

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

The 28th Feb, 2007

No. CCP(NCR)/RE/DDP/2007/1029 .- In exercise of the powers conferred under 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) and in supersession of Final Development Plan published vide Haryana Government, Town and Country Planning Department, notification No. 2389-2TCP-78, dated the 18th July, 1978, the Governor of Haryana hereby publishes following Draft Development plan – 2021 A.D. along with restrictions and conditions as given in Annexures A and B for the development plan approved under sub-section (3) of the said section for the information of all persons likely to be affected thereby.

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

DRAWINGS

1. Existing Land use Plan Drawing No. RTP/NCR/678/76, dated the 7th August, 1976 (already published in Haryana Government Gazette vide Notification No. 2389 – 2TCP – 78, dated the 18th July, 1978.
2. Draft Development Plan Drawing No. DTP (RE)460/2006, dated the 13th December, 2006.

ANNEXURE –A

EXPLANATORY NOTE ON THE DRAFT DEVELOPMENT PLAN OF REWARI – 2021 A.D. FOR THE CONTROLLED AREAS AT REWARI

INTRODUCTION

As far as Delhi (Capital City) and its environs are concerned, the National Capital Region Planning Board, Government of India in conjunction with the Town Planning Department of the adjoining states, namely U.P., Rajasthan and Haryana have brought out a National Capital Regional Plan in order to balance the Development of the Region vis-à-vis the Delhi metropolis.

Rewari town is the priority town, proposed in the Regional plan. The regional plan had anticipated a population of 1.10 lacs by 2001 A.D. The Development Plan published vide Haryana Government Notification No. 2389-2TCP-78, dated the 18th July, 1978 had a provision of accommodating 75000 population by 1991 and 1.10 Lacs by 2001 A.D. The population of Rewari is expected to increase considerably due to industrial growth of adjoining industrial estates of Bawal and Dharuhera and thus will attract in migration of population from surrounding districts. These factors have necessitated to revise the Development Plan of Rewari controlled area upto 2021 A.D.

Rewari town lies in the extreme south of the state and is situated at a distance of 93 kilometres from Delhi towards its south-west. Its distance ranges between 6 – 10 kilometres from Delhi – Jaipur National Highway No. 8. It is an important town on account of the following factors :-

- (i) Beside being a district headquarter it is the leading town of the region and caters to a large rural hinterland of Haryana and Rajasthan.
- (ii) It remained the biggest Railway Junction of the metre gauge in India connected with Delhi, Alwar, Narnaul, Mahendragarh and Hissar. It is very well connected by rail and road network with different important towns of the state as well as with Delhi and the important places of Rajasthan. Now most of the railway lines converging at Rewari have been converted to broad gauge.
- (iii) It is traditionally an industrial town and industrial activities are increasing day by day.
- (iv) In the field of education, it excels many parallel towns having one Post Graduate Regional Centre, (Maharshi Dayanand University, Rohtak), 3 Degree Colleges, 13 High/Higher Secondary Schools, 2 B.Ed. Colleges, One Industrial Training Institute and one footwear Institute.

PHYSICAL FEATURES:

The existing town can be divided into two components. One is bounded by the circular road and the other is outside the circular road. The town is very well connected by rail and road network, as five railway lines emerge out from here in different directions and a number of roads radiate to different points on the Circular road to the different places, namely Jhajjar, Delhi, Bawal, Kotkasim, Jaipur, Narnaul and Mahendragarh. Like many other towns, it too presents a picture of mixed land uses, grain market near Bharawas Chowk, vegetable market near Narnaul Chowk, timber and stone market on Jhajjar road and are all in residential areas. Religious buildings cover a sizeable area in the form of worship places like Ghanteshwar Temple at Moti Chowk and Hanuman Temple at Teja Singh tank.

The entire city is enclosed by a circular road, in fact this circular road is the dominating feature and is serving as a guideline for development. The total area of the town is 645 hectares.

There is an acute shortage of water supply at Rewari. The sub soil water in the town within the periphery of 8 Kms. is mostly brackish, but there are certain confirmed areas along the bank of river Sahibi, where adequate potable water is available. The suburbs on the other side of the railway line comprising of railway colony, and Rampura and Qutubpur village have become a part and parcel of the town due to close physical setting, large population and unique infrastructure.

PROPOSALS:

Rewari town which was earlier a Tehsil head-quarter of District Mahendragarh was upgraded to the level of District Headquarter in the year 1989. Moreover, the Government of India has approved the development of an industrial growth centre at Bawal which is located on the National Highway No. 8 at a distance of 90 kilometres from Delhi. For Bawal Growth Centre, approximately 1200 acres of land has been acquired and is being developed rapidly and it is situated mainly on a linear belt along National Highway. The site of Industrial Growth Centre at Bawal is located at a distance of approximately 10 kilometres from Rewari town.

In the recent past, Delhi-Jaipur railway line passing through Rewari and Bawal has been upgraded from Metre gauge to Broad gauge. Four oil companies have acquired land on Rewari – Bawal Road for setting up their oil depots and construction work has been completed. Haryana Warehousing Corporation has also been allotted a piece of land measuring 31.5 acres between Rewari-Bawal road and Rewari-Jaipur railway line for setting up of warehousing complex of regional level at Rewari.

The development plan has been prepared in such a way so as to integrate the Rewari town with the National Highway at the shortest distance by providing the linkage of the existing town with the National Highway through a new proposed 120 metre wide central arterial road apart from other new major roads.

In order to avoid congested location of railway station and to provide smooth flow of passenger and goods traffic using railways, another city railway station has been proposed on Rewari-Bawal Road which will also cater to the needs of warehousing, oil companies and growth centre, Bawal.

The population of Rewari town in various decades is as shown below:-

Census Year	Population	Growth Rate
1951	34082	---
1961	36994	08.54
1971	43885	18.63
1981	51562	17.50
1991	75342	46.12
2001	127230	68.87

(Note: The Census population for 2001 includes the population of the villages coming under the proposed urbanisable limits of the Development Plan of Rewari-2021 AD.)

Average decadal growth 31.93%

If the decadal growth rate of 31.93% for projection of population by 2021 AD is taken, it will not be realistic. Keeping in view the various considerations i.e. induced industrial growth, induced economic activities and a town density of 90 person per hectare, the population has been projected to 4.5 lacs by 2021 A.D.

Year	Projected Population
2011	2.50 Lacs
2021	4.50 Lacs

AREA DETAILS OF VARIOUS LAND USES

Land use	Area Within municipal committee Limit (Hectare)	Area Outside municipal committee Limit (Hectare)	Total Area (Hectare)	%
Residential	350	1900	2250	45.26
Commercial	52	343	395	7.95
Industrial	68	130	198	3.98
Transport and Communication	92	535	627	12.62
Public and Semi Public	44	356	400	8.05
Public Utilities	21	225	246	4.95
Open Spaces	18	837	855	17.19
Total	645	4326	4971	100.0

DEVELOPMENT PROPOSALS

In this draft development plan care has been taken to maintain the existing character of the town, which is developed on a radial pattern and not on the gridiron pattern. The existing town is linked through the newly proposed 120 metres wide central arterial road with the National Highway by providing commercial areas and beautiful vista/street picture on both sides of this central arterial road as well as by providing beautiful land scaped garden at the entry point of this central arterial road on National Highway No. 8. The future town is planned on gride iron pattern. The detail of various landuses is given as follows:

(1) RESIDENTIAL:

It is estimated that the population of Rewari town by 2021 A.D. will rise upto 4.5 lacs persons. The provision to accommodate Central Government employees housing at Rewari has also been taken care of considering the town density of 90 persons per hectare. To provide for the projected population an area of 2250 hectares has been proposed in sectors 3, 4, 5(part), 6, 7, 10, 14, 15, 18, 19, 20(part), 21(part), 22, 23, 25, 26, 27, 29A, 30, 32 and 38. Considering the equitable distribution of the population, in the existing as well as proposed urbanisable area, a uniform residential density of 200 persons per hectare has been proposed to be maintained.

(2) COMMERCIAL:

An area of about 395 hectares has been provided in sector – 1, 16, 17, 29B, 31 and partly in other sectors such as 5, , 25, 29A, 30, and 37 under commercial use viz total trade, warehousing and storage, restaurants, hotels, offices and banks etc. Sector 31 is proposed to be developed as City Centre.

(3) INDUSTRIAL:

Keeping in view the existence of Dharuhera Industrial Area in close proximity to Rewari and upcoming industrial growth centre at Bawal only 3 sectors i.e. 12 (part), 11 and 11A with an area of 198 hectares have been proposed.

(4) TRANSPORT and COMMUNICATION:

In order to provide smooth flow of road and rail traffic an area of 627 hectares has been reserved under Transport and Communication zone. In order to cater to the transport and communications needs of the town Sector 28 has been reserved for this purpose.

The existing radial pattern of the town has been maintained and accordingly a 120 metre wide peripheral road, including 60 metres wide Utilities and Services Corridor, along sector 1, 3, 4, 10, 6, 7 and 13 upto Jhajjar road and another peripheral road of 120 metres width from Rewari – Jhajjar Road near Libana village upto Rewari–Delhi Road at 3 kilometres milestone has been planned along the Jawahar Lal Nehru Canal for better circulation of heavy traffic. From this point this road has been extended upto National Highway No. 8 near 82 kilometres milestone. Since a new National Highway No. 71 has been notified passing through Rohtak, Jhajjar and Rewari upto National Highway No. 8 near Bawal, this 120 metres wide road will be a part of National Highway No. 71. This will cater to the needs of traffic coming from Western India leading to Haryana, Punjab, Jammu and Kashmir and other part of North India. This new proposed National Highway will take lead of the traffic passing through the congested town

of Rewari. The new city railway station is on the Rewari–Bawal line which connects Rewari with Delhi – Jaipur National Highway via Bawal Growth Centre.

Rail proposals in the draft development plan are based on National Capital Region proposals i.e. proposed linkage of Rohtak and Palwal with Rewari which are shown diagrammatically in the plan. Delhi-Rewari, Rewari-Jaipur and Rewari-Hissar railway lines have already been converted from metre gauge to broad-gauge, while their doubling and electrification is yet to be taken up. With the conversion of Delhi-Jaipur railway line to broad gauge, development of Bawal Growth Centre and installation of oil depots; the rail traffic on this line is likely to increase manifolds, hence in order to cope up the goods and passenger traffic and in view of limitation of existing railway station, a new city railway station is proposed on Bawal line.

Land reservation for major roads as shown in the development plan shall be as under:-

Serial Number	Nomenclature	Description	Road Reservation
1	V-1 (a)	Rewari-Delhi Road (Outer Grid)	Existing width with 45 metres wide green belt on both sides.
2	V-1 (b)	Rewari- Bawal Road (National Highway-71)	Existing width with 60 metres wide green belt on both sides.
3	V-1 (c)	Rewari- Shahjahanpur Road (State Highway-15)	Existing width with 45 metres wide green belt on both sides.
4	V-1 (d)	Rewari- Narnaul Road (State Highway-26)	Existing width with 45 metres wide green belt on both sides.
5	V-1 (e)	Rewari-Mahendragarh Road (State Highway-24)	Existing width with 45 metres wide green belt on both sides.
6	V-1 (f)	Rewari- Dadri Road	Existing width
7	V-1 (g)	Rewari- Jhajjar Road (National Highway-71)	Existing width with 60 metres wide green belt on both sides.
8	V-1 (h)	Rewari-Pataudi Road (State Highway-26)	Existing width with 30 metres wide green belt on both sides.
9	V-2	Central Arterial Road and outer peripheral road	120 metres width with 60 metres green belt on both sides
10	V-3	Major Sector Roads	45 metres width

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

For providing free flow of traffic on 120 metre wide outer ring road six overhead bridges i.e. on Rewari-Mahendragarh, Rewari – Narnaul, Rewari-Alwar, Rewari-Hissar and Rewari-Delhi, Rewari-Rohtak railway lines are proposed for functioning of outer grid road and rail network.

In order to provide grand entrance to Rewari town from Delhi –Jaipur National Highway and to provide proper cloverleaf junction of National Highway No. 8 and central arterial road, two large pockets have been reserved as green spaces so that the traffic of National Highway No. 8 do not get effected by linking of Rewari town with National Highway.

(5) PUBLIC and SEMI PUBLIC:

An area of 400 hectares has been reserved for public and Semi Public Zone. The major portion of this area has been planned on Delhi-Jaipur National Highway No.8 to accommodate international, national and state level institutions and Central Government Union Ministry offices, Sector 13, 24, 29, 36, 37 and 39 all in parts and partly in other residential sectors.

(6) PUBLIC UTILITY:

For providing good quality infrastructure facilities 246 hectares of land is reserved under Public utility zone in different sectors viz. 8,9,21,23 and 39. This area will provide for water supply installation and treatment plants, electric power plants, sub-stations drainage and sanitary installation including sewerage treatment plants, solid waste and disposal work and gas installation and gas depot. Electric Sub-station has been proposed in sector 9. The canal

based water works have been proposed in agricultural zone in the revenue estate of village Libana near JawaharLal Nehru Canal. Solid waste disposal has been proposed in the revenue estate of village Bhagwanpur with an area of 10.61 acres. Sector 8 has been reserved for Sewerage treatment works.

(7) OPEN SPACES:

An area of 855 hectare has been reserved for the open spaces. Sector 33, 34 and 35 have been exclusively reserved for international level sports stadium including vast green buffer along National Highway No. 8. In addition, green belts have been provided along Jawahar Lal Nehru Canal, Railway Lines and roads as shown on the plan.

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

(8) AGRICULTURE ZONE:

Rest of the controlled area has been designated as Rural Zone with a view to keep it free from large scale building activities so that it could be further utilized for the expansion of the town in future. However, rural and small scale industries and farm houses are permissible in this zone subject to the condition stipulated in zoning regulations and policy framed by the Government. An area of 10.21 acres, for establishment of milk dairies, has been proposed in the agricultural zone in the revenue estate of village Jatuwas.

PHASING OF THE DEVELOPMENT PLAN PROPOSALS

In order to implement the proposals of the Development Plan, the following phasing, is proposed:

Phase	Period	Development works to be taken
I	Upto 2010 A.D	Sectors 1, 3, 4, 5, 6, 7, 8, 10, 11 (part), 12, 13, 14, 15, 16, 17, 18, 19, 20 and 21.
II	2011 to 2015 A.D	Sectors 9, 12A, 22, 23, 24, 25, 26, 27, 28, 33 and 34
III	2016-2021 AD	Sectors 29, 30, 31, 32, 35, 36, 37, 38 and 39

Note: The above phasing is tentative and is subject to change as per requirements.

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 uses and development of land in the controlled area around Rewari town as shown in Drawing No. DTP (RE) 460/2006, dated the 13th December, 2006.

I. GENERAL

- (1) These Zoning regulations forming part of the Draft Development Plan for the controlled areas around Rewari town shall be called zoning regulations of the Draft Development Plan for Controlled Area, Rewari.
- (2) The requirements of these regulations shall extend to the whole of the area covered by the Draft development plan and shall be in addition to the requirements of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (41 of 1963) and the rules framed there under: -

I. 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 (RE) 460/2006, dated the 13th December, 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 odors;
- (i) 'Extensive Industry' means an industry setup with the permission of the Government and in extensive employing more than 100 workers and may use any kind of captive power of fuel provided they do not have any obnoxious features;
- (j) 'Heavy Industry' means an industry to be set up in public or semi-public or private sector with the permission of the Government (the cost of plant, machinery etc. as defined in the industrial policy of the Government);
- (k) 'Obnoxious or hazardous industry' means an industry set up with the permission of the Government and is highly capital intensive associated with such features as excessive smoke, noise, vibration, stench unpleasant or injurious effluent, explosive, inflammable material etc. and other hazards to the health and safety of the community;
- (l) 'Material Date' means the date of publication of notification of various controlled area declared as under:

Serial Number	Name of controlled Area and notification. No.	Material Date
1	Controlled Area around municipal town, Rewari declared vide notification no. 4463-2 TCP- 74, dated the 16 th October, 1974 and published in Haryana Government Gazette dated the 5 th November, 1974	5 th November, 1974

- (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 acre 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 bound within the major road system shown on drawing;

Explanation:

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

- (r) 'Site Coverage' means ratio expressed in percentage between the area covered by the ground floor of building and the area of the site;
- (s) The terms "Act", "Colony", "Coloniser", "Development Plan", "Sector" and "Sector Plan" shall have the same meaning as assigned to them in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (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 metre;
- (v) 'Loft':- An intermediary floor on a residual space in a pitched roof; above normal floor level with a maximum height of 1.5 metre and which is constructed or adopted for storage purposes;
- (w) 'Mezzanine Floor':-An intermediate floor above ground level with area of mezzanine restricted to 1/3rd 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 tube wells, 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;
- (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-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;
- "(zf) "Green Belt" shall mean, strips of land along sector/arterial road shown in the development plan, primarily meant for the widening of the sector/arterial road in future.

III. Major Land Uses/Zone:

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

IV. Division into Sectors:

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

V. Detailed land uses within major uses:

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

VI. Sectors not ripe for development:

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

VII Sectors to be developed exclusively through Government Enterprises:

(1) Change of land use and development in sectors which are reserved for the public and 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 its agencies indicated above.

VIII. Land Reservations for Major Roads:

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

Serial Number	Nomenclature	Description	Road Reservation
1	V-1 (a)	Rewari-Delhi Road (Outer Grid)	Existing width with 45 metres wide green belt on both sides.
2	V-1 (b)	Rewari- Bawal Road (National Highway-71)	Existing width with 60 metres wide green belt on both sides.
3	V-1 (c)	Rewari- Shahjahanpur Road (State Highway-15)	Existing width with 45 metres wide green belt on both sides.
4	V-1 (d)	Rewari- Narnaul Road (State Highway-26)	Existing width with 45 metres wide green belt on both sides.
5	V-1 (e)	Rewari-Mahendragarh Road (State Highway-24)	Existing width with 45 metres wide green belt on both sides.
6	V-1 (f)	Rewari- Dadri Road	Existing width
7	V-1 (g)	Rewari- Jhajjar Road (National Highway-71)	Existing width with 60 metres wide green belt on both sides.
8	V-1 (h)	Rewari-Pataudi Road (State Highway-26)	Existing width with 30 metres wide green belt on both sides.
9	V-2	Central Arterial Road and outer peripheral road	120 metres width with 60 metres green belt on both sides
10	V-3	Major Sector Roads	45 metres width

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

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

IX. Non-conforming uses either existing or having valid change of land use permission:

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

(a) undertakes to pay to the Director, as determined by him the proportionate charges towards the external development of the site as and when called upon by the Director to do so in this behalf;

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

X. Discontinuance of non conforming uses:

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

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

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

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

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

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

Note: 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 upto 3 acres.	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)
	3 to 4 acres	As applicable to residential plot equivalent to 750 square yards.	-do-
	Above 4 acres	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

(viii) 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 tube well 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 utilization 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 minimum 60 metres ROW sector roads in the form of integrated development. However, no manufacturing units will be permitted in such parks.
- (c) Cyber Cities:- The location of such a facility will be decided by the Government.

(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 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 I.T. 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		Cemetreies, 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
- (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/ Compressed Natural Gas Station.
- (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
- (xvi) Any other use, which the Government may in public interest decide
- (xvii) Cyber Parks/Information Technology Park

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.

As per the policy/ parametres decided by the Government

II. COMMERCIAL ZONE

- (i) Retail Trade.
- (ii) Whole sale Trade.
- (iii) Warehouses and storages.
- (iv) Commercial offices and Banks.

As required for the local need of major use at site earmarked for them in the sector plan or in the approved

- (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/ Compressed Natural Gas station.
- (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

layout plan of the colonies

III. INDUSTRIAL ZONE

- (i) Light industry
- (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

At sites earmarked for them in the sector plan or in the approved layout plan of the 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, Telecommunication towers.
- (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, Film City (Production Facilities), 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) Water bodies / Lakes.
- (vii) Any other recreational use with the permission of Director.

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

VIII. USES STRICTLY PROHIBITED:

Storages of petroleum and other inflammable material without proper license.

IX. AGRICULTURE ZONE

- (i) Agricultural, Horticultural, dairy and poultry farming.
- (ii) Village houses within Abadi-deh
- (iii) Farm Houses outside abadi-deh subject to restriction as laid down in zoning regulation XIX.
- (iv) Afforestation development of any of the part for recreation.
- (v) Expansion of existing village continuous to abadi-deh if undertaken a project approved or sponsored by the central Government, or State Government
- (vi) Milk chilling station and pasteurisation plant.
- (vii) Bus Stand and railway station.
- (viii) Air ports with necessary buildings.
- (ix) Wireless station.
- (x) Grain godowns, storage space at sites approved by the Director.
- (xi) Weather stations
- (xii) Land drainage And irrigation, hydroelectric works and tube well for irrigation.
- (xiii) Telephone and electric transmission lines and poles, tele communication towers.
- (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 kilometre 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 kilometre 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

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.