

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

The 12th September, 2000

No. CCP-(NCR) BCA-2/2000/1570 in Exercise of the Powers conferred by Sub Section (7) of the Section 5 of the Punjab Scheduled Roads and controlled areas restrictions of unregulated Development act, 1963 (Punjab act 41 of 1963) and all other powers enabling him in this behalf and with reference to Haryanan government, Town and Country Planning Department, Notification NO. CCP (NCR) B.C.A.-2/99/1168, dated the 26 th July, 1999, the Governor of Haryana after considering the objections/suggestions and representation received alongwith the recommendations of the Director Town and country planning Department, Haryana thereon hereby publishes the final development plan of Charkhi Dadri with restrictions and conditions given in the Annexures, A and B, proposed to be made publishable to controlled area covered by it.

DRAWINGS

1. Existing land use Plan Drawing No. DTP (B)/1247/97Datad 4-8-1997 (already published vide Haryana Government Town and Country Planning Department, Notification No-CCP (NCR) BCA-2 /99/1168 dated 26-July-1999).
2. Final Development plan of Dadri controlled area bearing Drawing No. DTP (B) 1283/99 dated the 28 th September, 1999.

ANNEXURE A

**EXPLANATORY NOTE ON THE FINAL DEVELOPMENT PLAN OF CONTROLLED AREA,
DADRI**

I. Introduction

Dadri, said to have derived its name from a Jheel called Dadier (Dadier means frog) is a town of great antiquity. Formerly it was ruled by Nawab Bahadur Jang, a relative of Nawab of Jhajjar but in 1857 it was conferred upon Raja Sarup Singh of Jind as a reward by Britishers. After independence it became a part of Mahendragarh District and in 1972 it became a tehsil headquarter of newly carved out district of Bhiwani. The town is known for its cement factory which was established by Dalmia in 1938.

2. The town, a sub-divisional headquarter-of district Bhiwani, is located at 28°35' 40" North latitudes and 76°16' 14" East longitudes and at an elevation of 216 metres above mean sea level. The town is situated on Rewari-Bhatinda broadgauge railway line and along Rohtak-Narnaul State Highway. It lies at a distance of 104 Kilometres in the West of Delhi and about 54 kilometres in the South West of Rohtak, Bhiwani, its district headquarter is situated at a distance of 32 kilometres in the North. Being a part of semi arid region, the annual rain fall(481.8 mm) is scanty, mainly concentrated in only August and September. Frequent dust storm during summers, is a typical phenomenon of this region. However, inspite of scanty rain fall water tends to accumulate in the town and adequate steps have been taken by Haryana Government to make the town free from floods and water-logging etc.

3. The morphology of the town is marked by narrow lanes, old stone buildings, fort, barracks, old walled city temples and chatteries. All sides of the town are flanked by Loharu canal Badhwana distributory and their sub-distributories. The town has a 220 KV power sub station and its High Tension power lines are acting as physical barrier for its horizontal expansion in the North.

4. The lift irrigation scheme, rural electrification, new road network annexation of the Dadri Tehsil into the newly carved out district of Bhiwani have boosted the economy of the area and have made the town administratively and commercially an important centre.

5. With the growing prosperity of its region, improved means of transportation and communication and declaration of Bhiwani District as industrially backward functions of the town had increased manifold. Consequently, the demand for land for various uses have resulted in the physical expansion of the town.

6. In order to check this physical expansion of the town in a haphazard manner, a sizeable area around Dadri town was declared as controlled area,-vide Haryana Government, Town and Country Planning Department, notification No.9886-10DP-82/19042, dated the 29th October, 1982 and published in the Haryana Government Gazette, dated the 23rd November, 1982.

II. Population growth:

The population of the town is growing with marked variations in every decade.

TABLE-I

Year	Population	Per cent decennial variation
1901	7009	---
1911	5718	-18.42
1921	6582	+15.11
1931	7260	+10.30
1941	8712	+20.00
1951	8785	+0.84
1961	13839	+57.53
1971	19484	+40.79
1981	27315	+40.20
1991	32253	+18.07

The Table I above indicates that its population decreased during 1901 -1911 by 18.42%. Since 1951 -61 decade, the population is increasing with significant variations as indicated in Table I. Hence, to project the population for the planning period average growth rate will not suffice and a rational judgment is required for the future population prediction.

It is expected that the rate of population growth will increase due to increased prosperity of the surrounding region and of the town as well, considering all these factors it is assumed that the town will have population of 75,000 by 2021 A.D.

III. Occupational Structure:

A general study of Dadri reveals that due to the inception of cement factory, various ancillary functions have come up. It has been noticed that trade and commerce (29.78%) is the major employment sector followed by other services (29.45%) and manufacturing industries, servicing and repairing industry (15.94%). It is emerging as a service center for the hinterland.

IV. Existing Infrastructure:

The old town of Dadri gives an impression of compact settlement having a ring road parallel to the old wall of the town. The commercial area of the town is concentrated along the road from Jhajjar Gate to railway station. The administrative offices are located in and around the old fort.

There are over 150 small scale and cottage industries but majority of the industrial workers are employed by Cement Corporation of India. The town is known for its cement, cement pipes and other cement products.

Trade and commerce, which employs 29.78% of the total workers is the largest employment sector in Dadri. The main trade items are food grains, stone, building material and cement. The town possesses grain market of 18 acres in area which is inadequate to meet the requirements of the town and the region.

V. Water Supply

The town has got canal based water supply as sub-soil water was insufficient and very deep. The present storage capacity of water works is 186 lacs gallons and clean water capacity is 1.3 lacs gallons. The per capita consumption is 20 gallons/day. The Public Health Department has planned to extend the present water works to meet the requirement of the growing population.

The sewerage scheme for the existing town has been taken up and the sewerage line has been provided along all the major roads of the town.

VI. Community Facilities

There are two degree Colleges, four High/Higher Secondary Schools and six Primary Schools. There is one 50 bedded Civil Hospital situated in the heart of the town and an E.S.I. Dispensary in Cement Corporation of India. There is only one Cinema Hall, a Club, a Library and a Rose Garden to meet the recreational demands of the town.

VII. Proposals

Keeping in view the improved means of communication over all development and the incentives offered to the prospective industrialists, Dadri Town has been planned for a population of 75,000 by 2021 A. D. Taking into account the anticipated growth, development potential of the land and demand for the residential and industrial requirements, a final development plan has been

prepared for controlled area, Dadri.

The town has been planned in such a way that minimum alteration are caused to existing urban pattern wherever possible by taking into account the existing land use. The neighborhood concept in form of self-contained sectors has been adopted.

VIII. Urban Land Uses

To accommodate a population of 75,000 by 2021 A.D., approximately, 2326 acres of urbanizable area is required by assuming a town density of 32 person per acre. It is noticed that the existing urbanisable area of town is spread over an area of 891 acres while the total area under the municipal limits of the town is approximately 3900 Acres

Although the present municipal area itself is more than sufficient to accommodate a population of 75000 by 2021 A.D, but in order to channelise the existing growth pattern of the town, 78 acres of area has been proposed along the major roads outside the municipal limits.

The extent of various land uses (existing and proposed) is shown in the table below -

**TABLE
PROPOSED LAND USE**

Seri al No.	Land Use	Existing land use within Municipal Committee limit	Proposed land use within Municipal Committee limit	Proposed land use within controlled area	Total area in acers	Percentage
1.	Residential	450	821	30	1301	55.93%
2.	Commercial	66	92	--	158	6.79%
3.	Industrial	200	178	23	401	17.24%
4.	Transportation and Communication	90	20	--	110	4.73%
5.	Public Utilities	30	38	25	93	4.00%
6.	Public and Semi Public	50	155	--	205	8.82%
7.	Major Open Spaces	5	53	--	58	2.49%
	Total area =	891	1357	114	2960	100%

Residential Zone

Land required for residential and allied activities within municipal limits and within controlled area is estimated to be 1301 acres and an effort has been made to establish workplace-home relationship to reduce travelling distances by conceiving self contained sectors around the town. The sectors earmarked for this purpose are sectors 1,2,3,7,9 and part of sectors 8,10, and 11. A density of 70 persons per acre for the existing town and the sector adjoining existing town and 60 per sons per acre for the remaining sectors, have been considered. Thus these sectors will be adequate for a population of 75000 by 2021 A.D. The residential area of sector-11 highly potential for development as such it is proposed to e considered in first phase.

Commercial Zone

The commercial function will not only serve the population of the town but it will also cater to the needs of the rural population within its influence.

The existing wholesale and grain market is inadequate to cater to the needs, so a new wholesale market of 57 acres is provided along with provision of warehousing and other storage

facilities in sector 10 on Delhi-Narnaul Road. The old mandi will serve as vegetable and stone, timber market. A part of sector 8 covering an area of 35 acres is earmarked as city centre keeping in view the central location and easy approach from all part of the town.

Industrial Zone

Prior to its up-gradation as tehsil headquarter, Dadri was known for its cement factory which was established by Dalmia in 1938. This factory employs nearby 75 per cent of the workers engaged in secondary sector. There were a few ancillary units of this cement factory mainly of cement pipes, tiles, etc.

The increased irrigation facilities have increased the demand for agricultural implements thus resulting in development of agro-based industries. Similarly 440 K.V. electric sub-station built near Bhiwani, will augment the existing supply of power to industries. Besides these towns proper linkages with its surrounding settlements and far off areas is another advantageous factor for its growth.

In order to remove regional imbalances in the industrially backward area, the Government of India, in 1984 had declared Dadri and Bhiwani sub divisions as industrially backward, incentives were provided to prospective entrepreneurs for setting up their industries in these areas. These incentives were concessional finance extended to the fixed capital investments, preferential treatment in the grant of industrial license and other rebates in taxes and octroi etc. All these facts promoted industrial activities in this town.

Assuming participation ratio of 35% (26260) for 2021 A.D., 45% (11860) of the total workers are estimated to be engaged in secondary sector. After excluding workers in construction (2.5%) and household industry (4%) about 11,000 workers are assumed to be engaged in manufacturing. Taking an average of 27.4 workers per acre an area of approximately 401 acres is required for industrial purposes. Keeping in view the wind direction, trend of industrial growth, existing infrastructure and future potentiality, the sectors 4,5,12 and 13 have been earmarked for industrial purposes.

Transport and Communication

The existing infrastructure of railways, bus stand, workshop and major roads have been accommodated in the proposed land use plan. In addition to the existing area of bus stand (3 acres) an area of 10 acres have been provided for the new bus stand and workshop on outer bye-pass road in sector -8. To cater to the needs of industrial township in particular and town as whole in general, an area of 10 acres has been earmarked for truck stand and its ancillary activities in sector 10 on Narnaul-Delhi road. 2 acres of land has been reserved for Telegraph Offices and Telephone Exchange etc. in sector 8.

The existing roads in rural zone connecting the town with its region have been earmarked as V-1, a,b,c,d,e,f, and their existing widths are maintained. The proposed outer ring road has been designated as V-1 with a width of 60-metres the major town roads as V-2 (45 metres) and the sector dividing roads as V-3 with the width of 30 metres.

Public Utility Zones

The existing water works and its extension on Rohtak road shall continue to be under such uses and have been earmarked as such. An additional area of 18 acres abutting existing water works have been earmarked for future extension. The site for sewerage disposal and solid waste disposal having an area of 12.5 acres each is proposed, approximately 2000 feet south of existing disposal point near Bhatinda-Rewari broadguage railway line.

Public and Semi Public Uses

The Government offices are scattered all over the town. In order to shift all Government offices at one place an area of approximately 41 acres in sector 8 near Eye Hospital, is reserved for this purpose. The existing educational institutions which are located on Delhi-Narnaul road have been kept as such and adjoining area is proposed for future expansion, of the institutions (sector 11).

Major Open Spaces

The open spaces which form the lungs of the town is also used as buffer separating the non compatible land uses, A city park of 30 acres is proposed in sector 8. Similarly green belts of 30 metres width have been provided between residential and industrial areas. In order to present a picture of green city park of about 20 acres has been provided in sector 11. Similarly the old burial and cremation ground have been preserved as such.

Agricultural Zone

The remaining area surrounding the future urbanisable area is proposed to be preserved as an agricultural zone. This zone, however, would not eliminate the essential building development within this area such as extension of existing villages contiguous to abadi-deh undertaken as a project approved or sponsored by the Government in addition to the ancillary facilities necessary for the maintenance and improvement of the agricultural zone as such.

ANNEXURE B

Zoning Regulations

Governing uses and development of land in the controlled area around Dadri as shown in drawing No. DTP (B) 1283/99 dated 28th September, 1999.

I General

(1) These zoning regulations forming part of the development plan for the controlled area around Dadri shall be called zoning regulations of the development plan for the Dadri controlled area.

(2) The requirements 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 Road and Controlled Areas Restriction of Unregulated Development Act, 1963 and the rules framed thereunder.

II. Definitions

In these regulations • –

- (a) 'Approved' means approved under the rules.
- (b) 'Building Rules', means rules contained in Part-VII of the rules.
- (c) 'Drawing' Means Drawing No. DTP(B)1283/99, dated the 28th September, 1999.
- (d) 'Floor' Area Ratio (F.A.R) 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 purposes or any ancillary or appurtenant buildings including community facilities, public amenities and Public utility as may be prescribed and approved by the DTCP, Haryana.
- (f) 'Light Industry' means industry not likely to cause injurious or obnoxious noise, smoke, gas, fumes or 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 chakkies with power, laundry dry cleaning and dyeing, repair and service of automobile, scooters and cycle, repair of household utensils, shoe making and repairing, fuel depots 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 is extensive, employing more than 100 workers and may use any kind of motive power or fuel provided they do not have been 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' mean 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 hazard to the health and safety of the community.

- (l) 'Material date' means the 23rd November, 1982 in respect of the land within the controlled area notified under section 4 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963, (Punjab Act 41 of 1963), vide Haryana Government Town and Country Planning Department, notification No. 9886-10DP -82/19042 dated 29th October, 1982, published in Haryana Government Gazette dated the 23rd November, 1982.
- (m) 'Non Conforming use' in respect of any land or building in a controlled area means the existing use of 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 service 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 acres, in sector area or colony area as the case may be.
- (q) 'Sector Area' and 'Colony Area' shall mean the area of the sector or of the colony as bounded within the major road system shown on the drawing;

Explanation

(1) In this 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 be 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 person per dwelling unit or 13.5 persons per 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 and 'sector plan' have the same meaning as assigned to them in Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 and Rules 1965.
- (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. and
 - (ii) Farm shed i.e. Ancillary use.

Notes :

- (1) The construction of the farm house shall be governed by the restriction 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" mean 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" means an intermediary floor on a residual space in a pitched roof above normal floor level with a maximum height of 1.5 meter and which is constructed or adopted for storage purpose.
 - (w) "Mezzanine Floor" mean 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 meters.
 - (x) "Subservient to Agriculture" shall mean development and activity which are required

to assist in carrying out the process of 'agriculture' such as tube-wells, pump chambers, windmills irrigation drains, pucca plateforms fencing and boundary walls, water hydrants etc.

- (y) "Rural Industries Scheme" means industrial units which is registered as Rural Industry by the Industries Department.
- (z) "Small scale industries" means Industrial unit which is registered as SSI by the Industries Department.
- (za) "Agro based Industries" means an industrial unit which uses foodgrain, 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 and Rules, 1965.

III. Major Land Uses/Zones

- (i) Residential Zone.
- (ii) Industrial Zone.
- (iii) Commercial Zone.
- (iv) Public and Semi Public uses (Institutional zone)
- (v) Public Utility zone
- (vj) Transport and Communication Zone.
- (vii) Major Open Spaces and.
- (viii) Agricultural Zone.

(2) Classification of major land uses shall be according to Appendix 'A'

IV. Division Into Sectors

Major land uses mentioned as serial No. (i) to (vii) in regulation III above which are land uses for building purposes have been divided into sectors as shown bounded by the major road reservation 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 subject to the other requirements of these regulation and of the rules, may be permitted in the respective major land use zone as listed in Appendix 'B' sub-joined to regulations.

VI. Sector Not Ripe for Development

Notwithstanding the reservation of various sectors for respective land uses or building purposes the Director may not permit any changes in their land use or allow construction of building thereon from considerations of compact and economical development of the controlled area till such time as availability of water supply drainage arrangements 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 institutional 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 any of the agencies mentioned above.

VIII. Land Reservation-For Major Roads

(1) Land Reservation for major roads shall be as under :

Major Roads :	V-1-a Existing Dadri Bhiwani Road	}	Existing Widths
	V-1-b Existing Dadri Loharu Road		
	V-1-c Existing Dadri Narnaul Road		
	V-1-d Existing Dadri Kanina Road		
	V-1-e Existing Dadri Delhi Road		
	V-1-f Existing Dadri Rohtak Road		
(ii)	V-1 Major Road	60 M	}
(iii)	V-2 Major Road (sector Road)	45 M	
(iv)	V-3 Major Road (sector Road)	30 M	

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

IX. Industrial Non-Conforming Uses

With regard to the existing industries shown in zones other than industrial zones in the Development Plan, such industrial non-conforming uses may 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:

- (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 arrangement for discharge of effluent to the satisfaction of the Director; and
- (c) no further expansion shall be allowed within area of non-conforming use.

X. Discontinuation 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 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 per cent or more of its reproduction value by fire floods, explosions, earthquake, war, riot or any other natural calamity, it shall be allowed to be redeveloped only -for a conforming use.

(3) After a lapse of period fixed under clause IX the land shall be allowed to be redeveloped or used only for conforming use.

XI. The Development to conform to Sector Plan and Zoning Plan :

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

XII. Individual Site to Form Part of Approved Layout or Zoning Plan:

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

- (i) The plot forms a part of an approved colony or the plot is in such area for which relaxation has been granted as provided in regulation XVII.
- (ii) The plot is accessible through a road laid out and constructed up to the Situation of the plot to the Satisfaction of the Director.

XIII. Minimum Size of Plots for Various Types of Buildings :

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

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

(2) The minimum area under a group Housing scheme will be 5 acres if it forms part of a licenced colony and 10 acres, if it developed independently.

XIV. Site Coverage/Height and Bulk of Building under various types of Buildings:

Site coverage and the height up to which buildings 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			
	(a) Integrated Corporate	40%	150	The total area of the commercial pocket is to be considered as plotable area while working out the total plotted area of the sector.
	(b) Individual site	100%	300	Only 35% of the total area of commercial pocket in which those sites have been planned be counted as plotted area for working out the plotable area of the sector.
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 Side and Rear of Buildings :

These shall be provided in accordance with rules 51, 52 and 53 of the Rules, 1965.

XVI. Architectural Control.

Every building shall conform to architectural control prepared under rule 50 of Rules, 1965.

XVII. Relaxation of Land Use within Agriculture Zone :

In the case of any land lying in Rural 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 colonizer has purchased the land for the said use and development prior to the material date and the colonizer secures permission for this purpose as per rules.
- (b) for use of land as in 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 proper zone.
 - (iii) the owner of the land secures permission for building as required under the Rules; and
 - (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 this regulation shall mean acquisition of full proprietary rights and not lease or title such as agreements to purchase etc.

XVIII. Density :

Every residential sector Shall be developed to the Sector density indicated and 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 Houses Out side Abadi-Deh in Agricultural Zone/Rural Zone

1. 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	Maximum coverage on ground for dwelling unit (Main building)	Maximum coverage on ground for farm shed (ancillary building)
(i) Site Coverage 2 Acres	100 Sq. mtrs.	1 percent of the farm land (not more than 40 percent shall be used for labour/servant quarters)
For every additional 0.25 acres, 10 Sq. mtrs. in main building subject to maximum of 200 Sq. mtrs.		
Maximum Height		
	Main dwelling unit	Ancillary Building
(ii) Height and storey	6 metres single storeyed	4 metres single storeyed

(iii) Set back: It Shall be at least 15 metres 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 Setback from the edge of the roads as under:—

- (a) Where the road is bye-pass to a Scheduled Road ... 100 Mtrs.
- (b) Where the road is a scheduled road ... 30 Meters or
- (c) Any other road ... 15 Meters

(iv) Approach Road.

- (a) the approach road to the farm shall have a minimum right of way to 13.5 metres (45 feet)
- (b) When the approach road serves more than one farm then the minimum right of way should be 18.30 metres (60 feet).

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

(vi) Ledge, Loft and Mezzanine Floor :—Ledge, Loft and Mezzanine floor shall be permitted within the building subject to the restrictions above as well as the restrictions Stipulated in the definition given in part-II.

(vii) Services Water Supply and Drainage :

- (a) Good potable water Supply Should be available in the farm for human consumption in case of farm house is built.
- (b) Open sanitary drains or covered drains to be provided to clean the sheds 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.

2. Government may amend the minimum size of the farm for any Scheme Sponsored by the State Government/State Agency for the proper utilizations 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.

Appendix A
CLASSIFICATION OF LAND USES

Main Code	Sub Code	Main Group	Sub group
1	2	3	4
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 Transit 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		Jettys, Dock yards
	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		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 Land and pastures
850	Forest Land.
860	Marshy Land
870	Barren Land
880	Land under water.

Appendix B

1 RESIDENT ZONE

- (i) Residences
- (ii) Boarding house
- (iii) Social Community religious and recreational buildings
- (iv) Public utility buildings
- (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 stands
- (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

As required for the local needs of major uses and needs of the town, at site approved by Director in the Sector/ Colony Plan.

2. COMMERCIAL ZONE

- (i) Retail Trade
- (ii) Wholesale Trade
- (iii) Wharehouses and Storages
- (iv) Commercial Offices and Banks
- (v) Restaurants and Transit Boarding Houses including public assistance institutions providing residential accommodation like Dharamshala, Tourist houses 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

As per the policy/parameters decided by the Government.

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

- (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 stand

3 INDUSTRIAL ZONE

- (i) Light industry
- (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, retail shops,
- (x) Petrol filling stations and service garages.
- (xi) L.P.G. Gas godowns permitted by the Director.
- (xii) Any other use permitted by the Director.

4 TRANSPORT AND COMMUNICATION ZONE

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

5 PUBLIC AND SEMI PUBLIC USES ZONE

- (i) Government offices, Government Administration centers, 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 non-commercial nature.
- (v) Land belonging to defence.
- (viii) Any other use which Government is public interest may decide.

6 OPEN SPACES

As sites earmarked for them in the sector plan or in the approved layout plan of the colonies

At sites earmarked in the sector plan.

At sites earmarked in the sector plan

- (i) Sports ground, stadium and play grounds.
- (ii) Parks and green belts
- (iii) Cemeteries, Crematories etc.
- (iv) Motor fuel filling station 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.

7 PUBLIC UTILITIES ZONE

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

At sites earmarked in the sector plan

8 USES STRICTLY PROHIBITED

Storage of petroleum and other inflammable material without proper license.

10 AGRICULTURE ZONE

- (i) Agriculture, 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 its part of recreation.
- (v) Expansion of existing village contiguous to abadi-deh if undertaken as a project approved or sponsored by the Central Govt. or State Govt.
- (vi) Milk chilling station and pasteurisation plant.
- (vii) Bus stand and Railway Station.
- (viii) Air ports with necessary Buildings.
- (ix) Wireless Stations
- (x) Grain Godowns, Storage space at sites approved the Director.
- (xi) Weather Stations.
- (xii) Land drainage and irrigation, Hydro electric 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) L.P.G Storage godowns with the approval of the Director.
- (xix) (A) Non Polluting industries registered as Rural Industries Scheme/Small Scale Industries units subject to one of the following conditions:-

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

- (1) Located within half kilometer belt encircling the existing village Abadi and approachable from public road/rasta other than scheduled road, National Highway and State Highway
- (2) On Public road/rasta not less than 30 feet wide (other than scheduled roads, National Highway and State Highway) out side the half kilometer zone referred to in (1) above up to depth of 100 meters along the approach road.
- (B) Non polluting Medium and Large Scale Agro-based Industries on Public road/rasta not less than 30 feet wide other than scheduled roads, National Highways and state Highway to the condition that site should not fall with in restricted belt around the defence installation as applicable for such installation if any.
- (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) Information Technology Parks (including manufacturing facilities for hardware)
- (xxiii) Any other use, which Government may in Public Interest, decide

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

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