

From

Director,  
Town & Country Planning,  
Haryana, Chandigarh

To

1. All the Senior Town Planners in the State
2. All District Town Planners in the State

Memo No. 27108-30

Dated: 25-10-2006

Subject: **Creation of external/ town level infrastructure.**

The matter regarding creation of town level infrastructure was discussed in the meeting held on 21-07-2006 under the Chairmanship of Financial Commissioner and Principal Secretary to Government Haryana, Town and Country Planning Department. The Haryana Urban Development Authority while fixing the EDC for Gurgaon has worked out detailed town level facilities to be planned/ constructed for different category of towns. This includes college, hospital, public library, cremation ground/ crematorium burial ground, sport complex/ stadium, cattle yard, slaughter house, working women hostel, old age home, grid sub-station and fire station. The area norms for such facilities are at Annexure-A. In order to plan these facilities in advance, a decision was taken that the location of external/ town level facilities must be earmarked at the time of preparation of development of development plans also. For implementation of the above decision, the following actions are to be taken by the Circle/ Field offices: -

i) **PLANNING OF EXTERNAL/ TOWN LEVEL FACILITIES AT THE TIME OF PREPARATION OF DEVELOPMENT PLAN: -**

The Development Plans are under preparation/ finalization for no. of controlled areas and have not been approved from State Level Committee. The filed offices should work out the requirement of town level facilities in accordance with the approved norms and should locate these in different sectors by uniformly distributing these sites. Once these are approved in the Development plan, then care should be taken to plan the sites for these facilities while preparing the layout plan of HUDA sectors. In case of license applications received from the colonizers, the area identified for location of external town level facilities should be excluded from the grant of license. A definite report needs to be generated by the field offices in this regard.

ii) **WHERE DEVELOPMENT PLAN HAS ALREADY BEEN PUBLISHED/ FINALIZED: -**

In case where the Development plans have already been finalized by State Level committee or published but the development is still at the initial stage, the location of the sites of external/ town level facilities should be got approved from the DTCP-cum-CA HUDA by routing it through CTP, HUDA. In these cases also due care should be taken while planning the HUDA sectors as well as at the time of sending the reports for the license cases to ensure that the facilities are located/ planned as per the approved proposal.

iii) **WHERE THE DEVELOPMENT PLANS HAVE BEEN PUBLISHED AND THE CONSIDERABLE DEVELOPMENT HAS TAKEN PLACE: -**

In place like Gurgaon, Karnal, Panipat, Faridabad, Sonapat etc where the proposals of Development Plan have been implemented either after acquisition of the land by HUDA or by way of grant of licenses to the colonizers, in such towns the different external infrastructure needs to be worked out, efforts should be made to find suitable location and their uniform distribution for such infrastructure. The proposal be got approved from DTCP-cum-CA, HUDA.

iv) **ELECTRICAL INFRASTRUCTURE: -**

As far as electrical infrastructure is concerned, the norms approved provide for a site of 2 acres for a grid sub-station as town level facilities. Recently

a meeting was held with MD, HVPN in the chamber of DTCP wherein three acres site area for 66 KV sub-KV sub-station was required and for 132 KV, 220 KV and 440 KV substation, the land requirement was indicated from five to twelve acres. During the discussion it also emerged that the site needs to be located along the main corridors so as to plan the right of way of the major electrical lines along the major electrical lines along the major traffic arteries. In view of the above, it is imperative to examine and purpose sites for electrical infrastructure commensurate with the requirements of service providing agency like HVPN. The requirement of each town needs to be worked in consultation with these agencies and then the location of these sites needs to be distributed over the planned area.

Further a committee under the Chairmanship of Zonal Administrator HUDA (for the concerned zone) wherein concerned STP's / SE HUDA and SE of the concerned HVPN circle as members is constituted to worked out the requirements and then identify the location of the major electrical infrastructure.

STP's will further ensure that the sites once identified and approved should be planned accordingly.

I have been directed to inform you that you may start working on the proposal for planning the external/ town level facilities for the Development Plans which are under preparation. In the cases mentioned at Sr. no. ii and iii above, the STP's should make the assessment of the required infrastructure and proposal for location of such an infrastructure within 30 days and should get it approved from DTCP-cum-CA HUDA. The Senior Town Planners of the concerned circle will act as nodal officers for planning of the external facilities as well as electrical infrastructure. The time schedule given above may be adhered strictly.

District Town Planner (HQ)  
For Director Town and Country Planning  
Haryana, Chandigarh

Endst No. 27131-39

Dated: 25-10-2006

A copy is forwarded to the following for information and necessary action: -

1. Engineer-in-Chief, HUDA Panchkula
2. Chief Controller of Finance, HUDA Panchkula
3. Chief Town Planner, HUDA Panchkula
4. All the Zonal Administrators
5. Chief Coordinator Planner, NCR, Panchkula

District Town Planner (HQ)  
For Director Town and Country Planning  
Haryana, Chandigarh

Endst No. 27140

Dated: 25-10-2006

A copy is forwarded to the Managing Director, Haryana Vidhut Parsaran Nigam Ltd for information and necessary action.

District Town Planner (HQ)  
For Director Town and Country Planning  
Haryana, Chandigarh

## ANNEXURE-A

## DTCP MEMO NO 27108-40 DATED 25-10-2006

SR. NO	CATEGORY	NORM	AREA (in acres)	COVERED AREA
1	College	For every 1.0 lac population and one built up college for 4.0 lac population	10.00	Only Ph-1 consisting of approx. 3500 sq meters to be constructed by HUDA.
2	Hospital	50 beds for 1 lac population  Or  500 beds hospital for towns having population more than 10 Lakhs	5.00   35.00	Only Ph-1 consisting of 6000 sq meters to be constructed by HUDA.  Only Ph-1 consisting of 50000 sq meters to be constructed by HUDA.
3	Public Library	Only one for a town with population of more than 10 Lakhs	2.00	Only 1200 sq meters to be constructed by HUDA.
4	Cremation ground/ crematorium	One for every 5.00 Lakhs persons + one no. of burial ground site for the town	6.00	Provision of Rs. 10.00 Lakhs for construction.
5	Stadium/ Sport complex	i) For population of 2.5 Lakhs to 5.0 Lakhs on no. ii) For additional population of 5.00 Lakhs	10.00 10.00	Construction cost @ Rs. 600 crores. Rs. 6.00 crores for every additional 10 acres of land.
6	Cattle yard	One in each town.	1.00	Rs. 20 Lakhs for construction
7	Slaughter House	One in each town.	1.00	Construction cost Rs. 20. Lakhs
8	Working women hostel	One in each town.	1.00	Only site
9	Old age home	One in each town.	1.00	Only site
10	Grid Sub-station	Land for every 2.5 Lakhs population.	2.00	Only site
11	Fire station	i) For population of 2.5 Lakhs. ii) For population of 2.5 Lakhs to 5.0 Lakhs. iii) One fire station for each additional 5.00 Lakhs persons.	2.00 (only land) 2.5  2.5 acres for every 5.00 Lakhs	-----  Only 1000 sq meters to be constructed.  (Note in case of towns having population more than 10 Lakhs covered area of 3000 sq meters will be provided by HUDA).