is as shown in the table given below:-

| Serial No. | Name of use | Within Municipal Limits (hectare) | Within extended municipal limits (hectare) | Within Controlled Area (hectare) | Total area (hectare) | %age of total urbanisable area |
|------------|----------------------------------|-----------------------------------|--|----------------------------------|----------------------|--------------------------------|
| 1 | Residential | 505.00 | 921.00 | 115.00 | 1541.00 | 52.43 |
| 2 | Commercial | 85.00 | 144.00 | - | 229.00 | 7.79 |
| 3 | Industrial | ---- | 186.00 | --- | 186.00 | 6.33 |
| 4 | Public and Semi pubic use | 30.00 | 52.00 | 75.00 | 157.00 | 5.34 |
| 5 | Transport and Communication Zone | 60.00 | 266.00 | 19.00 | 345.00 | 11.74 |
| 6 | Public Utility | 18.00 | 92.00 | 51.00 | 161.00 | 5.48 |
| 7 | Open Spaces | 142.00 | 137.00 | 41.00 | 320.00 | 10.89 |
| | Total urbanisable area | 840.00 | 1798.00 | 301.00 | 2939.00 | 100.00 |
| 8 | Agricultural Zone | --- | 1887.00 | 6611.00 | 8498.00 | |

(1) Residential:

Area proposed for residential purposes for total projected population of 3.00 lacs persons is about 1541 hectare, giving a net density of approx. 200 persons per hectare. Out of this about 505 hectare area is existing with a density of 232 persons per hectare. An area of about 10 hectare has been reserved for industrial housing in sector-28 alongwith existing Shergarh Minor (Kaithal-Branch). It is envisaged that with the implementation of this Development Plan, a population re-distribution would take place resulting in a uniform population density of 200 persons per hectare throughout the residential areas of the town including the existing town area.

(2) Commercial:-

The existing mandi and vegetable market situated in the south of the congested commercial area of the town are insufficient to meet the growing demand of the town. An area of about 33 hectare have been proposed for accommodating future needs for retail trade, wholesale trade, offices and banks etc. in sector 14 B. An area of about 103 hectare have been proposed for retail trade, wholesale trade, warehousing and storage, restaurants, hotels, cinemas and other places of public assembly in sector-25 and an area of about 23 hectare has been proposed for retail trade, offices, banks and restaurants, hotels, etc. in sector -33 (Part), keeping in view its linkage and proximity

with the existing town, accessibility from other parts of proposed urbanization and anticipated increase in commercial activities. In view of the functional status of the town, district centres have been proposed in sector 22 and 29 covering an area of about 5 hectare each. Total area proposed under commercial use is about 229 hectare out of which about 60 hectare is existing.

(3) Industrial:-

Kaithal being a big mandi, there is a great demand for sites for rice Shellers, cold storages, warehouses and other agro-based industries. The location of Industrial use has been kept, keeping in view the infrastructural facility, movement of goods and anticipated increase in industrial employment and activities. An area of about 186 hectare has been proposed for industrial use, out of which about 160 hectare is existing. The existing area is scattered and mixed with other uses in sector 17 and 26.

(4) Transport and Communication:

An area of about 345 hectare is proposed for transport and communication. An area of about 21 hectare has also been proposed for transport nagar in sector-25 abutting Kaithal-Jind road, which is being developed by HUDA. An area of about 5 hectare has been proposed for the new bus stand in Sector-31 on the eastern side of existing by-pass. The road system has been kept in the form of circular and radial roads which is most ideal for organically growth of small sized town like Kaithal. The transport and communication system has been planned, keeping in view the movement of goods and people within and outside the town, with due regards to the existing network and physical features. Major road system in the development plan with their land reservation is as under:-

| | | |
|----|-----------------------------|--|
| 1 | V-1 | 75 mtrs width with 100 metres green belt on both sides |
| 2 | V-1(a) | Existing width with 45 metres green belt on both sides |
| 3 | V-1 (b) National Highway-65 | Existing width with 60 metres green belt on both sides |
| 4 | V-1 (c) | Existing width with 45 metres green belt on both sides |
| 5 | V-1 (d) | Existing width |
| 6 | V-1 (e) | Existing width with 45 metres green belt on both sides |
| 7 | V-1 (f) | Existing width |
| 8 | V-1 (g) National Highway-65 | Existing width with 60 metres green belt on both sides |
| 9 | V-1 (h) | Existing width with 30 metres green belt on both sides |
| 10 | V-1 (i) | Existing width |
| 11 | V-1 (j) | Existing width |
| 12 | V-1(k) | Existing width |
| 13 | V-3 | 45 Meters |

The sector peripheral roads are proposed as V-3 and access to these roads shall be allowed only at specified and controlled points.

Three over bridges have been proposed to facilitate an unhindered flow of traffic in the town. The order of the priority of these should be Kaithal-Jind road followed by Kaithal-Karnal road and on the outer ring road (by-pass) indicated as V-1.

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

(5) Public Utilities:

An area of about 161 hectare is proposed under these land uses. This includes area under existing electric grid sub-stations on Kaithal-Jind and Kaithal-Karnal roads and disposal and treatment plants on Chandana road and Kutubpur road. An area of about 30 hectare in between Amin drain and Shergarh minor on Kaithal-Peoda road is proposed for canal based water works and an area of about 19 hectare on Kaithal-Dhand road is proposed for water supply installations including treatment plants and electric power plants and sub-stations etc. An area of about 12 hectare on the east side of Kaithal-Khurana road, about 8 hectare on the east of Kaithal-Guhla road and about 9 hectare in the west of the town on Kaithal-Kutubpur road are proposed for drainage and sanitary installation including disposal works. An area of about 19 hectare on the north of Amin drain on Kaithal-Jind road is earmarked for solid waste disposal. Power Grid Corporation of India Ltd. (a Government of India Enterprises) has established a new 400/220 Kilo Volt sub-station on the west of Kaithal-Patiala road in an area of about 19 hectare.

(6) Public and semi public uses:

It is expected that urbanization will exert greater influence on the increasing demand for public and semi public land uses. An area of about 157 hectare has been proposed under these land uses to meet the future demand of the town. It also includes the existing land under these land uses, which covers an area of about 30 hectare.

(7) Parks and open spaces:

There are several ponds and mounds around the main town and within proposed urbanization. An area of about 320 hectare has been earmarked under these land uses. The open spaces and parks are planned, so as to take care of the existing characteristics of the land which is unfit for extensive physical development. This includes the restricted green belts which have been proposed along bye-pass/scheduled roads, industrial zones, transport and communication zones and other major roads.

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

(8) Agricultural Zone:

The remaining area surrounding the urbanisable proposal is to be maintained as agricultural zone. Agricultural zone, however, would not eliminate the essential building development within this area, such as the extension of existing villages continuous to the abadi deh, if undertaken under a project approved or sponsored by the Government and other ancillary facilities necessary for the maintenance and improvement of the agricultural zone.

ZONING REGULATIONS

The legal sanctity to the proposals regarding land use is being given 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 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 Regulation**

Governing use and development of land in the controlled area and additional controlled area , Kaithal as shown in Drawing No. DTP (KTL) /136/2006, dated the 9th October, 2006.

I GENERAL

- (1) These zoning regulations forming part of the draft development plan for the controlled area and additional controlled area, Kaithal shall be called zoning regulations of the draft development plan for controlled area and additional controlled area, Kaithal.
- (2) The requirements of these regulations shall extend to the whole of the area covered by the draft development plan and shall be in addition to the requirements of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (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" means the rules contained in part VII of the rules;
- (c) "Drawing" means Drawing No. DTP(KTL)/136/2006, dated the 9th October, 2006;
- (d) "Floor Area Ratio" (FAR) means the ratio expressed in percentage between the total floor area of a building on all floors and the total area of the site;
- (e) "Group Housing" shall be the buildings designated in the form of flatted development for residential purpose or any ancillary or appurtenant building including community facilities, public amenities and public utility as may be prescribed and approved by the Director, Town and Country Planning Haryana;

- (f) "Light Industry" means an industry not likely to cause injurious or obnoxious noise, smoke, gas, fumes, odours, dust, effluent and any other nuisance to an excessive degree and motivated by electric power;
- (g) "Local Service Industry" means an industry, the manufacture and product of which is generally consumed within the local area, for example bakeries, ice-cream manufacturing, aerated water, Atta 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 odours;
- (i) "Extensive Industry" means an industry set up with the permission of the Government and in extensive employing more than 100 workers and may use any kind of captive power of fuel provided they do not have any obnoxious features;
- (j) "Heavy Industry" means an industry to be set up in public or semi-public or private sector with the permission of the Government (the cost of plant, machinery etc. as defined in the industrial policy of the Government);
- (k) "Obnoxious or hazardous Industry" means an industry set up with the permission of the Government and is highly capital intensive associated with such features as excessive smoke, noise, vibration, stench, unpleasant or injurious effluent, explosive inflammable material etc. and other hazards to the health and safety of the community;
- (l) "Material Date" means the date of publication of notification of various controlled area declared as under:-

| Serial Number | Name of controlled area and notification Number | Material Date |
|---------------|---|-------------------------------|
| 1 | Controlled area, kaithal notified vide Haryana Government, Town and Country Planning Department, notification No. 9858-VDP-71/3652, dated the 25 th August, 1971 and published in Haryana Government Gazette, dated the 25 th August, 1971. | 25 th August, 1971 |
| 2 | Additional controlled area , Kaithal vide Haryana Government Gazette notification No.1100-2TCP-77/8332, dated 15 th March 1977 | 29 th March, 1977 |

- (m) "Non-conforming use" in respect of any land or building in a controlled area means the existing use of such land or building which is contrary to the major land use specified for that part of the area in the development plan;
- (n) "Public Utility Service Building" means any building required for running of public utility services such as water-supply, drainage, electricity, post and telegraph and transport and for any municipal services including a fire station;
- (o) "Rules" means the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965;
- (p) "Sector Density" and "Colony Density" means the number of persons per hectare in sector area or colony area, as the case may be;
- (q) "Sector Area" and "Colony Area" means the area of sector or of colony as bounded within the major road system shown on drawing;

Explanation:

- (1) In this definition the "Sector Area" or "Colony Area" shall mean the area of the Sector or of Colony as bounded within the major road system shown on the drawing in the case of Sector and on the approved layout plan of the Colony in the case of colony excluding the land under major roads and their adjoining green belts, if any, and the area unfit for building development within the sector or the colony as the case may be;
- (2) For the purposes of calculation of sector density or colony density, it shall be assumed that 55 percent of the sector area or colony area will be available for residential plots including the area under Group Housing and that every building plot shall on the average contain three dwelling units each with a population of 4.5 persons per dwelling unit or 13.5 persons building plot or as incorporated in the Zoning Plan of the colony/group

housing complex. In the case of shop-cum- residential plot, however, only one dwelling unit shall be assumed;

- (r) "Site Coverage" means ratio expressed in percentage between the area covered by the ground floor of building and the area of the site;
- (s) The terms "Act", "Colony", "Coloniser", "Development Plan", "Sector" and "Sector Plan" shall have the same meaning as assigned to them in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1963) and Rules, 1965;
- (t) "Farm House" means a house constructed by the owner of a farm at his land for the purpose of:-
 - (i) dwelling unit i.e. main use; and
 - (ii) farm shed i.e. ancillary use.

Notes:-

- (1)The construction of the farm house shall be governed by the restrictions given under clause regarding "provision of farm house outside abadi-deh in rural/agricultural zone";
- (2)The farm sheds shall be governed by the restrictions mentioned in clause regarding building control and site specifications;
- (u) "Ledge or Tand" means a shelf-like projection, supported in any manner whatsoever, except by means of vertical supports within a room itself but not having projection wider than one meter;
- (v) "Loft" an intermediary floor on a residual space in a pitched roofs, above normal floor level with a maximum height of 1.5 meters 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" means 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 industrials 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 foodgrains, fruits or agro waste as a raw material; and
- (zb) any other terms shall have the same meaning as assigned to it in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1963);
- (zc) "Information Technology Industrial Units" means the categories of industries included in the Annexure to the Government of Haryana Information Technology Policy, 2000 and in Appendix-I to this notification and/ or, as may be defined by the Government of Haryana from time to time;
- (zd) "Cyber Park" / "Information Technology Park" means an area developed exclusively for locating software development activities and Information Technology Enabled Services wherein no manufacturing of any kind (including assembling activities) shall be permitted; and
- (ze) "Cyber City" means self contained intelligent city with high quality of infrastructure, attractive surrounding and high speed communication access to be developed for nucleating the Information Technology concept and germination of medium and large software companies/Information Technology Enabled Services wherein no manufacturing units may be allowed.
- "(zf) "Green Belt" shall mean, strips of land along sector/arterial road shown in the development plan, primarily meant for the widening of the sector/arterial road in future.

III. Major Land Uses/Zone

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

VII Sectors to be developed exclusively through Government Enterprises

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

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

VIII. Land Reservations for Major Roads

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

| | | |
|----|-----------------------------|--|
| 1 | V-1 | 75 mtrs width with 100 metres green belt on both sides |
| 2 | V-1(a) | Existing width with 45 metres green belt on both sides |
| 3 | V-1 (b) National Highway-65 | Existing width with 60 metres green belt on both sides |
| 4 | V-1 (c) | Existing width with 45 metres green belt on both sides |
| 5 | V-1 (d) | Existing width |
| 6 | V-1 (e) | Existing width with 45 metres green belt on both sides |
| 7 | V-1 (f) | Existing width |
| 8 | V-1 (g) National Highway-65 | Existing width with 60 metres green belt on both sides |
| 9 | V-1 (h) | Existing width with 30 metres green belt on both sides |
| 10 | V-1 (i) | Existing width |
| 11 | V-1 (j) | Existing width |
| 12 | V-1(k) | Existing width |
| 13 | V-3 | 45 Meters |

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

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

IX. Non-conforming uses either existing or having valid CLU permission:

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

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

- (c) shall not be allowed to expand the existing project within the area of non conforming use.
- (2) With regard to the projects having valid CLU permissions, and located in the zones other than conforming-use zone in the Development Plan, such non-conforming uses shall be allowed to continue, provided that the owner of the building concerned:
 - (a) undertakes to pay to the Director, as determined by him the proportionate charges towards the external development of the site as and when called upon by the Director to do so in this behalf; and,
 - (b) during the interim period makes satisfactory arrangements for the discharge of effluent to the satisfaction of the Director.

X. Discontinuance of non conforming uses:

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

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

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

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

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

- (i) the plot forms a part of an approved colony or the plot is in such area for which relaxation has been granted as provided in regulation XVII; and
- (ii) the plot is accessible through roads 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 building

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

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

(2) The minimum area under a group-housing scheme will be 5 acres if it forms a part of a licensed colony and 10 acres if it is developed independently. However, in case a group housing scheme is floated by Haryana Urban Development Authority or any other Government agency, the size of group housing sites shall be as specified in the scheme.

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

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

| Serial No. | Type of use | Maximum Ground Floor Coverage | Maximum Floor Area Ratio | Remarks |
|------------|--------------------|--|--------------------------|---------|
| 1 | Group housing | 35% | 175 | - |
| 2 | Government offices | 25% | 150 | - |
| 3 | Commercial | In accordance with the terms and conditions specified in the zoning plan of sites approved by the competent authority. | | |
| 4 | Warehousing | 75% | 150 | - |

N.B: 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 Rules.

XVI. Architectural control

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

XVII. Relaxation of agricultural zone

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

- (a) for use and development of the land into a residential or industrial colony provided the colonizer has purchased the land for the said use and developed prior to the material date and the colonizer secures permission for this purpose as per Rules.
- (b) for use of land as an individual site (as distinct from an industrial colony)

Provided that-

- (i) the land was purchased prior to the material date;
- (ii) the Government is satisfied that the need of the industry is such that it cannot await alternative allotment in the proper zone;
- (iii) the owner of the land secures permission for building as required under the Rules;
- (iv) the owner of the land undertakes to pay to the Director, as determined by him, the proportionate charges as and when called upon by the Director in this behalf and during the interim period makes satisfactory arrangement for discharge of effluent.

Explanation

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

XVIII Density

Every residential sector shall be developed to the sector density indicated as prescribed for it in the drawing subject to a maximum of 20 percent variation allowed on either side of the prescribed sector density.

XIX. Provision of Farm House outside Abadi-Deh in Agricultural Zone:

A farm house in rural 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 | 2 Acres minimum | As applicable to residential plot equivalent to 500 square yards. | 1 percent of the farm land (not more than 40 percent shall be used for labour/ servant quarters) |
| | Upto 3 acres. | As applicable to residential plot equivalent to 750 Square yards. | -do- |

| | | | |
|--------------------------------|-------------------------|--|--------------------------|
| | Upto 4 acres and above. | As applicable to residential plot equivalent to 1000 Square yards. | -do- |
| (ii) Height and storey. | | 11 Meters, three storeyed | 4 meters, single storey. |

(iii) Set back:

It shall be at least 15 meters away from the edge of the agricultural land on all sides provided that if land attached to the farm house abuts a road, the house shall be constructed with a minimum set back from the edge of the road as under:-

- (a) Where the road is bye-pass to a scheduled road 100 meters
- (b) Where the road is a scheduled road 30 meters
- (c) Any other road 15 meters

- (iv) Approach Road-** Any revenue rasta/road defined in the revenue record.
- (v) Basement-** Basement shall be permitted to the maximum extent of ground floor coverage but in the basement water closet and bathroom shall not be permitted.
- (vi) Ledge, loft and Mezzanine floor-** Ledge, loft and mezzanine floor shall be permitted within the building subject to the restrictions above as well as the restrictions stipulated in the definition given in part-II
- (vii) Services, Water supply**
 - (a) Good potable water supply should be available in the farm for human consumption in case farm house is built.
 - (b) Open Sanitary drains or covered drains to be provided to clean the sheds in case of Dairy farms, Drains are to be provided for carrying rain water in case of all buildings.
 - (c) Septic tank to be provided for disposal of human and animals waste as per provisions of the Rules.
 - (d) The distance between the septic tank and open well or tubewell shall be as provided in the Rules:

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

XX. Relaxation of development plan

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

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

- (i) LOCATION
 - (a) Information Technology Industrial Units will be located in Industrial Areas / Industrial Zones only;
 - (b) Cyber Parks/ Information Technology Parks will be located either in Industrial Areas or Industrial/Residential Zones abutting on V-1/M-1 and V-2/M-2 roads in the form of integrated development. However, no manufacturing units will be permitted in such parks;
 - (c) Cyber Cities:- The location of such a facility will be decided by the Government;

(ii) SIZE

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

(iii) MISCELLANEOUS**I Parking**

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

II Other Activities

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

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

APPENDIX A**CLASSIFICATION OF LAND USES**

| Main code | Sub code | Main group | Sub group |
|------------|----------|--------------------|---|
| 100 | | Residential | Residential Sector on neighborhood pattern |
| 200 | | Commercial | |
| | 210 | | Retail Trade |
| | 220 | | Wholesale Trade |
| | 230 | | Warehousing and Storage |
| | 240 | | Office and Banks including Government Office |
| | 250 | | Restaurants, Hotels and Transient Boarding Houses including public assistance institutions providing residential accommodation like Dharamshala, Tourist House etc. |
| | 260 | | Cinema and other places of public assembly on a commercial basis. |
| | 270 | | Professional Establishments |
| 300 | | Industrial | |
| | 310 | | Service Industry |
| | 320 | | Light Industry |
| | 330 | | Extensive Industry |
| | 340 | | Heavy Industry. |

| | | |
|------------|------------------------------------|--|
| 400 | Transport and Communication | |
| | | Railway Yards, Railway Station and Sidings. |
| | | Roads, Road Transport Depots and Parking Areas |
| | | Dockyards, Jetties |
| | | Airport/Air Stations |
| | | Telegraph offices, Telephone Exchanges etc |
| | | Broadcasting Station |
| | | Television Station |
| 500 | Public Utilities | |
| | | Water Supply installation including treatment plants |
| | | Drainage and Sanitary installation including disposal works |
| | | Electric power plants substation etc. |
| | | Gas Installation and Gas work. |
| 600 | Public and semi public | |
| | | Government Administrative Central Secretariat District Offices, Law Courts, Jails, Police Stations, Governors and President's Residence. |
| | | Education, Cultural and Religious Institutions |
| | | Medical and Health Institutions |
| | | Cultural institution like Theatres, Opera Houses etc. of a predominantly non commercial nature |
| | | Land belonging to defence |
| 700 | Open Spaces | |
| | | Sports Grounds, Stadium and Play Grounds |
| | | Parks |
| | | Green Belts, Garden and other Recreational Uses. |
| | | Cemeteries, crematories etc |
| | | Fuel filling stations and Bus Queue shelters |
| 800 | Agricultural land | |
| | | Market Garden |
| | | Orchards and Nurseries |
| | | Land Under staple crops |
| | | Grazing and Land pastures |
| | | Forest Land. |
| | | Marshy Land |
| | | Barren Land |
| | | Land under water |

APPENDIX B

I. RESIDENTIAL ZONE:

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

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

- | | |
|--|--|
| <ul style="list-style-type: none"> (xv) Starred hotels (xvi) Any other use, which the Government may in public interest decide (xvii) Cyber Parks/Information Technology Park | <p>As per the policy/ parameters decided by the Government</p> |
|--|--|

II. COMMERCIAL ZONE

- | | |
|--|---|
| <ul style="list-style-type: none"> (i) Retail Trade. (ii) Wholesale Trade. (iii) Warehouses and storages. (iv) Commercial offices and banks. (v) Restaurant and Transient Boarding Houses including public assistance institutions providing residential accommodation like Dharamshala, Tourist House etc (vi) Cinemas, Hotels, Motels and other places of public assembly like theatres, club, Dramatic Club, etc. run on commercial basis. (vii) Professional establishments. (viii) Residences on the first and higher floors. (ix) Local service industry. (x) Public utility buildings. (xi) Petrol filling stations and service garages. (xii) Loading and unloading yards. (xiii) Parking spaces, bus stops, taxis, tonga and rickshaw stand. (xiv) Town parks. (xv) Any other use which the Director in public interest may decide | <p>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</p> |
|--|---|

III. INDUSTRIAL ZONE

- | | |
|---|---|
| <ul style="list-style-type: none"> (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 and retail shops (x) Petrol filling stations and service garages. (xi) Liquid Petroleum Gas godowns permitted by the Director. (xii) Any other use permitted by the Director. (xiii) Cyber Parks/Information Technology Parks/Information Technology Industrial Units | <p>At sites earmarked for them in the sector plan or in the approved layout plan of the colonies.</p> |
|---|---|

IV. TRANSPORT AND COMMUNICATION ZONE

- | | |
|--|--|
| <ul style="list-style-type: none"> (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 | <p>At sites earmarked in the sector plan</p> |
|--|--|

V. PUBLIC AND SEMI PUBLIC USES ZONE

- | | |
|--|--|
| <ul style="list-style-type: none"> (i) Government offices ,Government Administration centres, secretariats and police station (ii) Educational, cultural and religious institutions (iii) Medical health institutions | <p>At sites earmarked in the sector plan</p> |
|--|--|

- (iv) Civic/cultural and social institutions like theatres, opera houses etc. of predominantly noncommercial nature
- (v) Land belonging to defence
- (vi) Any other use which Government in public interest may decide

VI. 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) Any other recreational use with the permission of Director.
- (vi) Public utility services like transmission lines, communication lines, water supply lines, sewerage lines, drainage lines in the green belts along the scheduled roads and major roads

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

VII. 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

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 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

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

- (ii) On Public road/rasta not less than 30 feet wide (other than scheduled roads, National Highway and State Highway) outside the half kilometer zone referred to in (1) above upto a depth of 100 metres along the approach road.
- (B) Non-Polluting medium and large scale agro based industries on public roads/revenue rasta not less than 30 feet wide other than scheduled roads, National Highway and State highway.
- (C) The site should not fall within 900 metres restricted belt around Defence installations.
- (xx) Small Restaurants and Motels along National Highways
- (xxi) Microwave Towers/Stations, Seismic Centers and Telecommunication Centers
- (xxii) Any other use, which Government may in Public Interest, decide

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:-

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

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

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

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