

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

The 18th September, 2006

No. CCP(NCR)/DDP/GGN(NUH)/2006/2861 .- In exercise of the powers conferred by sub-section (4) of section 5 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1963), the Governor of Haryana, hereby publishes the following Draft Development Plan for the controlled area and additional controlled area, declared around Municipal Town Nuh vide Haryana Government, Town and Country Planning Department, Notification No. 9123-10 DP-81/14290, dated the 2nd September, 1981, published in Haryana Government Gazette dated the 3rd November, 1981 and notification No. JD-90/4179, dated the 28th March, 1990, published in Haryana Government dated the 28th March, 1990, respectively, signifying the nature of restrictions and conditions as given in Annexures A and B proposed to be made applicable to the controlled area and additional controlled area covered by said notifications.

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

Drawings

1. Existing Land Use Plan Drawing No. DTP(G) 1398/05, dated the 1st July, 2005.
2. Draft Development Plan for Nuh bearing Drawing No. DTP (G) 1407/2005, dated the 5th August, 2005.

ANNEXURE-A

Explanatory note on Draft Development Plan 2021 AD for Controlled Areas at Nuh.

Introduction:

Before 2005 AD, Nuh was a tehsil headquarter which is situated about 45 kilometers south of Gurgaon on Delhi-Alwar State Highway. At present Nuh is district headquarter of district Mewat. This town had its importance earlier due to trade in salt, which was manufactured in the neighbouring villages. The town is practically a gateway to Mewat Area and is industrially backward centre. It is a very small town located at the foothills of Aravali range. To the west of the town is a fine masonry tank of red sandstone with a Chhatri possibly connected with the name of Chuhi Mal, adorned with beautiful floral design. The tomb of Seikh Musa, an example of the combination of Muslim and Rajput architecture, is at a distance of about two and a half kilometers from the town. It is famous for the 'shaking minarets'. The beauty lies in the fact that if one minaret is shaken, the other automatically gets shaken.

The region has sub tropical monsoon climate. The rainfall is below average and is mainly concentrated during monsoon. Hot summer, cold winter and unreliable rainfall are the peculiarity of the region. Mewat region is a rolling plain dominated by the extension of Aravalis. The hillocks are dissected by rain fed torrents. The region has light soils particularly relatively sandy loams, coarse loams and rocky surfaces. The underground water is very deep and is not of good quality. The irrigation facilities are poor.

Linkages:

The town is located at Delhi-Alwar State Highway and is well connected by roads with all the major towns in the region. It is situated at a distance of only 75 kilometers from Delhi, the National Capital; 20 kilometers from Sohna, the town of hot spring; 40 kilometers from Rewari, the meter gauge rail head; 32 kilometers from Palwal, the Delhi Mathura broad gauge rail head and 51 kilometers from the Industrial Complex of Faridabad. Because of the various incentives declared by the State Government and also due to the smooth linkages, the town has enough potential to attract large number of entrepreneurs including rapid development of the centre as well as of the region.

Economic Base:

The town has a poor economic base. Due to lack of industrial infrastructure, the town could not achieve healthy growth in economic sector. The town's economy sustains on the economy of the surrounding region, which is basically agricultural in nature. Due to rugged topography, scanty rainfall, poor availability of ground water, and poor irrigation facilities, the agricultural activity cannot be undertaken in a healthy manner. Agriculture mainly depends on rainfall and is practiced only with rudimentary methods. Mechanization of agriculture is almost nil.

The whole Mewat region, in which the town falls, has been declared by the State Government as Industrially Backward region.

A number of incentives are given to the entrepreneurs to establish industries for the speedy development of the town. To regulate this process of development and to check haphazard growth in and around the town, the controlled area around Nuh town under the provisions of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 was declared vide notification No. 9123-10DP-81/14290, dated the 2nd September, 1981 published in Haryana Government Gazette dated the 03rd November, 1981. Further, keeping in view the haphazard growth along the Gurgaon-Alwar State Highway an additional controlled area was declared towards north-eastern side of the existing town vide notification No. JD-90/4179, dated the 28th March, 1990 published in Haryana Government Gazette on dated the 28th March, 1990. The town presently has 6668 hectares of area around it as controlled area in which the development process is to be regulated.

Population Projection:

Census Year	Number of Persons	Decedal growth rate (percentage)
1961	3772	--
1971	4730	25.40
1981	5992	26.68
1991	7492	25.03
2001	11038	47.33
2011	17661	60.00
2021	28258 (say 30000)	60.00

The decennial growth rate of past decades for projecting the population for the year 2021 AD would not be realistic, since the town would attract the population from the surrounding region as a result of induced industrial development and provision of better infrastructure. So the Draft Development Plan has been prepared to accommodate a population of 30000 persons upto the year 2021 AD.

Development Proposals:

The Draft Development Plan has been prepared for the population of 30000 persons. The existing town covers total built up area of about 63.69 hectares which accommodates a population of 11038 persons. This area is thickly populated. The development plan proposals have been made to accommodate an additional population of approximate 19000 persons by 2021 AD. A residential density of about 200 persons per hectare has been proposed for the residential sectors. The extent of various uses is given below:

Serial Number	Land Use	Area in hectare	Percentage of total area
1.	Residential	97	18.37
2.	Commercial	32	6.06
3.	Industrial	42	7.95
4.	Transport and Communication	67	12.69
5.	Public Utility	40	7.58
6.	Public and Semi Public	87	16.48
7.	Open spaces and green belts	163	30.87
	Total	528.00	100.00

63.69 hectares area of the existing town has not been included into the above areas.

Residential:

To accommodate an additional population of approximate 19000 persons, an area of 97 hectares acres has been proposed for the development of residential sectors, in addition to the existing residential area in the town. The average density of the residential sectors works out to be about 200 persons per hectare. Sectors 1, 2 (part), 5 and 9 has been proposed for residential use.

Commercial:

An area of about 32 hectares has been proposed in sector 3 and sector 10 for commercial uses viz. Retail trade, ware-housing, storage and wholesale trade etc. Sector-10 is proposed to be developed as city centre.

Industrial:

About 42 hectares of land has been proposed in sector-8 for the development of the industries. The industrial area has been provided in the southern side. Further, the industrial zone has been adequately segregated

from the other uses by green belts of 100 meters width. Keeping in view the future demand the area can be extended towards east.

Transport and Communication:

Keeping in view the accessibility from the farthest point of the town, the main bus stand has been provided in the centrally located sector-3 which also abuts on the Gurgaon -Alwar road. An area of about 12 hectares has been proposed for transport nagar in sector-7 on Gurgaon-Alwar Road . Attempt has been made to maintain the hierarchy of roads. The periphery roads and major development plan roads have been proposed to be of 75 meters width and the sector dividing roads with a minimum width of 60 meters. The classification of roads with their land reservations has been indicated in the following table:-

Serial Number	Classification of the roads	Land Reservations
1	V-1(Gurgaon-Alwar road)	Existing width with 45 metres green belt on both sides
2	V-2	Existing roads to be widened to 75 meters width with 50 meters wide green belt on both sides.
3	V-2(a)	75 metre wide periphery road with 50 meters wide green belt on both sides.
4	V-3	60 metres wide sector roads.

Public Utilities:

An area of about 20 hectares has been provided for public utilities like water supply, grid sub station, disposal works etc. in western side of Gurgaon-Alwar road to the north of the town to cope with the demand arising from time to time in addition to the existing water services. An additional area of 10 hectares has been proposed for disposal works at Nuh-Muradbas Road in agriculture zone. A grid sub-station with an area of 25 acres has been proposed in Sector 8 in eastern side of Gurgaon-Alwar road in south of the town.

Public And Semi Public (Institutional) Uses:

An area of about 87 hectares has been proposed for institutional use in sector-6 in south of the town and 11, 11A and 12 in the northern side of the town at Gurgaon-Alwar road.

Open Spaces and Green Belt:

An area of about 163 hectares will come under open spaces including the area under green belts along V-1 and V-2 roads.

Agricultural Zone:

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

Zoning Regulations

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

ANNEXURE B

Zoning Regulations:

Governing use and development of land in the controlled areas of Nuh as shown in Revised Draft Development Plan Drawing No. DTP(G) 1407/2005, dated the 5th August, 2005.

I. General:

- (1) These Zoning Regulations forming part of the development plan for the controlled areas, Nuh shall be called Zoning Regulations of Revised Draft Development Plan for Nuh Controlled Area.

- (2) The requirement of these regulations shall extend to the whole of the area covered by the development plan and shall be in addition to the requirements of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (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(G) 1407/2005, dated the 5th August, 2005;
- (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 No.	Name of the controlled area and notification No.	Material date
1.	Controlled Area declared around Municipal Limits of Nuh notified vide Haryana Government, Town and Country Planning Department, notification No. 9123-10DP-81/14290, dated the 2 nd September, 1981, published in Haryana Government Gazette on 3 rd November, 1981.	3 rd November, 1965
2.	Additional Controlled Area declared around Municipal Limits of Nuh notified vide Haryana Government, Town and Country Planning Department notification No. JD-90/4179, dated the 28 th March, 1990, published in Haryana Government Gazette on 28 th March, 1990.	28 th March, 1990

- (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 the case of sector and on the approved layout plan of the colony in the case of colony including 50 percent land under the major roads surrounding the sector and excluding land under the major

road system and the area unfit for building development within the sector or the colony, as the case may be.

- (2) For the purposes of calculation of sector density or colony density, it shall be assumed that 55 percent of the sector area or colony area will be available for residential plots including the area under Group Housing and that every building plot shall on the average contain three dwelling units each with a population of 4.5 persons per dwelling unit or 13.5 persons building plot or as incorporated in the Zoning Plan of the colony/group housing complex. In the case of shop-cum-residential plot, however, only one dwelling unit shall be assumed;
- (r) "Site Coverage" means ratio expressed in percentage between the area covered by the ground floor of building and the area of the site;
- (s) The terms "Act", "Colony", "Coloniser", "Development Plan", "Sector" and "Sector Plan" shall have the same meaning as assigned to them in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (41 of 1963) and Rules, 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 (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;
- (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

- (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:-

Serial Number	Classification of the roads	Land Reservations
1.	V-1(Gurgaon-Alwar road)	Existing width with 45 metres green belt on both sides
2.	V-2	Existing roads to be widened to 75 meters width with 50 meters wide green belt on both sides.
3.	V-2(a)	75 metre wide periphery road with 50 meters wide green belt on both sides.
4.	V-3	60 metres wide sector roads.

(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.
- 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 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 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	-

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 Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965.

XVI. Architectural control

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

XVII. Relaxation of agricultural zone

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

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

Provided that-

- (i) the land was purchased prior to the material date;

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

Explanation

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

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

(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	
	410		Railway Yards, Railway Station and Sidings.
	420		Roads, Road Transport Depots and Parking Areas
	430		Dockyards, Jetties
	440		Airport/Air Stations
	450		Telegraph offices, Telephone Exchanges etc
	460		Broadcasting Station
	470		Television Station
500		Public Utilities	
	510		Water Supply installation including treatment plants
	520		Drainage and Sanitary installation including disposal works
	530		Electric power plants substation etc.
	540		Gas Installation and Gas work.
600		Public and semi public	
	610		Government Administrative Central Secretariat District Offices, Law Courts, Jails, Police Stations, Governors and President's Residence.
	620		Education, Cultural and Religious Institutions
	630		Medical and Health Institutions
	640		Cultural institution like Theatres, Opera Houses etc. of a predominantly non commercial nature
	650		Land belonging to defence
700		Open Spaces	
	710		Sports Grounds, Stadium and Play Grounds
	720		Parks
	730		Green Belts, Garden and other Recreational Uses.
	740		Cemeteries, crematories etc
	750		Fuel filling stations and Bus Queue shelters
800		Agricultural land	
	810		Market Garden
	820		Orchards and Nurseries
	830		Land Under staple crops

840	Grazing and Land pastures
850	Forest Land.
860	Marshy Land
870	Barren Land
880	Land under water

APPENDIX B

I. RESIDENTIAL ZONE:

(i) Residence	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) 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	

III. INDUSTRIAL ZONE

(i) Light industry	At sites earmarked for them in the sector plan or in the approved layout plan of the colonies.
(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

IV. TRANSPORT AND COMMUNICATION ZONE

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

At sites earmarked in the sector plan

V. 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 may decide

At sites earmarked in the sector plan

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:

- (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 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

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

- (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
 - (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

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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
Antenna 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.