

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

Notification

The 11th June, 2010

No. CCP(NCR)/FDP(G)/2010/2336.—In exercise of the powers conferred by Sub-section (7) of Section 5 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1963), the Governor of Haryana with reference to Haryana Government, Town and Country Planning Department Notification No. CCP(NCR)/FDP(G)/2008/2346, dated the 22nd August, 2008 hereby publishes the following final amendment in Final Development Plan of Gurgaon-Manesar Urban Complex published *vide* Haryana Government Gazette (Extraordinary), Town and Country Planning Department Notification No. CCP(NCR)/FDP(G)/2007/359, dated the 5th February, 2007, namely :—

**AMENDMENT**

In the Haryana Government, Town and Country Planning Department, Notification No. CCP(NCR)/FDP(G)/2007/359, dated the 5th February, 2007, in Annexure B :—

1. In heading "VII. Sectors to be developed exclusively through Government Enterprises,"
  - (i) sub-para (1), shall be omitted;
  - (ii) existing sub-para (2) and (3) shall be renumbered as (1) and (2) respectively;
  - (iii) in the sub-para (2), the sign and letter "and (2)" shall be omitted.
2. under heading "XVII Relaxation of agriculture zone", in clause (b), after explanation, the following clause shall be added at the end, namely :—
  - (i) *for use of non/less polluting Rural Industrial Scheme/Small Scale Industrial Units upto two acres in the Agriculture Zone of the controlled areas of High/Hyper potential zones falling in Industrially backward blocks on public roads/roostas (other than scheduled road and National Highway) of minimum 12 meters width after leaving at least 20 meters wide strip of green belt along the road to be used for its development in future;*
  - (ii) *for use of non/less polluting Medium and Large Scale Units in Agriculture Zone of Controlled Areas of High/Hyper potential zones falling in industrially backward blocks mentioned in industrial policy on roads of minimum 24 meters width (including scheduled road) after leaving at least 30 meters wide green belt along the road to be used for its development in future;*
  - (iii) *the site should not fall within restricted belt notified under 'the Works of Defence Act, 1903' around Defence installations, if any."*
3. after heading "XXI. Provisions of Information Technology Units and Cyber Parks/Cyber Cities", the following heading shall be added at the end, namely :—

**"XXII. Setting up of Communication Towers :**

  - (i) Location : Residential Zone, Commercial Zone, Industrial Zone, Transport and Communication Zone, Public and Semi-Public Zone, Open Spaces, Special Zone and Agricultural Zone.
  - (ii) Approach Road : 11.0 feet in Agriculture Zone and 30.0 feet in others zones/open spaces.
  - (iii) Height : The maximum height of the tower from the ground level should not exceed 60 meters subject to clearance from Defence, Civil Aviation and Doordarshan."

## 4. In Appendix B,—

(1) under heading "I. Residential Zone", after clause (xvii), the following clause shall be added at the end, namely :—

"(xviii). Communication Towers";

(2) under heading "II. Commercial Zone", after clause (xiv), the following clause shall be inserted, namely :—

"(xvix). Communication Towers";

(3) under heading "III. Industrial Zone",—

(a) For the existing clause (ix), the following clause shall be substituted, namely :—

"Public utility, community buildings, retail shops, banks, dhabas, restaurants, two/three/five star hotels and insurance offices subject to a maximum limit of 3 percent of the total area of the sector as under :—

Sr. No.	Name of Facility	Area		No. of facilities in a sector	Commercial Component	Maximum Ground Coverage	Floor Area Ratio	Approach Road
		Minimum	Maximum					
1	2	3	4	5	6	7	8	9
1.	Dhabas	500 sq.m.	1000 sq.m.	2	50 sq.m.	50%	50%	Minimum 18 meters
2.	Restaurants	1000 sq.m.	2000 sq.m.	2	10%	30%	150%	Minimum 18 meters
3.	Two/Three Star Hotels	1.0 Acre	2.5 Acres	2	15%	30%	As per commercial policy	Minimum 24 meters
4.	Five Star Hotels	2.5 Acres	4.0 Acres	1	15%	30%	As per commercial policy	Sector Dividing Road with the provision of a service road

(b) after clause (xiii), the following clauses shall be added at the end, namely :—

"(xiv) Health Facilities like Hospital, Dispensary, Nursing Home, Clinic as under :—

Sr. No.	Name of Facility	Area		No. of facilities in a sector	Residential Component	Maximum Ground Coverage	Floor Area Ratio
		Minimum	Maximum				
1	2	3	4	5	6	7	8
1.	Hospital	2.5 Acres	5.0 Acres	1	15%	33%	100%
2.	Dispensary	1.0 Acre	1.5 Acres	1	15%	33%	100%
3.	Nursing Home	250 sq.m.	500 sq.m.	2	Nil	60%	100%
4.	Clinic	250 sq.m.	500 sq.m.	2	Nil	60%	100%

"(xv) Industrial Colony with a minimum area of 50 acres. The area utilisation shall be as under :—

Sr. No.	Land Use	Percentage of Total Area of the Colony	
		3	4
1	2		
1.	Industrial	51	
2.	Residential	10	65
3.	Commercial	4	



1	2	3	4
4.	Public Buildings & Utilities	10	35
5.	Roads/Open Spaces	25	
	Total	100	

"(xvi) Communication Towers";

(4) under heading "IV. Transport and Communications Zone", after clause (ix), the following clause shall be added at the end, namely :—

"(x) Warehouses upto a maximum limit of 5% of the total area of the sector.

(xi) Communication Towers";

(5) under heading, "VI Public and Semi Public Uses Zone", after clause (v), the following clauses shall be inserted, namely :—

"(va). Dhabas, Restaurants as under :—

Sr. No.	Name of Facility	Area		No. of facilities in a sector	Commercial Component	Maximum Ground Coverage	Floor Area Ratio
		Minimum	Maximum				
1	2	3	4	5	6	7	8
1.	Dhabas	500 sq.m.	1000 sq.m.	2	50 sq.m.	50%	50%
2.	Restaurants	1000 sq.m.	2000 sq.m.	2	10%	30%	150%

(vb) Communication Towers";

(6) under heading "VII. Open Spaces", after clause (vi), the following clause shall be inserted, namely :—

"(via). Communication Towers";

(7) under heading "IX Agriculture Zone",—

(a) for the existing clause (xix), the following clause shall be substituted, namely :—

"(xix). Dhabas, Banquet Halls, Small Restaurants, Motels, Hotels, Resort and Amusement Park/ Theme Park along National Highways/Scheduled Roads in the area outside restricted/green belt as under :

Sr. No.	Permissible Activity	Area		Commercial Component	Maximum Ground Coverage	Floor Area Ratio
		Minimum	Maximum			
1	2	3	4	5	6	7
1.	Dhabas	1000 Sq.m.	1.0 Acre	50 Sq.m	40%	40%
2.	Banquet Hall	2.5 Acre	5.0 Acres	10%	30%	50%
3.	Restaurants	2000 Sq.m.	1.0 Acre	15%	30%	150%
4.	Motel without banquet facilities	1.0 Acre	3.0 Acres	15%	30%	150%
5.	Motel without banquet facilities	2.5 Acres	5.0 Acres	15%	30%	150%
6.	5-Star Hotel	4.0 Acres	15 Acres	15%	30%	150%
7.	Resort	4.0 Acres	10 Acres	15%	30%	150%
8.	Amusement Park/Theme Park	2.5 Acres	10 Acres	15%	30%	50%

Provided that access permission is obtained from National Highway Authority of India, if the site is located on National Highway, and from Executive Engineer, Public Works Department (Building and Roads) if the site is located on Scheduled Road.”;

(b) after the clause (xx), the following clause shall be inserted, namely —

“(xxa). Communication Towers.”

D. S. DHESI,  
Financial Commissioner and Principal Secretary to  
Government Haryana, Town and Country Planning Department.