

HARYANA GOVERNMENT

TOWN AND COUNTRY PLANNING DEPARTMENT

Notification

The 29th October, 2007

No. CCP (NCR )/Y-3/FDP/2007/3739.—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), and with reference to Haryana Government, Town and Country Planning Department, notification No. CCP(NCR)/Y-3/2006/2919, dated the 19<sup>th</sup> September, 2006, published in Haryana Government Gazette (Extra ordinaty), dated the 19<sup>th</sup> September, 2006 and in supersession of all other notifications issued in this behalf, the Governor of Haryana hereby publishes the Final Development Plan 2021 AD for controlled areas around power houses No. I, II, III, IV and around Dadupur Head Works, district Yamuna Nagar, along with restrictions and conditions as given in Annexures A and B proposed to be made applicable to the controlled areas covered by it.

Drawings

- 1 Existing Land Use Plan Drawing No. DTP(Y)93/97, dated the 25<sup>th</sup> October, 1997 (already published in Haryana Government Gazette (Extra ordinary), dated the 19<sup>th</sup> September, 2006 vide Haryana Government, Town and Country Planning Department, notification No. CCP(NCR)/Y-3/2006/2919, dated the 19<sup>th</sup> September, 2006).
- 2 Final Development Plan Drawing No. DTP(Y)212/2007, dated the 23<sup>rd</sup> March, 2007.

Annexure A

Explanatory Note on the Final Development Plan-2021 AD for the Controlled Areas around Power House No. I, II, III, IV and Dadupur Head Works

1 Introduction:

The controlled areas around power house No. I, II, III, IV and Dadupur Head Works, were declared as the pre-emptive move to regulate the development and to check the unauthorized and haphazard construction around power houses on the specific request of the Haryana Vidyut Parsharan Nigam, formally known as Haryana State Electricity Board. These power houses have been set up on the realigned Hydle channel parallel to the Western Yamuna canal. The entire landscape is predominantly agricultural/rural. The emphasis of State Government is to maintain the ground cover. In fact the entire area in and around all these controlled areas falls under section 4 of the Indian Forest Act, 1927 (16 of 1927), which prohibits felling of trees. Some of the pockets in these controlled areas are further notified under sections 4 and 5 of the above said Act where the restriction regarding the forest / trees are more stringent.

1. Land use proposals:

The land use proposals in the Final Development Plan have been proposed to maintain the rural/agriculture character of this area, to encourage afforestation, to check any undesirable construction activity around the power houses and along the Hydle channel and to facilitate the establishment of research institutions akin to the ecology of this area. The following major land use proposals have been made:

Serial Number	Name of Use	Area (in Acres)				
		Power House No. I	Power House No. II	Power House No. III	Power House No. IV	Dadupur Head Works
1	Transport and Communication Zone	95	70	5	55	---
2	Public Utility	10	7	6	5	6
3	Public and Semi Public Use	250	---	130	230	---
4	Open spaces	160	105	115	210	125
5	Agricultural Zone	1185	1618	2059	1870	2275
6	Special Zone	100	50	60	105	50
	<b>Total</b>	<b>1800</b>	<b>1850</b>	<b>2375</b>	<b>2475</b>	<b>2456</b>

(i) Transport and Communication Zone:

Since no major urbanisation proposals are being made, hence no major transport and communication zone is required, only V-1(a) i.e. Jagadhri-Poanta Sahib road has been retained with its existing width along with 30 meters wide green belt in conformity to the provision of section 3 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963.



Width and alignment of other roads shall be as per sector plans or as per approved layout plans of colonies. Benefit of only 50% of the area falling under major roads and adjoining green belts, if any, shall be allowed towards plotable area/FAR in the plotted/group housing colony; while approving the layout plans for the sector/colony to be developed by Haryana Urban Development Authority and private colonizers. In case of commercial colony and IT Park/Cyber City the benefit of 10% of FAR of the total area of the site or area falling under green belt and sector roads whichever is less shall be allowed.

(ii) **Public Utility:**

An area of 34 acres has been proposed to accommodate Public Utilities e.g. Water-works, Electric sub-station, Drainage and Sanitary installation etc.

(iii) **Public and Semi-Public Uses:**

In the controlled area around power house No. I along Ponta Sahib road an area of 250 acres has been proposed for institutional purposes. The Hydle authorities have established a residential colony, Rest house etc. at the periphery of the controlled area around power house No. III. 130 acres of area along the approach road in controlled area around power house No. III. Similarly, in the controlled area IV there exist a node of Muslim Educational and Religious Institutions. For the expansion of this institution an area of 230 acres has been reserved in the controlled area declared around power house IV.

(iv) **Open Spaces:**

In order to protect the Hydle channels/hydroelectric projects, green belts measuring 50 meters and 250 meters widths have been proposed.

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.

(v) **Agriculture Zone:**

To maintain the rural landscape, to avoid the inconvenience to the rural folk in their normal agricultural pursuits and to encourage afforestation; the entire area except as proposed above have been reserved as agricultural zone.

(vi) **Special Zone:**

The areas where the hydro electric and irrigation projects are implemented/being implemented/proposed, an area of 365 acres has been earmarked for special zones. Special zone shall include hydro electric projects and its appurtenant uses; irrigation channels, offices housing recreations and public sector undertaking operating in this area along with requisite public utilities, public or semi public uses and institutions etc for such colonies.

2. **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 the land use and standards of development. They also have very elaborately detailed 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 detail shown in the sector plan thereby ensuring the preparation of detailed sector plan for each sector to guide to development and enforce proper control.

**Annexure B**

**Zoning Regulations:**

Governing uses and development of land in the controlled areas around power house No. I, II, III, IV and around Dadupur Head Works as shown in Drawing No. DTP(Y)212/2007, dated the 23<sup>rd</sup> March, 2007.

**I General:**

- (1) These Zoning Regulations, forming part of the development plan for the controlled areas, around power house No. I, II, III, IV and Dadupur Head Works at village Tajewala shall be called zoning regulations of the development plan for Controlled Areas around power house No. I, II, III, IV and around Dadupur Head Works.
- (2) The requirement of these regulations shall extend to the whole of the area covered by the development plan and shall be in addition to the requirements to the Punjab Scheduled Roads and Controlled Areas



restrictions of Unregulated Development Act, 1963 (Punjab Act 41 of 1963), and the Rules framed thereunder:

**II Definitions.-** In these regulations.-

- (a) "Approved" means approved under the Rules;
- (b) "Building Rules" means the rules contained in part VII of the Rules;
- (c) "Drawing" means Drawing No. DTP(Y)212/2007, dated the 23<sup>rd</sup> March, 2007;
- (d) "Floor Area Ratio" (FAR) means the ratio expressed in percentage between the total floor area of a building on all floors and the total area of the site;
- (e) "Group Housing" shall be the buildings designated in the form of flatted development for residential purpose or any ancillary or appurtenant building including community facilities, public amenities and public utility as may be prescribed and approved by the Director, Town and Country Planning, Haryana;
- (f) "Light Industry" means an industry not likely to cause injurious or obnoxious noise, smoke, gas, fumes, odours, dust, effluent and any other nuisance to an excessive degree and motivated by electric power;
- (g) "Local Service Industry" means an industry, the manufacture and product of which is generally consumed within the local area, for example bakeries, ice-cream manufacturing, aerated water, Atta Chakkies with power, laundry, dry-cleaning and dyeing, repair and service of automobile, scooters and cycles, repair of house hold utensils, shoe-making and repairing, fuel depot etc. provided no solid fuel is used by them;
- (h) "Medium Industry" means all industries other than 'Light Industry' and 'Local Service Industry' and not emitting obnoxious or injurious fumes and odours;
- (i) "Extensive Industry" means an industry set up with the permission of the Government and in extensive employing more than 100 workers and may use any kind of captive power of fuel provided they do not have any obnoxious features;
- (j) "Heavy Industry" means an industry to be set up in public or semi-public or private sector with the permission of the Government (the cost of plant, machinery etc. as defined in the industrial policy of the Government);
- (k) "Obnoxious or hazardous Industry" means an industry set up with the permission of the Government and is highly capital intensive associated with such features as excessive smoke, noise, vibration, stench, unpleasant or injurious effluent, explosive inflammable material etc. and other hazards to the health and safety of the community;
- (l) "Material Date" means the date of publication of notification of various controlled areas declared as under:

Serial Number	Name of controlled areas and notification number	Material Date
1	Controlled Area around power house No. I at village-Tajewala No.12038-10DP-81/21130, dated the 21 <sup>st</sup> December, 1981	19 <sup>th</sup> January, 1982
2	Controlled Area around power house No. II at village-Tajewala No.12038-10DP-81/21136, dated the 21 <sup>st</sup> December, 1981	19 <sup>th</sup> January, 1982
3	Controlled Area around power house No. III at village-Bhud Kalan No.12038-10DP-81/21139, dated the 21 <sup>st</sup> December, 1981	19 <sup>th</sup> January, 1982
4	Controlled Area around power house No. IV at village-Begampur No.12038-10DP-81/21142, dated the 21 <sup>st</sup> December, 1981	19 <sup>th</sup> January, 1982
5	Controlled Area around Dadupur Head Works village-Dadupur Cantonment No.12038-10DP-81/21145, dated the 21 <sup>st</sup> December, 1981	19 <sup>th</sup> January, 1982

- (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 hectare in sector area or colony area, as the case may be;
- (q) "Sector Area" and "Colony Area" means the area of sector or of colony as bounded within the major road system shown on drawing;

Explanation:-

- (1) in 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 and on the approved layout plan of the Colony/sector. Benefit of 50% of the area falling under major roads and their adjoining green belts, if any, shall be allowed for plotable area/FAR in case of plotted/group



housing colony; and excluding the area unfit for building development within the sector or the colony as the case may be. In the layout plan of colony or sector, other than industrial colony/sector, the land reserved for roads, open space, schools, public and community building and other common uses shall not be less than 50% of the gross area of the land under the colony/sector;

(2) for the purposes of calculation of sector density or colony density, it shall be assumed that 50 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 (Punjab Act 41 of 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 restrictions given under clause XVI regarding "Provision of Farm House outside abadi-deh in Agricultural Zone";

(2) The farm sheds regarding building control and site specifications shall be governed by the restrictions mentioned in clause XVI;

(u) "Ledge or Taad" 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" means an intermediary floor or a residual space in a pitched roof; above normal floor level with a maximum height of 1.5 metres and which is constructed or adopted for storage purposes;

(w) "Mezzanine Floor" means an intermediate floor above ground level with area of mezzanine restricted to 1/3<sup>rd</sup> 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 tubewells, 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 foodgrains, fruits or agro waste as a raw material; and

(zb) "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;

(zc) "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;

(zd) "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.

(ze) "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.

(zf) 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 (Punjab Act 41 of 1963).

### III Major Land Uses/Zone.-

- (i) Transport and Communication Zone
- (ii) Public Utility Zone



- (iii) Public and Semi Public Zone (Institutional Zone)
  - (iv) Open Spaces Zone
  - (v) Special Zone
  - (vi) Agriculture Zone
- (2) Classification of major land uses is according to Appendix A.

**IV 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.

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

**VI 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 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 the agencies indicated above.

**VII Land Reservations for Major Roads.-**

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

Serial Number	Classification	Road	Land Reservation
(1)	V-I(a)	Jagadhri-Poanta Sahib Road	Existing width with 30 meters green belt on either sides.

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

(3) Benefit of only 50% of the area falling under major roads and adjoining green belts, if any, shall be allowed towards plotable area/floor area ratio in the plotted/group housing colony, while approving the layout plans for the sector/colony to be developed by Haryana Urban Development Authority and private colonizers. In case of commercial colony and Information Technology Park/Cyber City the benefit of 10% of floor area ratio of the total area of the site or area falling under green belt and sector roads whichever is less shall be allowed.

**VIII 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.



**IX 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 reproduction 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 VIII, the land shall be allowed to be redeveloped or used only for conforming use.
- (4) After a lapse of period fixed under clause VIII(1), the land shall be allowed to be redeveloped or used only for conforming use.

**X The development to conform to sector plan and zoning plan.-** Except as provided in regulation VIII, 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.

**XI Minimum size of plots for various types of buildings:**

(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 subsidised 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 whether it forms a part of licenced colony or 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 site shall be as specified in the scheme.

**XII 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
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 purposes.

**XIII Building lines in front and rear of buildings.-** These shall be provided in accordance with rules 51, 52 and 53 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965.

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

**XV Relaxation of agricultural zone.-** In the case of any land laying in Agriculture zone, Government may relax the provisions of this development plan-

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



Provided that-

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

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

**XVI Provision of Farm House outside Abadi-deh in Agricultural Zone.-**A farm house in agricultural zone, outside abadi-deh may be allowed if the area of the land is 2 acres or more on the following conditions:

	Size of farm house	Main building of the dwelling unit.	Ancillary building of main dwelling unit.
(i) Site coverage	2 Acres minimum	As applicable to residential plot equivalent to 500 square yards.	1 percent of the farm land (not more than 40 percent shall be used for labour/ servant quarters)
	Upto 3 acres.	As applicable to residential plot equivalent to 750 Square yards.	-do-
	Upto 4 acres and above.	As applicable to residential plot equivalent to 1000 Square yards.	-do-
(ii) Height and storey.		11 Metres, three storeyed	4 metres, single storey.

(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 set back from the edge of the road as under:-

- (a) Where the road is bye-pass to a scheduled road or an expressway : 100 metres
- (b) Where the road is a scheduled road : 30 metres or as shown in the development plan
- (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 closer 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 under sub-clause (u), (v) and (w) of clause-II.

(vii) **Services, Water supply and drainage** (a) Good potable water supply should be available in the farm for human consumption in case farm house is built.

(b) Open Sanitary drains or covered drains to be provided to clean the sheds in case of Dairy farms, Drains are to be provided for carrying rain water in case of all buildings.

(c) Septic tank to be provided for disposal of human and animals waste as per provisions of the Rules.

(d) The distance between the septic tank and open well or tubewell shall be as provided in the Rules.



Provided that Government may amend the minimum size of the farm for any scheme sponsored by the State Government/State Agency for the proper utilisation of the agricultural zone.

**XVII 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.

**XVIII 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 Information Technology Industry for meeting the requirement of parking shall be allowed subject to clearance from Public Health requirement.

**II Other Activities**

(a) Incidental commercial activities like Banks, Restaurants, Insurance Offices etc. shall be permitted subject to restriction of 4% of the 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 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.

**XIX SETTING UP OF COMMUNICATION TOWERS:**

**I Location:** The communication towers can be setup in Residential, Commercial, Industrial, Transport and Communication, Public and Semi-public, Open Spaces, Special and Agricultural zones with the permission of the competent authority.

**II Approach:** The following norms for approach road would apply as per location of the tower:

- (i) Residential, Commercial, Industrial, Institutional Zone : 30 feet wide  
 (ii) Agricultural Zone : 11 feet wide



iii **Height:** The maximum height of the tower from the ground level should not exceed 60 metres subject to clearance from the competent Authorities.

**APPENDIX A  
CLASSIFICATION OF LAND USES**

Main code	Sub code	Main group	Sub group
400		<b>Transport and Communication</b>	
	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		<b>Public Utilities</b>	
	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		<b>Public and semi public</b>	
	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		<b>Open Spaces</b>	
	710		Sports Grounds, Stadium and Play Grounds
	720		Parks
	730		Green Belts, Garden and other Recreational Uses.
	740		Cemeteries, crematories etc
	750		Fuel filling stations and Bus Queue shelters
	760		Water Bodies/lakes
800		<b>Agricultural land</b>	
	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
900		<b>Special Zone</b>	
			Special zone shall include hydro electric projects and its appurtenant uses, irrigation channels, offices housing recreations and public sector undertaking operating in this area along with requisite public utilities, public or semi public uses and institutions etc for such colonies.

WWW.SKDCONSULTANT.COM  
+91-98182-53413



## APPENDIX B

**I TRANSPORT AND COMMUNICATION ZONE**

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

At sites earmarked in the sector plan

**II PUBLIC UTILITIES**

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

At sites earmarked in the sector plan

**III PUBLIC AND SEMI PUBLIC USES ZONE**

- (i) Government offices, Government Administration centres, secretariats and police station
- (ii) Educational, cultural and religious institutions
- (iii) Medical health institutions
- (iv) Civic/cultural and social institutions like theatres, opera houses etc. of predominantly noncommercial nature
- (v) Land belonging to defence
- (vi) Communication Towers
- (vii) Any other use which Government in public interest may decide

At sites earmarked in the sector plan

**IV 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) Communication Towers
- (vii) Any other recreational use with the permission of Director

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

**V USES STRICTLY PROHIBITED:**

Storages of petroleum and other inflammable material without proper license.

**VI AGRICULTURE ZONE**

- (i) Agricultural, Horticultural, dairy and poultry farming.
- (ii) Village houses within Abadi-deh
- (iii) Farm houses outside abadi-deh subject to restriction as laid down in zoning regulation XIX
- (iv) Afforestation development of any of the part for recreation
- (v) Expansion of existing village contiguous to abadi-deh if undertaken a project approved or sponsored by the Central Government, or State Government
- (vi) Milk chilling station and pasteurisation plant
- (vii) Bus Stand and railway station
- (viii) Air ports with necessary buildings
- (ix) Wireless stations
- (x) Grain godowns, storage space at sites approved by the Director

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



- (xi) Weather stations
- (xii) Land drainage and irrigation, hydroelectric works and tubewell for irrigation
- (xiii) Telephone and electric transmission lines and poles
- (xiv) Mining and extraction operations including lime and brick kilns, stones, quarries and crushing subject to the rules and at approved site
- (xv) Cremation and burial grounds
- (xvi) Petrol filling station and service garages
- (xvii) Hydro electric/thermal power plant sub-station
- (xviii) Liquid Petroleum Gas storage godowns with the approval of the Director.
- (xix) (A) Non Polluting industries registered as Rural Industry Scheme/Small Scale Industrial units subject to one of the following conditions:-
  - (i) Located within half 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.
- (B) Non-Polluting medium and large scale agro based industries on public roads/revenue rasta not less than 30 feet wide other than scheduled roads, National Highway and State highway.
- (C) The site should not fall within 900 metres restricted belt around Defence installations.
- (xx) Restaurants, Motels, Hotels, Resorts and Amusement park/Theme park along National Highways/Scheduled Roads in the area outside restricted/green belt as under:

Serial Number	Permissible Activity	Area		Commercial Component	Maximum Ground Coverage	Floor area ratio
		Minimum	Maximum			
1	Restaurant	2000 square metres	1 acre	15%	30%	150%
2	Motel without banquet facilities	1 acre	3 acres	15%	30%	150%
3	Motel with banquet facilities	2.5 acres	5 acres	15%	30%	150%
4	5-Star Hotel	4 acres	15 acres	15%	30%	150%
5	Resort	4 acres	10 acres	15%	30%	150%
6	Amusement Park/Theme Park	2.5 acres	10 acres	15%	30%	50%

Provided the access permission is obtained from NHAI if the site is located on National Highway, and from XEN, PWD(B&R) if the site is located on scheduled road.

- (xxi) Microwave Towers/Stations, Seismic Centers and Telecommunication Centers
- (xxii) Communication Towers
- (xxiii) Any other use, which Government may in Public Interest, decide

**VII Special Zone:**

- (i) Hydro electric projects and its appurtenant uses
- (ii) Irrigation projects and its appurtenant uses
- (iii) Fisheries project its appurtenant uses
- (iv) Irrigation channel and its ancillary construction
- (v) Offices

As approved by Director,  
Town and Country Planning  
Department Haryana



- (vi) Residence enter
- (vii) Boarding House
- (viii) Social community religious and recreational buildings
- (ix) Public utility buildings
- (x) Educational buildings and all types of school and colleges where necessary
- (xi) Health Institution
- (xii) Cinemas
- (xiii) Commercial and professional offices
- (xiv) Retail shops and restaurants
- (xv) Local service industries
- (xvi) Petrol Filling stations
- (xvii) Bus stops, tonga, taxi, scooter and rickshaw stand
- (xviii) Nurseries and green house
- (xix) Any other minor needs ancillary to residential use
- (xx) Ware houses and storages
- (xxi) Commercial offices and banks
- (xxii) Restaurants and Transit Boarding houses including public assistance institutions providing residential accommodation like Dharamshala, Tourist houses etc.
- (xxiii) Loading and unloading yards
- (xxiv) Truck stands / bus stops, taxi tonga rickshaws stand.
- (xxv) Communication Towers

**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

www.skdcconsultant.com  
+91-98182-53413



- 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

www.skdconsultant.com  
+91-98182-53413



Tele-Printers/Telex machine  
 PABX/EPABX/ RAX/MAX Telephone Exchange  
 Multiplexers/Muxes  
 Modems  
 Telephone answering machines  
 Telecommunication Switching Apparatus  
 Anetna 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."

D. S. DHESI,

Commissioner and Secretary to Government, Haryana,

Town and Country Planning Department