

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

The 19th December, 2003

No. CCP(NCR)/FDP/HCA-1/2003/3193 .- In exercise of the powers conferred by sub-section (7) of section 5 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1963), and with reference to Haryana Government, Town and Country Planning Department, Notification No. CCP(NCR)DDP/HCA-1/2003/3193, dated the 19th December, 2003, the Governor of Haryana, after considering the objections, suggestions and representations along with the recommendations of the Director, Town and Country Planning Department, Haryana, thereon, hereby publishes the Final Development Plan along with restrictions and conditions proposed to be made applicable to controlled area covered by it (given in the Annexures A and B to the final development plan of Hisar).

DRAWINGS

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| 1 Existing Land Use Plan | Drawing No. DTP(H)-1571/A/82, dated 17 th June, 1982 (already stands published, vide Notification No. 5556-10-DP-84/12705, dated the 21 st August 1984 published in Haryana Government Gazette dated 11 th September, 1984). For Additional Controlled Area-II Drawing No. DTP(E) (H) 10/2002, dated 12.11.02. (vide notification No. CCP (NCR) DDP/ HCA-1/2003/3193, dated 19 th December, 2003 published in Haryana Government Gazette dated the 30 th December, 2003. |
| 2 Final Development Plan | Drawing No. DTP(H)-3416/2006, dated 26.10.2006. |

ANNEXURE A

Explanatory Note on the Final Development Plan 2021 AD for the Controlled Area and additional Controlled Area I and II, Hisar.

1. INTRODUCTION

1.1 Historical Significance

Hisar town was founded by Feroze Shah Tuglak and contemporarily known as HISAR-E-FEROZA an organic word meaning fort. It is one of the important towns of the Haryana State and has earned a good name in the field of education and industrial growth during the past two decades. It gained importance in early sixties when Agriculture University, was set up as an extension of the Punjab Agriculture University, Ludhiana. Ever since, the Government's positive policies have played a vital role in the economic development of the city. The industrial policy of the Government has attracted large number of entrepreneurs and has resulted into the industrialization in and around the city. The construction of a new Judicial Complex and District Administrative Complex shifting of Haryana State Electricity Board offices, setting up of cantonment and development of new residential sectors have made this city a strong growth center in the region.

1.2 Location and Situation.

Hisar city located at 29° 10' North latitude and 75° 45' East longitude, is one of the important and fast growing urban center of Haryana. Hisar has grown to a vital position on the urban map of Haryana. It has come up because of its location factors. Its location is such that for any development away from the Grand Trunk road, Hisar drawn the attention. City of Faridabad, Gurgaon and Rohtak have different reasons for their growth whereas Hisar is growing entirely on its potential to grow and its nodality in region.

The city is catering to the needs of not only nearly 15,36,417 population of the district as per 2001 census but also to the population of adjoining areas of the Rajasthan and Punjab. People from Rajasthan and Punjab comes here for medical treatment, for the purchase of good quality seeds, cows, buffaloes, bullocks, sheeps etc. and also to get good education. It is because of the good trade links with the adjoining areas and its dominance in the field of medical care, education, seed production and horticulture, Hisar has attained the status of a "Primate City".

1.3 Climate

Hisar city is located in the semi-arid climate region. Normally the South Westerly current of summer monsoon brings the rains during the month of July to September. Thereafter, the weather remains mostly dry except for a few intermittent showers due to westerly depression. The annual precipitation in the district as a whole

generally ranges between 300 mm to 450mm. There are large variations in both daily and annual temperature with very hot summer and very cold winters. The maximum day temperature during the summer varies between 40 to 46 degree Celsius. During the winter it ranges between 1.5 to 4 degree Celsius. The winds are usually strong and frequent during May to July. Intermittent dust storms are also common.

1.4 Growth of Population

The population of Hisar has increased, almost, by five times from 1951 to 1991. In 1951 its population was, nearly 35,000 persons, which in 1961, reached upto 60222 persons i.e. increase of 72.06% during 1961-71 it increased to 89437 persons i.e. an increase of 48.51% and during the decade 1971-81 it registered an increase of 53.59%. According to 1981 census it had a population of 137369 persons. The primary factor responsible for this steady increase in population was immigrations due to the influx of evacuees from Pakistan during partition, shifting of Haryana State Electricity Board offices, establishments of Haryana Agricultural University, Guru Jambheshwar Technical University, development of the new cantonment etc. According to census 2001 Hisar has attained the population of 2,63,070 persons.

However the total population within the urbanized limits accounted to be nearly 3.00 lacs as most of the villages have become the part of the city. These are Satrod khurd and Gangwa and number of other villages which are within Controlled Area and in its immediate environs are Satrod Kalan, Dabra, Kaimari, Bir Hisar, Sikarpur and Raipur. With the extension of Municipal Committee Limits in July, 1988 these villages forms part of the town.

Apart from these villages about 15,000 population of cantonment is also dependent upon the city services. The industrial and residential development near the cantonment have further added to the number of dependents.

Thus, Hisar by itself is heading, naturally, towards acquiring all the ingredients of developmental node. It is in this context that Hisar has been identified as a Counter Magnet to Delhi in the Regional Plan for National Capital Region and shall attain the population of 10.00 lacs by the year 2021 A.D.

1.5 Study of existing Infrastructure:

1.5.1. Agriculture and Allied:

In the agriculture sector a number of institutions in and around the city have been established. These are viz-Haryana Agriculture University, Military Equine Farm (Stud Farm). Sheep and goat Breeding Centre, Buffalo Research Centre, Piggery Centre, Central State Farm, Hatchery Centre, Fish Farm, Live Stock Farm, Seed Production Farm and Tractor Training Centre.

1.5.2. Education Sector:

Haryana Agriculture University runs College of Agriculture, Veterinary College, College of Basic Sciences, College of Home Sciences and Sports College. It has earned a reputation in the field of agriculture, animal sciences and vaccine production. Apart from the Agriculture University, there is a Guru Jambheshwar Technical University, Government Institute of Engineering and Technology. Post Graduate Government College-Jat College, Dayanand College and Fateh Chand College for women and Chajju Ram College of Education. There are two Industrial Training Institutes, one each for boys and girls, one deaf and dumb training centre, mentally retard children centre and a school for the blinds.

1.5.3 Medical/Health:

There is a General Civil Hospital, a T.B. Hospital (run by State govt.) and an ESI Hospital. In private sector there are number of good hospitals and also numbers of Ultra Sound Centres and Pathological laboratories.

1.5.4. Industrial Sector:

The Hisar Textile Mill was set up in 1953, and became the mother factory spreading over an area of 400 acres and a United Textile Mill also set up in private sector. In other big industries Jindal Industries Ltd. Started manufacturing G.I. and M.S. pipes and earned its name in the country. Then came its sister concern Jindal strips produces hot strips. There are many other mills which started manufacturing angles/channels and Gurders of different sections. Thus Hisar has become one of the largest pipe manufacturing center.

In Hisar earlier 35 oil mills were functioning, but now there are only fifteen oil mills supplying oil to West Bengal with their base at Kolkata and Silliguri from there to Bangladesh. A number of cotton ginning and yarn making units, flour mills and a distillery have also come up.

1.5.5 Commercial:

Hisar has a new Auto Market over an area of 53 acres with 598 shops developed by the Improvement Trust. It also has a new wholesale cloth market over an area of 2 acres with 60 shops fully developed by Improvement Trust. A new grain market had also been developed by the colonization department over an area of 59 acres with 340 shops. Various retail centers had been developed by the Improvement Trust and Haryana Urban Development Authority which has been explained separately.

1.5.6 Accessibility and Transportation:

1.5.6.1 Roads:

Hisar city is located on the National Highway No. 10 which links it with other urban centers like Delhi, Rohtak, Sirsa, Fazilka and Ferozepur. The other important roads which link this city with other towns are Hisar-Rajgarh National Highway No. 65, Hisar-Tohana-Chandigarh Road, Hisar-Tosham-Bhiwani Road and Hisar-Balsamand-Bhadra Road.

1.5.6.2 Railways:

Like roads, Hisar city is well connected by railways also with other neighbouring urban centers. It has broadgauge railway route which links it with Jakhal, Sangroor, Ludhiana and Sirsa, Bhatinda, Bhiwani-Rewari-Delhi etc. It is a termination point of meter-gauge railway line coming from Rajgarh (Rajasthan).

1.5.6.3. Air Links:

Hisar has an Aviation Club and the Airport which was once used for Vayudoot services, flying between Delhi-Hisar and Chandigarh.

1.5.7. Sewage Disposal System:

As there is no natural outlet for sewage disposal because of the absence of a natural drain, the treated effluent is drained into an abandoned canal. The present capacity of sewage treatment in the city is 25 cusec which is proposed to be raised to 50 cusec in order to meet the increased needs of the existing town. The total water requirement for the Counter Magnet Town would be 100 cusec, sewage system will have to be designed to carry 75% of the total water supply i.e. for a discharge of 75 cusec.

1.5.8. Underground Water Table:

The water table has raising in all places and the present position of sub-soil water level in Hisar is 7 meter below natural surface level. The main reason for the rise in the water table is excessive supply of canal water for irrigation.

1.5.9. Water Supply:

The under ground water is partly brackish, the city is largely served by canal based water supply. There are five canal based water works receiving water from Hisar Distributory and Balsamand distributory. Also there are 16 tubewells operating in the town with discharge capacity of 18200 litres per hour. The present supply is about 145 litres per capita per day. As per the standard requirement of 182 litres water per capita per day there is a deficit of 37 litres water per capita per day. The total storage capacity of the five water reservoir is about 7621 lakh litres. The water supply requirement for the additional population of 8.00 lac by the year 2021 A.D. is estimated 340 lpcd. Four new water works have been proposed to meet the future demand with 350 lpcd capacity.

1.5.10. Availability of Power:

At present there is a 220 kilovolts sub-station at village Satrod Khurd which is connected to Bhakra system through a double circuit 220 kilovolt Line and with Delhi system through a double circuit 220 kilovolt line from Hisar to Ballabgarh. Another 220 kilovolt Sub-station has been erected on bye-pass for meeting the power requirement of industrial estate at Hisar. A 400 kilovolt sub-station is also to be erected by National Hydro Electric Power Corporation for execution of Chamera Power. The counter Magnet area can be fed through a double circuit 33 kilovolt ring around it with 4 Nos. 33 kilovolt sub-stations which will be connected to 220 kilovolt sub-station of Satrod and Industrial Estate.

1.5.11. Availability of Postal, Telegraph, Telephone, Akashvani and Doordarshan facilities:

Hisar has adequate postal, telegraph/telex/fax and telephone facilities. Hisar has the facility of direct dialing to a number of cities and towns of the country. The department also proposes to set up a new telephone exchange to meet the increased demand of the telephone users. However, for the purpose of counter magnet a separate electronic exchange is being set up in sector-27. Hisar also has Haryana's First Doordarshan Centre and also a Akashvani Centre.

1.5.12. Drainage System:

There is no natural stream or river which can carry the storm water during rains. Various measures had been suggested by the Irrigation Department. One of the them is to dug a drain of 90 kilometers Length from Hisar to Sirsa District and join it there with the Ghaggar river. This system had been suggested while selecting Hisar as one of the sites for a new capital. However, the local Municipal Council in consultation with the Irrigation Department, Public Health Department and Town and Country Planning Department has framed three local drainage schemes in different pockets of the city. These three schemes will be made successful with pumping system.

1.5.13. Administrative set-up:

Hisar continued to be the District Headquarters of the largest District in the State till its re-organisation. Some parts of it were transferred to Jind in 1966 when Jind was made a District, Tehsil Bhiwani and Loharu were transferred to Bhiwani District, when Bhiwani District was carved out in 1974. It was further bifurcated when Sirsa became a new district, entirely out of the Hisar District. New Fatehabad district also has been carved out of this District. At present Hisar District consists of four Tehsils and two Sub-Tehsils. The Tehsils are Hisar, Hansi, Narnaund and Adampur and the Sub-Tehsil are Barwala and Uklana. Hisar is the Divisional Headquarters of the Divisional Commissioner and also the Headquarters of Hisar Police range i.e. office of the Deputy Inspector General of Police. It is also a Battalion Headquarters of B.S.F., 3rd Haryana Armed Police Batalion. and commando force. In order to bring all the departments under one roof, a new five storeyed building of District Administration Complex was constructed and offices were shifted in 1980. It adjoins the new judicial complex which had been completed and made functional much before the Administration Complex building. This administrative and judiciary complex is the largest in Haryana.

1.6. Existing Occupational Structure:

As per the census of 2001, work force- participation is 33.51%, primary secondary and territory sectors constitutes 3.20%, 3.80% and 93.00% respectively of total work force.

TABLE-I: Occupational Structure Hisar

Year	Population	Total Worker	Participation Ratio	Primary workers	Secondary workers	Tertiary workers
1961	60,222	17737	29.45%	3017	4556	10164
1971	89,437	25124	28.09%	2291	6458	16375
1981	1,37,369	40814	29.71%	3263	13677	23874
1991	1,81,255	52103	28.74%	7406	11608	33089
2001	2,63,070	88145	33.51%	2821	3348	81976

1.6.1. Informal and Service Sector:

As characterized in almost all urban centers the informal economic activities are scattered all along the major axis in the city. These activities which form a part of trade and commerce have not been given a serious thought. However a new Rehri Market is established near Telian Pul to accommodate the vegetable rehri walas. This is only one activity. The other activities which require intervention are shoe-cobblers, black-smiths, dhobis, barbers, tailors and rehri walas which forms the part of poorest section of the society. Site and services are to be made available, to all of these informal economic activities, at the stage of micro level sector planning. The service shops automobiles scattered all along the highway have been rehabilitated in the Auto-Market established by the local Improvement Trust. A wholesale cloth and Grain Market have also been established. Apart from that the economic activities of service sector which needs to be rehabilitated are Kath Mandi, Loha Mandi and Vegetables Market.

1.7. Main features of National Capital Region Plan-2021-AD and identification of Hisar as Counter Magnet:

In order to achieve the objectives of establishment of the National Capital Region Planning Board, the Regional Plan-2001 had identified Hisar as Counter Magnet of Delhi outside the National Capital Region by taking into consideration its location, population, potential for growth and nodality. The Development of counter magnet would require co-ordinated efforts of State Government, Central Government and National Capital Region Planning Board.

1.7.1. The role of State and Central Government in the Development of Counter Magnet:

The role of the State government is to prepare an integrated long term development programme incorporating the detailed projects to coincide with 5 years plans. Specific action programme for the first five year

also would have to be prepared by the State Government, indicating the investment implications relating to development of physical and social infrastructure, economic activities such as industry, commerce, services housing, environmental improvements etc. in the State sector and development of transport (National Highways and Railways) and tele-communication in the central sector. The State Government is required to establish a development fund in the form of a revolving fund for this purpose in the State Plans, and has also set-up a City Planning and Monitoring Committee to Co-ordinate various development programmes relating to different agencies like Haryana Urban Development Authority, Municipal Council, Haryana State Agriculture Marketing Board and Haryana State Industrial Development Corporation etc.

2. Prospects and Limitations:

2.1 Hisar in the regional setting:

A counter magnet is expected to maintain a complimentary in respect of metropolitan functions. In this respect, Hisar is located far enough from Delhi as not to impair its development autonomy and functional identity as a regional growth centers. Hisar with its nodal location on National Highway No. 10 and National Highway No. 65 has very good road linkages with the surrounding regions in the State which is notable for high agricultural production. The importance of Hisar in its region is visualised from the facts that the town shares more than 50% of the social, educational, medical and economic infrastructure in the district. On the other hand the hinter land of Hisar is also agriculturally fertile and economically rich enough to maintain and boost the status of town as a strong regional growth center.

2.2 Development trends:

Except some parts of the old town, the whole of the town is developing on plain land along two major roads viz Delhi-Sirsa road and Hisar-Rajgarh road. Because of physical constraints and establishment of cantonment on east, the town has crossed the physical barrier of Hisar-Balsamand Distributory on the southern side and is also expanding along Rajgarh, Kaimari and Tosham roads.

2.2.1 Sewerage.

The whole city is divided into three sewer zones North, South and South-East. About 70% of the population is covered by the main disposal work located near the general bus-stand. From there sewage is pumped out into the abandoned Hisar distributory i.e. North Zones. The scheme for the southern part of the town covers the area between Hisar-Sirsa and Hisar-Sadalpur railway lines. An outfall sewer and subsidiary pumping station is located along the right bank of Balsamand distributory on Hisar- Rajgarh road. The south zone serves the developed colonies of Model Town, Urban Estate-II, Vidyut Nagar etc. The sewage and sullage water is disposed off without any treatment in to the fields.

2.2.2 Water Supply

Hisar is mainly located in the saline water belt, sweet water is available only in few pockets. The town is served by two systems of water supply i.e. canal water and ground water. There are five canal based water works located in different areas. These five are insufficient to serve the present population.

2.2.3 Storm Water Drainage.

Hisar does not have a proper storm water drainage system as a result water stagnates in the low lying areas during rainy season. A comprehensive storm water drainage scheme has been prepared by the Public Health Department and is being executed by the same with the co-ordination of Municipal Council and Haryana Urban Development Authority. However for the Additional Population of 8 lacs by 2021 AD, a separate drain from Hisar to Ottu is proposed to be constructed.

2.3 Projects initiated by the State Government:

2.3.1 Re-Development projects in progress:

The State Government had given its clearance to the following schemes for the town's re-development and beautification. All these development schemes are self-financed.

2.3.1.1. Shifting of Government Dairy:

The existing dairy is located within the urbanized area and its presence in the residential area has been causing unhygienic conditions is one of the oldest establishments, therefore structures are in a bad condition. A decision has been taken to shift this dairy outside the city.

2.3.1.2. Development of Recreational spot around the Gujri Mahal and Palace of Feroze-Shah:

It has been decided that a park around this land may be developed either by Tourist Department Haryana or Urban Development Authority or the Local Municipal Council. Local Municipal Council has already made a request for its transfer either to Tourism Department or Municipal Council. The offices and residence accommodated in the palace shall be shifted outside. This tourist complex or the recreational spot for all times to come shall act as a lung within the congested walled city. Gujri Mahal will be given a face lift with the help of Archeology Department.

2.3.1.3 Shifting of Police Lines:

The present Police Line, which one time used to be on the outskirts of the city is now in the heart of the city. This police line which had an area of 111 acres has been shifted outside the city along the Sirsa-Delhi Bye-pass. The present site is planned for residential and commercial purposes.

2.3.1.4 Shifting of Cattle Fair Ground.

The cattle fair was organized within the city. With the expansion of the town, cattle fair ground has become a nuisance for all purposes. This ground has an area of nearly 72 acres. A new site outside the Municipal Committee limits has been allotted for this purpose. The old site of the cattle fair ground is being developed by two agencies. Haryana Urban Development Authority is developing 44 acres of land for residential purposes and District Rural Development Agency is developing a TRYSEM center over an area of 28 acres.

2.3.2. Development projects initiated by the State Government:

2.3.2.1 Installation of 400 kilovolt Grid Station:

The National Hydro-Electricity Corporation has set up a 400 kilovolt Grid Station for Hisar measuring about 132 acres of land near village Mayyar.

2.3.2.2 Thermal Power Project:

Setting up of Thermal Power Plant at Hisar is one of the major contributory factors for induced growth of city. This project is already under consideration of the Union and State Government. About 2000 acres of land is proposed to be acquired on the Northern side of Hisar near Juglan village on National Highway No. 65.

2.3.2.3 Engineering college of Hisar.

About 250 acres of land has already been allotted by the State Government for the setting up of Engineering college at Hisar near the aviation club.

2.4. Developed projects:

Before the inception of Haryana Urban Development Authority the development works in the city were carried out by the Hisar Improvement Trust, Municipal Council, Housing Board, Urban Estate Department. These Development works are discussed in the following paras under the departmental heads.

2.4.1 Urban Estate/Haryana Urban Development Authority Projects:

Urban Estate Department developed two residential colonies and one commercial centre. Thereafter Haryana Urban Development Authority took over the complete charge of development activities. Since then various projects taken up by Haryana Urban Development Authority are given in the table under:-

TABLE-II: Sectors developed by Haryana Urban Development Authority

Serial Number	Name of sectors	Area in Acres	No. of plots			Remarks
			Residential	Commercial	Industrial	
1.	Sector-12	300.00	1615	373	-	Fully developed
2.	Sector-15A	117.84	986	216	-	-do-
3.	Defence Colony	43.45	442	68	-	-do-
4.	Sector-13P	166.00	1672	169	-	-do-
5.	Sector -14P	276.00	1958	-	-	In progress
6.	Commercial U.E. No.I	35.22	-	387	-	Fully developed
7.	Sector-27 and 28 Part (industrial).	180.00	-	10	160	-do-
8.	Scheme of Old Court Complex	25.00	Nil	411	-	In progress.
9.	Mela Ground.	44.00	560	82	-	-do-
10.	Police Line Area	121.10	804	145	-	-do-
11.	Sector-16 and 17P	178.65	2054	-	-	-do-

In addition to the above scheme Haryana Urban Development Authority will develop residential sector-9 and 11, 1 and 4. Land has already been acquired for these sectors.

TABLE-III

2.4.2. Improvement Trust Schemes.

Serial Number	Name of scheme	Total area in acres	Total Nos. of Plots	Remarks
1.	Auto-Market	52.80	598	Developed
2.	New Cloth Market.	1.67	60	-do-
3.	Jambheshwar Market	2.06	188	-do-
4.	Rajguru Market	8.20	335	-do-
5.	Commercial Scheme No.11D	2.35	118	-do-
6.	Commercial Scheme No.11E	5.00	175	-do-
7.	Commercial Scheme No.11C	2.75	107	-do-
8.	Commercial Development Scheme No.2.	1.20	38	-do-
9.	Residential Scheme no.11A	8.00	234	-do-
10.	Residential Scheme no. 11B	9.20	106	-do-
11.	Development Scheme no.6	9.10	60	-do-
12.	Green Park residential Scheme	12.80	109	-do-

2.4.3. Housing Board Haryana Schemes.

Housing Board Haryana has developed 3 residential colonies in Hisar. A colony measuring 2.5 acres has been developed in sector-12. In sector-15A residential houses has been constructed in the area measuring 10 acres and 5 acres Housing Board Colony has been developed along Hisar-Sirsa road near northern bye-pass. Presently, Housing Board is developing a number of houses in sector-16 and 17(part), Hisar.

2.4.4. Colonization Department.

Colonization department had developed a new grain market over an area of 58.64 acres. This new market had been provided with sheds over the auction platforms and adequate parking places. There are 340 shops of all sizes. It is one of the biggest grain yards in the district.

2.5. Development constraints.

There are physical barriers being faced in the evenly distributed physical expansion of the city. Its eastern side is closed by the cantonment, southern side by the Balsamand distributory, western side by the Haryana Agriculture University and stud farm and northern side by Government Livestock Farm. Thus land available for expansion is across the Balsamand distributory which would separate existing town from the proposed urbanization. The presence of this distributory within the urbanisable area has made it difficult to work out a proper drainage system and urbanization pattern. The other physical and social-economic constraints are, brackish under ground water, poor drainage system, low soil bearing capacity, lack of power supply, lack of local entrepreneurship, non-availability of any raw material, and market of finished products.

From the foregoing facts the following emerge as critical areas of intervention in order to achieve the growth of the town. Under ground water being brackish, the city would depend on canal based water supply scheme. To meet out the future demand a separate water supply channel is required to be constructed from Khanauri (in Punjab) to Hisar.

Due to plain topography of the town the natural drainage system is also very poor. As a result of which city faces the problem of storm water stagnation during rains. In order to overcome this problem in future a separate drain is required to be constructed from Hisar to Ottu.

Keeping in view the low soil bearing capacity of this area the density of population is also required to be kept low. Among the socio-economic factors which come in the way of the development of the city is the shortage of power. The state mainly depends on power either on Punjab-Himachal or Delhi. Lack of raw material and natural resources of power generation are the major factors responsible for less and costly power availability.

It is because of physical constraints like Balsamand distributory, Railway Lines, water logging and area under cantonment etc. the development has been proposed on northern side of the town. To facilitate the bye-

pass traffic and to link cantonment with Rajgarh road for defence purposes, a southern bye-pass has been proposed by 2021-AD northern bye-pass which will be an internal road. Keeping in view the prevailing wind direction, all industrial development has been envisaged on the eastern side of the town. The western side is retained as it is for Haryana Agriculture University and Stud Farm.

3. Development Proposals.

Development plan for Controlled Areas, Hisar was prepared earlier for the projected population of 3.5 lacs by 2021-AD. A draft of this plan was published in the year, 1984. However, after the constitution of National Capital Region, Planning Board, Delhi, Hisar town was identified as Counter Magnet to Delhi, in the regional plan prepared for National Capital Region, Delhi Planning Board. Therefore in the present circumstances the plan published in 1984 needs to be revised, because that plan was not prepared for a town which was to be developed as a counter magnet. Since this plan is to be prepared on the regional planning concepts, therefore in this plan population of the adjoining villages is to be included in the plan. As per the 1981 census the population of adjoining villages accounts nearly 50,000 persons. Considering the natural growth of these villages, the population of these villages must have grown to one lac persons. Therefore taking into account the decadal growth of the town since, 1951 and after including the population growth of villages adjoining the Hisar town, it was estimated that by the end of 2001-AD the population of Hisar town, will be approximately 4 lacs persons approximately. In view of the present status assigned to Hisar i.e. Counter Magnet town and the induced growth by way of specialized commercial market, more recreational facilities, development of new institutions and development of new residential sectors, it is estimated that by the end of 2021-AD the town will have the population of approximately 10 lacs persons. This town does not have much potential for the industrial growth as evident from the present picture of sluggish industrial development in and around town. The prevailing trends shows that town for its economic base is more inclined on institutions, Trade and Commerce. Therefore it is proposed that this town for the population of 10 lac persons by 2021-AD be developed keeping institutional, Trade and Commerce as economic base and the town planned accordingly to cover longer perspective and to incorporate the new functions expected to be performed by the town as counter magnet.

3.1 Proposed functional characteristics:

Hisar accounts for a major share of the social infrastructure of the region thus, it not only dominates in the district, but also in the surrounding region in respect of its educational, medical, recreational functions. In order to provide strong economic base, the counter magnet has been assigned with institutional, Trade and Commerce as predominant economic functions. As per the census of 1991, the non-primary sector constitutes 86% of the total work force participation. With the accelerated growth in the coming decades, Hisar would have a population of 10 lacs in the year-2021-AD, with a working population over 3.00 lacs. The manufacturing sector, if assumed the present participation ratio would be 1.00 lac workers by the year-2021-AD. At present, there is an inclination in the economic profile in favour of manufacturing sector, yet there exists sufficient possibilities for a balanced economic profile in trade and commerce sector.

3.2 Workforce participation characteristics:

The occupation structure of Hisar has been explained from the year 1961 to 2001 in the table-I. Assuming the participation ratio as 30% of the total population, the working population is estimated to be 3.00 lacs by the year-2021-AD. The manufacturing sector alone would constitute about 1.00 lac workers.

3.3 Population projection

TABLE-IV

Census year	Population	Decennial Growth
1951	35000	-
1961	60222	72.06%
1971	89437	48.51%
1981	137369	53.59%
1991	181255	31.94%
2001	263070	45.13%
2021	1000000	

Average decennial growth rate 45.13%.

If the decennial growth rate of 45.13% for projecting population by 2021-AD taken, it will not be realistic. Keeping in view the various consideration i.e. induced industrial growth, induced economic and educational activities and a town density of 125 persons per hectare, the population has been projected as 10 lacs persons by 2021-AD.

The development plan proposals have been made to accommodate the population of 10.00 lacs persons (2.00 lacs existing plus 8.00 lacs additional). Broad land use description is as per table number-V.

TABLE NO.V: BROAD LAND USE DESCRIPTION

Serial Number	Land use Category	Within M.C. limit (in hectare)	Within Controlled Area and M.C. limit	Outside Controlled Area and M.C. limit	Total Area	%
1	Residential	1517	1659	-	3176	36.85
2	Commercial	135	156	-	291	3.38
3	Industrial	766	343	-	1109	12.87
4	Transport and Communication	35	455	-	490	5.68
5	Public Utility	108	81	-	189	2.19
6	Public and Semi Public Use	336	519	1175.00 HAU 697.07 Hisar Cantt.	2727.07	31.65
7	Park and Open spaces	98	33	-	131	1.52
8	Existing Town	505	NIL	-	505	5.86
Total		3500	3246	1872.07	8618.07	100.00

Total urbanisable area= 8618.07 Hectare.

However for the integrated development other establishments already existing like Haryana Agriculture University, Stud Farm, Airport, Cantonment are also taken care of in the development plan. The other institutes like Police Line, Vaccine Institute, Government Institute of Engineering and Technology, Guru Jambheshwar University, Blue Bird Tourist Complex etc. have also come up in the Government Live Stock Farm land along the northern bye-pass side of the town have been accommodated as such in the development plan. This land has been proposed under public and semi-public use in the final development plan 2021 A.D.

LOCATION OF VARIOUS LAND USES

I. RESIDENTIAL:

On the basis of the gross density of town 125 persons per hectare, the total urbanisable area proposed for 10 lacs population is 8618.07 hectares. Plan proposed approximately 3176.00 hect. for the residential and its allied uses. Out of the projected additional 8 lacs population, approximately 4,50,000 persons will be accommodated within the municipal limits where the density will be comparatively higher and the remaining will be housed in the various new sectors which have been conceived as self-contained neighborhood units. The residential zones have been evenly distributed within the entire urbanisable area so as to minimize journey from home to work place. Plan also included the area within the existing town, for the purposes of integrated and coordinated development.

Six new sector nos. 41,42,43,44,31 and 32 Part have been proposed to be developed across the existing bye-pass in between National Highway no.65 and National Highway no.10 and similarly sector no.33,34,35,36,37,38 and 39 have been proposed in between National Highway No.10 and Sirsa-Hisar Railway line. These sectors have been proposed keeping in view the likely demand of residential areas and availability of land where minimum acquisition of land will be required, because above referred sectors are mainly part of Government lands where no acquisition will be required and this will minimize the land cost on which residential areas will be floated for the public at large. Majority of this land is also highly accessible, leveled and free from the threat of unauthorized construction and encroachments, Sector-8 and 9 stand deleted due to profiltration of urban development into the Industrial Sectors. Residential sector-11 and Public Utility Sector-17 has been re-delianded and triangle part of sector-11 is designated residential beyond sector road.

II. Commercial

The commercial function of this town will not only cater to the needs of town but will function as a regional commercial centre which will suffice the needs of surrounding rural and urban areas which are under the influence of this town which even includes the areas of neighbouring state Rajasthan and Punjab. An area of about 291.00 hectare has been earmarked for commercial use in the plan. Considering the need of wholesale markets, procurement centres, warehousing etc. sector-25 has been earmarked for such uses. This sector has been proposed for all these uses, keeping in view the accessibility of the proposed sector and the likely nuisance caused by such uses. Sector-33(Part) has also been proposed, and sector-30 has been proposed as City Centre along the proposed

V-I-A(2) road. For the expansion of existing auto-market, and in order to accommodate other wholesale trades like Loha Market, Timber Market, Marble shops, hardware shops, furniture market sector-21 (Part) has been proposed for all such uses. This sector will be formed in Govt. Livestock Farm land and the present use in this land is to be shifted in sector-40 along Rana Distributory. Besides this commercial belt has been proposed along V-I-A(2) road in sector-31,32 and in sector-15 along Delhi-Hisar-Sulemanki road.

III. Industrial zone.

Taking into account the existing trend of industries it is apparent that industries have not come up in the desired manner though this District has been declared as industrially backward. However in order to meet with the gradual growth of industries in the town Haryana Urban Development Authority has already floated sector-27 and 28 as industrial sector. In addition to this, plan proposes sector-7, 18, 18A and 19 as industrial sectors. These industrial sectors have been proposed in continuity with the existing industrial areas and the existing industrial establishments.

IV. Transport and Communication

The total area proposed under transport and communication activities is 490.00 hectares, which also includes proposal for southern bye-pass and area which is presently being used as airstrip.

The major road system proposed accommodates and fit in with the existing road pattern, keeping in view the location of various administrative and economic functions of the town. Delhi-Hisar road, Rajgarh road, Barwala road, part Tosham road, road starting from Delhi-Hisar-Sulemanki road from the eastern end of the sector-12 linking Delhi-Hisar road through sector-3 and 5, 1 and 4 and Raipur road with bye-pass and Raipur road through Parao chowk upto it joins with Barwala road will have dual carriage way.

The road width prescribed for various roads and their reservation is as given below:-

(i) V-1	Northern bye-pass	Existing width 60 metres (100 metres wide green belt on both side road).
(ii) V-1(A)(1)	Proposed Southern bye-pass	75 metres (100 metres wide green belt on both side road).
(iii) V-1-A(2)	New Hisar Path	75 metres width
(iv) V-2	Sector roads as shown in the plan	45 metres width
(v) V-1-a	Delhi-Hisar-Sulemanki road	Existing width (60 metres green belt on both side outside Municipal Council limit).
(vi) V-1-b	Hisar Bhadra Road	Existing width
(vii) V-1-c	Hisar-Rajgarh Road	Existing Width (60 metres green belt on both side outside Municipal Council limit).
(viii) V-1-d	Hisar-Mangli Road	Existing width
(ix) V-1-e	Hisar Tosham Road	Existing width (45 metres green belt on both side outside Municipal Council limit).
(x) V-1-f	Hisar-Tohana Road	Existing width (60 metres green belt on both side outside Municipal Council limit).
(xi) V-3	Existing sector roads	30 meters width

The following additional roads were also proposed to have smooth flow of traffic.

1. Linking of Sirsa road with Barwala road and southern bye-pass through 60 meters wide road.
2. Extension of internal ring road from National Highway along Balsamand Distributory upto southern bye-pass.
3. Link road from Dev Traders Petrol Pump upto Raipur road is via-Surya Nagar. Besides the above over bridge near railway crossing falling between sector-12 and 10 and 3 and 5 is also proposed.
4. Southern bye-pass from National Highway No.10 near Satrod Kalan village at 14 kilometers Stone linking. Tosham road, Rajgarh road, Balsamand Road and connecting the same on National Highway No.10 and at 9 kilometers stone towards Sirsa.
5. In the name of Hisar Path 60 meter wide road link has been proposed from the road junction of Mirzapur road and existing bye-pass passing through proposed recreational zone/special zone linking with the urbanisable area proposed within the Hisar-Barwala road (National Highway No.65) and Hisar Sirsa Railway line further connecting it with proposed southern bye-pass.

V. Public Utility Zone.

An area of about 189.00 hectares is earmarked for public utilities. This includes provision of area for five canal based water works and grid stations, out of which two water works lie within the Municipal Limits, two outside Municipal Limit and one water works is established in sector-17 by Haryana Urban Development Authority. Apart from these existing five water works, four more are proposed to be constructed viz one on Balsamand road, Second on Sirsa road third near Engineering college site and fourth in sector-19. For solid waste disposal a committee constituted by the Government of Haryana under the chairmanship of Deputy Commissioner, Hisar for solid waste management scheme has identified 15 acres land in the revenue estate of Bir in the land owned by the Government Livestock Farms, this land falls outside the Controlled Area along the Delhi-Hisar-Sirsa road.

These water works alongwith existing tubewells will serve adequately to the total projected population of the town by 2021-AD.

VI. Public and Semi Public Use Zone.

Urbanisation have exerted greater influence on the increasing demand for public and semi-public uses, in addition to this considering the roll of Hisar town as a counter magnet town and existing trend of institutions within the town it is expected that in the coming years demand for institutional uses will increase by manifolds, therefore, considering the scope of public and semi-public uses in the town 855.00 hectares have been proposed in different sectors mainly in sector-21,22(Part),29,33(Part),39A,40,45 and partly in sector-16,41,42,43 and 44. This plan will accommodate the existing institutions and also proposes the integration of such uses with the proposed uses which are likely to be developed by 2021-AD.

VII. Parks and Open Spaces.

The total area measuring 131.00 hectare has been proposed under parks and open spaces including all the green belts along the major roads. In addition to two town level parks proposed in sector-15 and 31 each sector will have its own neighborhood parks.

VIII. Agriculture zone.

Sizeable area has been reserved as Agriculture zone. This will however not prevent the essential building development within this area such as the extension of existing villages contiguous to Abadi-deh, if undertaken as a project sponsored or approved by the Government and other ancillary and allied facilities necessary for the maintenance and improvement of this area as agricultural land.

IX. Special Zone.

Considering the nodality of town and the most required need of recreation in the entire zone/region, which includes the area from Kaithal, Jind, Bhiwani, Sirsa, Fatehabad, adjoining Rajasthan and Punjab Areas. There is not much recreational facility available in this region which can be utilized and enjoyed by the citizens of this area. Keeping this fact into consideration it is proposed that the area bounded by Barwala road, proposed 60 metre wide road from Delhi-Hisar road to Sirsa road and Hisar-Jakhal Railway line be developed as special zone, which has been designated as sector-Alpha (A). In this zone it is proposed that the existing deer park be converted into zoo which should be developed by the concerned authority and adjoining to it a wild life sanctuary be also developed. Along the Rana Distributory a lake has been proposed, it is also proposed that in sector-Alpha (A) no construction shall be permitted other than the construction required to develop zoo, wild life sanctuary, lake, or a tourist complex, Golf Club, Swimming Pool, Boating Club, only one 5 Star Hotel, only one per cent area in this sector shall be used under restaurants/dhabas, dispensary, and police post. In this area the existing forests must be accommodated as such in the recreational activities. Special zone is to be strictly developed as recreational zone.

PHASING OF DEVELOPMENT PLAN

Serial Number	Period	Sector to be developed	Developmental activities to be taken up
1	2001-05	(I) Residential sector-1 and 4	(1) Construction of road from Delhi-Hisar-Sulemanki road near Dev Trader Petrol Pump to Northern bye-pass through U.E.II, Vidyut Nagar, Sector-3 and 5 sector-1 and 4 and Raipur road. This road be constructed with railway over bridge on Bhiwani - Hisar Railway Line and Hisar-Jakhal Railway Line.
		(II) Shifting of Dairies	(2) Construction of internal road along Balsamand Distributory from Sector-17 to National Highway

			No.65.
		(III) Commercial sector-21(Part) and 25	(3) Double laning of Raipur road via Parao Chowk upto the point it meets with Barwala road.
		(IV) Recreational zone Sector A Zoo and Wild Life and beautification of Gujri Mahal and palace of Feroze Shah as Tourist Sport.	(4) Construction V-2 road from northern bye-pass upto Barwala road as per Sanctuary Development the plan.
2.	2005-11	(I) Sector-37,38,14,31 and 32	(1) Construction of southern bye-pass upto Balsamand road.
		(II) City Centre Sector-30	(2) Construction of V-1 A (2) road from Barwala road upto sector-36 and 37 junction alongwith flyover on Hisar-Sirsa road.
		(III) Commercial sector-33(Part) review for development of industrial sector for this HSIDC may suggest need of industrial sector, if any.	(3) Bandh along Rana Distributory upto Sirsa road.
		(IV) Lake, Golf Course, town, town park in city center, sector-30	
3.	2011-16	Residential Sector-44, 43, 42, 41	(1) Sector road between sector-37 and 38,34,33 upto road leading to Stud Farm across Railway Line alongwith railway bridge over Hisar-Sirsa road.
4.	2016-21	Rest if the proposal in the Development Plan.	

NOTE: It is proposed that after every 5 years the development of the town will be reviewed by the Planning and Monitoring Committee to assess the development of town and suggest the changes /revision if required as per the need of that time.

ZONING REGULATIONS:

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

ANNEXURE-B

Zoning Regulations

Governing use and development of land in the controlled areas around Hisar as shown in Drawing no. DTP (H)-3416/2006, dated 26.10.2006.

I. General

1. These Zoning regulations, forming part of the development plan for the controlled areas and additional controlled area around Hisar shall be called zoning regulations of development plan for Controlled Areas, Hisar.
2. The requirement of these regulations shall extend to the whole of the area covered by the final 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 thereunder.

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(H) 3416/2006, dated 26.10.2006.
- (d) 'Floor Area Ration' (FAR) means the ration expressed in percentage between the total floor area of a building on all floors and the total area of the site.
- (e) 'Group Housing' shall be the buildings designated in the form of flatted development for residential purpose or any ancillary of appurtenant building including community facilities, public amenities and public utility as may be prescribed and approved by the Director, Town and Country Planning, Haryana.
- (f) 'Light Industry' means an industry not likely to cause injurious or obnoxious noise, smoke, gas, fumes, odours, dust, effluent and any other nuisance to an excessive degree and motivated by electric power.
- (g) 'Local Service Industry' means an industry, the manufacture and product of which is generally consumed within the local area, for example: bakeries, ice-cream manufacturing, aerated water, Atta Chakies with power, laundry, dry-cleaning and dyeing, repair and service of automobile, scooters and cycles, repair of house-hold utensils, shoe-making and repairing, fuel depot etc. provided no solid fuel is used by them;
- (h) 'Medium Industry' means all industries other than 'Light Industry' and Local Service Industry and not emitting obnoxious or injurious fumes and 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 No.	Name of the controlled area and notification No.	Material date
1.	Controlled Area notified vide Haryana Government Gazette notification No.9859-VDP-71/3654, dated 25.8.1971 published on 28.8.1971	28th August, 1971
2.	Additional Controlled Area notified vide Haryana Government Gazette notification No.834-10-DP-82, dated 19.1.1982, published on 9.3.1982.	9th March, 1982
3.	Additional Controlled Area-II notified vide Haryana Government Gazette notification No. CCP(NCR)/HCA-1/Vol-III/2002/1300, dated the 1st July 2002, published on 9th July 2002.	9th July, 2002

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

Explanation:

- (1) In the case of sector and on the approved layout plan of the colony in the case of colony including 50 percent land under the major roads surrounding the sector and excluding land under the major road system and the area unfit for building development within the sector or the colony as the case may be.
- (2) For the purposes of calculation of sector density or colony density, it shall be assumed that 55 percent of the sector area or colony area will be available for residential plots including the area under Group Housing and that every building plot shall on the average contain three dwelling units each with a population of 4.5 persons per dwelling unit or 13.5 persons building plot or as

- incorporated in the Zoning Plan of the colony/group housing complex. In the case of shop-cum-residential plot, however, only one dwelling unit shall be assumed;
- (r) "Site Coverage" means ratio expressed in percentage between the area covered by the ground floor of building and the area of the site;
 - (s) The terms "Act", "Colony", "Coloniser", "Development Plan", "Sector" and "Sector Plan" shall have the same meaning as assigned to them in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1963) and rules;
 - (t) "Farm House" shall mean a house constructed by the owner of a Farm at his land for the purpose of:
 - (i) Dwelling unit, i.e. main use
 - (ii) Farm shed i.e. Ancillary use.

Notes:

- (1) The construction of the farm house shall be governed by the restrictions given under clause regarding "provision of farm house outside abadi-deh in rural/agricultural zone".
- (2) The farm sheds shall be governed by the restrictions mentioned in clause regarding building control and site specifications.
- (u) 'Ledge or Tand' means a shelf-like projection, supported in any manner whatsoever, except by means of vertical supports within a room itself but not having projection wider than one meter;
- (v) 'Loft':- An intermediary floor on a residual space in a pitched roof; above normal floor level with a maximum height of 1.5 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'- shall mean development and activities, which are required to assist in carrying out the process of "agriculture" such as tubewells, pump chambers, wind mills, irrigation's drains, pucca platforms, fencing and boundary walls, water hydrants etc;
- (y) "Rural Industries Schemes" means industrial unit, which is registered as rural industries schemes by the Industries Department;
- (z) "Small Scale Industries" means industrial unit, which is registered as small scale industries by the Industries Department;
- (Za) "Agro based industries" means an industrial unit, which uses food grain, fruits or Agro waste as a raw material; and
- (zb) 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-1 to this notification and/ or, as may be defined by the Government of Haryana from time to time;
- (zd) "Cyber Park/ Information Technology Park" means an area developed exclusively for locating software development activities and Information Technology Enabled Services wherein no manufacturing of any kind (including assembling activities) shall be permitted;
- (ze) "Cyber City" means self contained intelligent city with high quality of infrastructure, attractive surrounding and high speed communication access to be developed for nucleating the Information Technology concept and germination of medium and large software companies/Information Technology Enabled Services wherein no manufacturing units may be allowed.

III. Major Land Uses/Zone:

- (i) Residential Zone
 - (ii) Commercial Zone
 - (iii) Industrial Zone
 - (iv) Transport and Communication Zone
 - (v) Public Utility Zone
 - (vi) Public and Semi Public Zone (institutional Zone)
 - (vii) Open Spaces Zone
 - (viii) Agriculture Zone
 - (ix) Special Zone
- (2) Classification of major land uses is according to Appendix A.

IV. Division into Sectors:

Major land uses mentioned at Serial Nos.(i) to (vii) in zoning regulation-III above, which are land uses for building purposes, have been divided into sectors as shown, bounded by the major road reservations and each sector shall be designated by the number as indicated on the drawing.

V. Detailed land uses within major uses:

Main, ancillary and allied uses, which are subject to the other requirements of these regulations and of the rules, may be permitted in the respective major land uses zones are listed in Appendix B sub-joined to these zoning regulations.

VI. Sectors not ripe for development:

Notwithstanding the reservation of various sectors for respective land uses for building purposes, the Director may not permit any changes in their land use or allow construction of building there-on from consideration of compact and economical development of the controlled area till such time as availability of water supply, drainage arrangement and other facilities for these sectors are ensured to his satisfaction.

VII Sectors to be developed exclusively through Government Enterprises:

(1) Change of land use and development in sectors which are reserved for the 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:-

Classification	Nomenclature	Land Reservation
(i) V-1	Northern bye-pass	Existing width 60 metres (100 metres wide green belt on both side road).
(ii) V-1(A)(1)	Proposed Southern bye-pass	75 metres (100 metres wide green belt on both side road).
(iii) V-1-A(2)	New Hisar Path	75 metres width
(iv) V-2	Sector roads as shown in the plan	45 metres width
(v) V-1-a	Delhi-Hisar-Sulemanki road	Existing width (60 metres green belt on both side outside Municipal Council limit).
(vi) V-1-b	Hisar Bhadra Road	Existing width
vii) V-1-c	Hisar-Rajgarh Road	Existing Width (60 metres green belt on both side outside Municipal Council limit).
viii) V-1-d	Hisar-Mangli Road	Existing width
(ix) V-1-e	Hisar Tosham Road	Existing width (45 metres green belt on both side outside Municipal Council limit).
(x) V-1-f	Hisar-Tohana Road	Existing width (60 metres green belt on both side outside Municipal Council limit).
(xi) V-3	Existing sector roads	30 meters width

(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 uses:

With regard to the existing industries shown in the zones other than industrial zone in the development plan, such industrial 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 industry concerned:

- undertakes to pay to the Director, as determined by him the proportionate charges towards the external development of the site as and when called upon by the Director to do so in this behalf;
- during the interim period makes satisfactory arrangements for the discharge of effluent to the satisfaction of the Director; and
- no further expansion shall be allowed within the area of the non-conforming use.

X. Discontinuance of non conforming uses:

- If a non-conforming use of land has remained discontinued continuously for a period of two years or more, it shall be deemed to have terminated and the land shall be allowed to be re-used or re-developed only according to the conforming use.
- If a non-conforming use building is damaged to the extent of 50 percent or more of its re-production value by fire, flood, explosion, earthquake, war, riot or any other natural calamity, it shall be allowed to be re-developed only for a conforming use.

- (3) 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 purposes unless the proposed use and development is according to the details indicated in the sector plan and zoning plan or the approved colony plan in which the land is situated.

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

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

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

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

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

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

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

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

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

Serial Number	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	-

Nota Bene: Basement floor shall be permitted as approved in the zoning plan. The basement shall not be used for storage purpose.

XV. Building lines in front and rear of building:

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

XVI. Architectural control:

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

XVII. Relaxation of agricultural zone:

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

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

Provided that

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

Explanation:

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

XVIII Density:

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

XIX. Provision of farm house outside Abadi-Deh in Agricultural Zone:

A farm house in rural zone, outside abadi-deh may be allowed on the following conditions:-

	Size of farm house	Main building of the dwelling unit.	Ancillary building of main dwelling unit.
(i) Site coverage	2 acres minimum	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 Metres, three storeyed	4 metres, single storey.

(iii) Set back:

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

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

(iv) Approach Road:

Any revenue rasta/road defined in the revenue record.

(v) Basement:

Basement shall be permitted to the maximum extent of ground floor coverage but in the basement water closet and bathroom shall not be permitted.

(vi) Ledge, loft and Mezzanine floor

Ledge, loft and Mezzanine floor shall be permitted within the building subject to the restrictions above as well as the restrictions stipulated in the definition given in part-II

(vii) Services, Water supply and drainage

- (a) Good potable water supply should be available in the farm for human consumption in case of farm house is built.

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

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

MISCELLANEOUS

I Parking

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

II Other Activities

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

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

**APPENDIX A
CLASSIFICATION OF LAND USES**

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

810	Market Garden
820	Orchards and Nurseries
830	Land Under staple crops
840	Grazing and Land pastures
850	Forest Land.
860	Marshy Land
870	Barren Land
880	Land under water

900 Special zone

APPENDIX "B"

I. RESIDENTIAL ZONE:

(i)	Residence	As required for the local need of major use and needs of the town at site approved by the Director in the sector/ colony plan.
(ii)	Boarding House.	
(iii)	Social community religious and recreational buildings	
(iv)	Public Utility Building.	
(v)	Educational Buildings and all types of school and college where necessary.	
(vi)	Health Institutions.	
(vii)	Cinemas	
(viii)	Commercial and Professional offices.	
(ix)	Retail shops and Restaurants.	
(x)	Local service Industries.	
(xi)	Petrol Filling Stations.	
(xii)	Bus stops, Tonga, Taxi, Scooter and Rickshaw stand.	
(xiii)	Nurseries and green houses.	
(xiv)	Any other minor needs to ancillary to residential use	
(xv)	Starred hotels	As per the policy/ parameters decided by the Government
(xvi)	Any other use, which the Government may in public interest decide	
(xvii)	Cyber Parks/Information Technology Park	

II. COMMERCIAL ZONE

(i)	Retail Trade.	As required for the local need of major use at site earmarked for them in the sector plan or in the approved layout plan of the colonies
(ii)	Whole sale Trade.	
(iii)	Warehouses and storages.	
(iv)	Commercial offices and Banks.	
(v)	Restaurant and Transient Boarding houses including public assistance institutions providing Residential accommodation like Dharamshala, Tourist House etc.	
(vi)	Cinemas ,Hotels, Motels and other places of public assembly like Theatres, club, Dramatic Club, etc. run on commercial basis.	
(vii)	Professional establishments.	
(viii)	Residences on the first and higher floors.	
(ix)	Local service industry.	
(x)	Public Utility buildings.	
(xi)	Petrol filling stations and service garages.	
(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	

III. INDUSTRIAL ZONE

(i)	Light industry.	At sites earmarked for them in the sector plan or in the approved layout plan of the
(ii)	Medium Industry.	
(iii)	Obnoxious and Hazardous Industry.	

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

colonies.

IV. TRANSPORT AND COMMUNICATION ZONE

- (i) Railway yards, railway station and siding.
- (ii) Transport Nagar, Roads and Transport depots and parking areas.
- (iii) Airports and Air Stations.
- (iv) Telegraph offices and Telephone exchange.
- (v) Broadcasting stations.
- (vi) Televisions station.
- (vii) Agricultural, horticulture and nurseries at approved sites and places.
- (viii) Petrol filling stations and Service Garages.
- (ix) Parking spaces ,bus stop /shelters, taxi, Tonga and rickshaw stand

At sites earmarked in the sector plan

V PUBLIC UTILITIES

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

At sites earmarked in the sector plan

VI. Public and Semi Public Uses Zone.

- (i) Government offices, Government Administration Centres, Secretariats and Police Station.
- (ii) Educational, cultural and Religious institutions.
- (iii) Medical Health Institutions.
- (iv) Civic/Cultural and social institutions like theatres, opera houses etc. of predominantly noncommercial nature.
- (v) Land belonging to defence.
- (vi) Any other use which Government in public interest made decide.

At sites earmarked in the sector plan

VII. OPEN SPACES

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

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

VIII. USES STRICTLY PROHIBITED:

- (i) Storages of petroleum and other inflammable material without proper license.

IX. AGRICULTURE ZONE

- (i) Agricultural, Horticultural, dairy and poultry Farming.
- (ii) Village houses within Abadi-deh
- (iii) Farm Houses outside abadi-deh subject to restriction as laid down in zoning regulation XIX.
- (iv) Afforestation development of any of the part for recreation.
- (v) Expansion of existing village continuous to abadi-deh if undertaken a project approved or sponsored by the central Government, or State Government
- (vi) Milk chilling station and pasteurizations plant.
- (vii) Bus Stand and railway station.
- (viii) Air ports with necessary buildings.
- (ix) Wireless station.
- (x) Grain godowns, storage space at sites approved by the Director.
- (xi) Weather stations
- (xii) Land drainage And irrigation, hydroelectric works and tubewell for irrigation.
- (xiii) Telephone and electric transmission lines and poles.
- (xiv) Mining and extractions including lime and brick kilns, stones, quarries and crushing subject to the rules and at approved site.
- (xv) Cremation and burial grounds.
- (xvi) Petrol filling station and service garages.
- (xvii) Hydro electric/thermal power plant sub. station.
- (xviii) Liquid Petroleum Gas storage godowns with the approval of Director.
- (xix)(A) Non Polluting industries registered as Rural Industry Scheme/Small Scale Industrial units Subject to one of the following conditions:-
 - (i) Located within half kilometer belt encircling the existing village Abadi-deh and approachable from public road/rasta other than scheduled road, National Highway and State Highway.
 - (ii) On Public road/rasta not less than 30 feet wide (other than scheduled roads, National Highway and State Highway) outside the half kilometer zone referred to in(1)above upto a depth of 100 metres Along the approach road.
 - (iii) With an area up to two acres.
- (B) The site should not fall within 900 metres restricted belt around Defence installations.
- (xx) Small Restaurants and Motels along National Highways
- (xxi) Microwave Towers/Stations, Seismic Centers and Telecommunication Centers
- (xxii) Any other use, which Government may in Public Interest, decide.

As approved by Director,
Town and Country Planning
Department Haryana

As approved by Director,
Town and Country Planning
Department Haryana

X. Special Zone:

Recreational uses like zoo, wild life Sanctuary, lake, Tourist Complex, Golf club, Swimming pool, Boating Club, Air strips, five star hotel. Only one per cent of the total special zone area may be used for uses like restaurants, dhabas, dispensary, police post. And any other use with the permission of the government.

As approved by Director,
Town and Country Planning
Department Haryana

APPENDIX -1

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

- (A) Computing Devices including:**
 - Desktop
 - Personal Computer
 - Servers
 - Work-station
 - Nodes
 - Terminals
 - Network P.C
 - Home P.C.
 - Lap-top Computers
 - Note Book Computers
 - Palm top Computer/PDA
- (B) Network Controller Card/ Memories including:**
 - Network Interface Card(NIC)
 - Adaptor Ethernet /PCI/EISA/Combo/PCMICA
 - SIMMs Memory
 - DIMMs Memory
 - Central processing Unit (CPU)
 - Controller SCSI/Array
 - Processors Processor/Processor Power Module/Upgrade
- (C) Storage Units including :**
 - Hard Disk Drives/Hard Drives
 - RAID Devices and their Controllers
 - Floppy Disk Drives
 - C.D. ROM Drives
 - Tape Drives DLT Drives/DAT
 - Optical Disk Drives
 - Other Digital Storage Devices
- (D) Other**
 - Key Board
 - Monitor
 - Mouse
 - Multi-media Kits
- (E) Printers and Output Devices including**
 - Dot matrix
 - Laserjet
 - Inkjet
 - Deskjet
 - LED Printers
 - Line Printers
 - Plotters
 - Pass-book Printers
- (F) Networking products including**
 - Hubs
 - Routers
 - Switches
 - Concentrators
 - Trans-receivers
- (G) Software including**
 - Application Software
 - Operating system
 - Middleware/Firmware
- (H) Power supplies to Computer Systems including:**
 - Switch mode power supplies
 - Uninterrupted Power supplies
- (I) Networking/Cabling and related accessories**

- (related to IT Industry)
 Fibre Cable
 Copper Cable
 Cables
 Connectors, Terminal blocks
 Jack panels, patch cord
 mounting cord/wiring blocks
 Surface mount boxes
- (J) Consumables including:**
 C.D.ROM /Compact Disk
 Floppy Disk
 Tapes DAT/DLT
 Ribbons
 Toners
 Inkjet Cartridges
 Inks for Output devices
- (K) Electronic Components:**
 Printed Circuit Board/populated PCB
 Printed Circuit Board/PCB
 Transistors
 Integrated Circuits/ICs
 Diodes/Thyristor/LED
 Resistors
 Capacitors
 Switches(On/Off, Push button, Rocker, etc.)
 Plugs/sockets/relays
 Magnetic heads, Print heads
 Connectors
 Microphones/Speakers
 Fuses
- (L) Telecommunication Equipment including:**
 Telephones
 Videophones
 Fascimile machines/Fax cards
 Tele-Printers/Telex machine
 PABX/EPABX/ RAX/MAX Telephone Exchange
 Multiplexers/Muxes
 Modems
 Telephone answering machines
 Telecommunication Switching Apparatus
 Anetna and Mast
 Wireless datacom equipment
 Receiving equipments like Pagers, mobile/Cellular Phones, etc.
VSATs
 Video Conferencing Equipments
 * Including Set Top Boxes for both Video and Digital Signaling.
- (M) IT Enabled Services** are business processes and services, the end products/services of which are:-
- * Delivered outside India.
 - * Delivered over communication network., and
 - * Either externally contracted (out-sourced) or provided by a remote subsidiary of the same company (out-located).

Note:

Services which would not be included are:-

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

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

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

Shakuntla Jakhu,
Financial Commissioner and Principal Secretary to Government, Haryana,
Town and Country Planning Department.