

HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT
NOTIFICATION

The 6th October, 2010

No. CCP (NCR)FDP/(GP)/GGN/2010/3833.- 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 & Country Planning Department Notification No. CCP(NCR)/ DDP/(G)/GGN/2009/ 2833 dated 20th October, 2009 and in supersession of all other notification in this behalf from time to time the Governor of Haryana, hereby publishes the final development plan 2021 AD for Gual Pahari along with restrictions and conditions as given in Annexures A and B proposed to be made applicable to the controlled areas specified in Annexure B.

DRAWINGS

1. Existing Land Use Plan for controlled areas of Gual Pahari drawing No. STP(G) 219/83, dated the 8th March, 1983, already published in Haryana Government Gazette (extraordinary) dated the 6th August, 2007 vide Haryana Government, Town and Country Planning Department, Notification No. CCP (NCR)/DDP/G)/GGN/2007/ 2817, dated the 6th August, 2007.
2. Final Development Plan for Gual Pahari 2021 A.D. Drawing No. DTP (G)1905/2009, dated the 11th December, 2009.

ANNEXURE-A

EXPLANATORY NOTE ON THE FINAL DEVELOPMENT PLAN 2021 A.D. FOR THE CONTROLLED AREAS OF GUAL PAHARI

I. Introduction:

The north-eastern parts of Gurgaon district form a part of wide spread and long Aravali ranges. A number of small valleys and lakes are formed in these ranges by streams which provide beautiful backdrops of hillocks and picturesque beauty spots and small villages. A number of small villages and hamlets are existing in these small valleys. Gual Pahari, Balola and Bandhwari villages form part of the kost valley. The area is generally known as Gual Pahari.

This rocky area is located adjacent to Delhi Haryana border. The areas remained unaffected from the onslaught of urbanisation upto the recent past and there were a few defence installations located on these hillocks in a scattered manner. But these areas can not remain isolated more due to increasing urbanization, because there is a pressure of the southern areas of Delhi as well as of the adjoining areas of Haryana. This trend has further been accelerated with the improved road linkages and the construction of Gurgaon-Faridabad road through Haryana Territory. This road has exposed very beautiful valleys in the vicinity of Gual Pahari, Balola and Bandhwari generally know as Gual Pahari area. This valley spreads over an area of approximate 10 square kilometers with a dissected topography.

The Gual Pahari area is characterised by a vivid topography consisting of hills, valleys, dissected plains and numerous creeks. The valley is flanked by hills in the East, South and West. The kost nallah flowing from north- east to south-west forms this valley. An aerial view of the valley from the top gives an impression of a levelled plain with a gentle slope from north-east to south-west. Trees grown around the village and the scattered green field add to the beauty of the valley. But the closer view of the valley presents a picture of a badly dissected topography with small patches of plain lands here and there surrounded by creeks.

The hills are formed of good quality quartz stone having thin layer of soils here and there. This hill have a barren look with very thin vegetation. The valley has fertile alluvial soil but the land, due to its topographic features, is not fit for intensive cultivation.

II. Linkages:

The Gual Pahari is located on the Faridabad-Gurgaon scheduled road and is at a distance of approximately 17 kilometers from Faridabad and Gurgaon each. It is hardly 11 kilometers from Qutab Minar in Mehrauli and 21 kilometers from Cannaught Place, the main business center of the National

Capital. The extreme pressure on the land in Delhi, urbanisation saturation in Faridabad, comparatively higher land values in Delhi, Faridabad and Gurgaon towns and also strict development controls on land around Faridabad and Gurgaon have enhanced the development potentials of the area to manifold. Such speculative trends have been noticed recently.

III. Socio Economic Conditions:

The name Gual Pahari means mounts of Gual or Cowhard men. At present the valley comprises of three villages i.e. Gual Pahari, Balola and Bandhwari. The population of these villages including Dhani in the year 2001 was 5222 persons. The main occupation of people in this region is agriculture and cattle rearing. Due to low fertility, lack of irrigation, rugged topography and subsistence type of cultivation, the economic conditions of the people is very poor. The problem of unemployment and disguised unemployment is increasing with the increased load of population on scarce cultivable land.

IV. Development Proposals:

The proposed township which is located quite close to Delhi and also has good connection with the metropolis is proposed to be developed mainly as institutional township. The institutional complex of Bharat Heavy Electricals Limited and Tata Energy Research Institute, Micro Proagation Technology Park of Department of Biotechnology, Government of India and Solar Energy Centre (Government of India) have already established their institutions in this area. Its quite environment and picturesque surrounding are quite congenial for research institutes which require such atmosphere. Each of the individual institutions which will be established in the above institutional town would also include the basic needs such as residences for their employees, and other facilities such as educational shopping and recreation etc.

V. Provision of Special Economic Zone:

In order to facilitate the Indian entrepreneurs to compete with foreign market, under the Special Economic Zone Act and for the propose of boosting the economy of the state, a provision of special economic zone has been made in the Final Development Plan over an area of 16.45 hectares wherein non polluting industrial units associated with high technology and high precision would be setup. The said zone has been proposed at two locations, one towards southern side of Gurgaon-Faridabad scheduled road adjoining with 21/14 kilometers stone and another site is proposed towards northern district boundary of Gurgaon.

Proposed land uses:

The extent of various land uses as proposed in the Final Development Plan 2021 A.D. are given below: -

Serial number	Land use	Area (in hectare)	Percentage
1.	Residential	75.00	20.95
2.	Transport and Communication (road widening etc.)	55.00	15.36
3.	Public Utilities	30.00	8.38
4.	Public & Semi Public	153.00	42.70
5.	Open Spaces	45.00	12.61
	Total	358.00	100.00
6.	Special Economic Zone	16.45	
7.	Village Abadies	28.00	
	Grand Total	402.45	

DESCRIPTIONS OF LAND USES

1. Residential :

An area of approximately 75 hectare is proposed to accommodate approx. 19000 persons. These shall be developed as low density group housing sectors with a density of 250 persons per hectare and with ground coverage not more than 25% of the site area. The residential sector will provide all sector level facilities to the residents. The sector No. 2 has been earmarked as residential sector in the development plan.

The government vide its order dated 26.08.2009 approved the following provisions to be incorporated in the Development plan while increasing the density:-

1. The additional area for infrastructure shall be provided in the already planned/ developed residential sectors to meet out the requirement of the additional population.
2. The minimum width of the roads in a residential colony / sector shall not be less than 12 meters.
3. The minimum area for parks / open spaces in a residential colony / sector shall be planned in such a manner that it shall meet the minimum norm of 2.5 sq. meters per person.

2. Transport and Communication:

Since this area is proposed to be developed to cater to the needs of the existing institutions hence no major proposal for urbanization has been given in this development plan. However, in order to have better connectivity, the existing links are proposed to be strengthened. The land reservations for the major roads as proposed in the Final Development Plan are as follows:-

Sr. No.	Classification	Description	Land reservation
(a)	V-1 (a)	Existing Gurgaon-Faridabad road.	To be widened upto 90 meters alongwith 30 meters wide green belts on both sides.
(b)	V-1(b)	Existing approach road to village Gual Pahari.	To be widened upto 90 meters alongwith 60/30 meters wide green belt.
(c)	V-1(c)	Existing approach road to village Balola.	Existing width.

The width and alignment of other roads shall be defined later at the time of finalization of respective sector plan or as per approved layout plan 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 / floor area ratio (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 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 which ever is less shall be allowed.

3. Public Utilities :

To facilitate with the requisite public utilities to the projected population of this Development Plan, an area of about 2.00 hectares has been earmarked for water works. The proposed site is located on the southern side of Gurgaon- Faridabad Scheduled Road at 14/21 kilometers stone. A site for electric sub-station and for disposal works have also been earmarked over an area of 24.50 hectares. The said site is proposed to be located on the northern side of Gurgaon-aridabad scheduled road at 18/17 kilometers stone. Apart from above, a site for solid waste disposal has been earmarked over an area of 3.50 hectares, located on Gurgaon-Faridabad schedule road adjoining to the district boundary of Gurgaon.

4. Public and Semi Public Uses:

Since the town is proposed to be developed mainly for institutional purpose, an area of 153.00 hectares has been provided for public and semi public uses. It is anticipated that institutes of National as well as International reputations will be attracted towards this township which provides congenial environment besides low cost of land and nearness to the National Capital. An area of 200 acres has largely been allocated to "Solar Energy Institute" being established by the Government. of India. This will provide boost to the development of this township. Hence, sector-1 has been earmarked solely for the development of institutional activities. The said zone has been proposed keeping in view of its strategic location which is bounded at northern side by National Capital of Delhi, and southern side by Gurgaon-Faridabad scheduled road.

5. Open space:

An area of about 45.00 hectares has been proposed as green belts along Gurgaon-Faridabad scheduled road and along the existing road leading to Mehrauli in Delhi. The said existing road is proposed to be widened to 90 meters wide and upgraded to a sector road. A green belt of 60 metres width has been proposed towards residential zone while the width of the green belt has been kept as 30 metres towards agricultural zone proposed along this road.

The provision of sufficient open space shall be earmarked at the time of detailed planning of individual sectors. Keeping in view the vast green surroundings of this area predominantly covered with Aravali plantation and forest areas, necessity for provision of town level open space, park etc has not been felt to be designated separately in this development plan.

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

6. **Agricultural Zone**

A sizeable area has been reserved as agricultural zone. This zone will, however, not eliminate the essential building development within this area such as the extension of existing village contiguous to abadi-deh if undertaken under project approved or sponsored by Government for other ancillary and allied facilities necessary for maintenance and improvement of an agricultural area.

Zoning Regulations

The legal sanctity to the proposals regarding land use is being given to the effect by a set of zoning regulations (Annexure-B) which form a part of this development plan. These regulations will govern the change of land use and standards of development. They also will elaborately detail out allied and ancillary uses which will be permitted in the various major land uses and stipulate that all change of land use and development shall be in accordance with the details shown in the sector plan thereby ensuring the preparation of detailed sector plans for each sector to guide the development and enforce proper control.

Annexure B

Zoning Regulations

Governing uses and development of land in the controlled areas as shown in the drawing No. DTP (G) 1905/ 2009, dated the 11th December, 2009.

General

1. These Zoning Regulations, forming part of the development plan for the controlled area shall be called zoning regulations of the development plan for Gual Pahari controlled area.
2. The requirement of these regulations shall extend to the whole of area covered by the development plan and shall be in addition to the requirements of the Punjab Scheduled Roads and Controlled Areas Restriction 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 (G) 1905/ 2009, dated the 11th December, 2009;
- (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 area	Material date
1.	Controlled area declared around Primary School, Village Gual Pahari, Gurgaon vide Haryana Government, Town and Country Planning Department, Notification No. 5261-10DP-81/13259, dated the 19 th August, 1981, published in Haryana Government Gazette, dated the 8 th September, 1981.	8 th September, 1981
2.	Controlled area declared around Primary School, Village Balola, Gurgaon vide Haryana Government, Town and Country Planning Department, Notification No. 5262-10DP-81/13262, dated the 19 th August, 1981, published in Haryana Government Gazette, dated the 8 th September, 1981.	8 th September, 1981
3.	Controlled area declared around Middle School, Village Bandhwari, Gurgaon vide Haryana Government, Town and Country Planning Department, Notification No. 5260-10DP-81/13256, dated the 19 th August, 1981, published in Haryana Government Gazette, dated the 8 th September, 1981.	8 th September, 1981

- (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 means a house constructed by the owner of a Farm at his land for the purpose of:-
- (i) Dwelling unit i.e. main use
 - (ii) Farm shed i.e. Ancillary use.
- Notes:-
- (1) The construction of the farm house shall be governed by the restrictions given under clause XIX 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 XIX;
- (u) "Ledge or Tand" means a shelf-like projection, supported in any manner whatsoever, except by means of vertical supports within a room itself but not having projection wider than one metre;
- (v) "Loft" means an intermediary floor on 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 1/3rd of the area of that floor and with a minimum height of 2.2 metres;
- (x) "Subservient to Agriculture" shall mean development and activities, which are required to assist in carrying out the process of agriculture such as 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 food grains, 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.-

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

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

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

VI Sectors not ripe for development.- Notwithstanding the reservation of various sectors for respective land uses for building purposes, the Director may not permit any changes in their land use or allow construction of building 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.

VII Sectors to be developed exclusively through Government Enterprises.-

(1) Change of land use and development in sectors which are reserved for the Commercial 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.

VIII Land Reservations for Major Roads.-

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

Serial number	Classification	Description	Land reservation.
(i)	V-1 (a)	Existing Gurgaon-Faridabad road.	To be widened upto 90 metres alongwith 30 metres wide green belts on both sides.
(ii)	V-1(b)	Existing approach road to village Gual Pahari.	To be widened upto 90 metres alongwith 60/30 metres wide green belt.
(iii)	V-1(c)	Existing approach road to village Balola.	Existing width.

(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/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 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.

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

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

X Discontinuance of non conforming uses:

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

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

XII Individual site to form part of approved layout or zoning plan.- No permission for erection or re-erection of building on a plot shall be given unless-

- (i) the plot forms a part of an approved colony or the plot is in such area for which relaxation has been granted as provided in regulation XVII; and
- (ii) the plot is accessible through a road laid out and constructed upto 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 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 if it forms a part of licenced colony and 10 acres if it is developed independently. However, in case a group housing scheme is floated by Haryana Urban Development Authority or any other Government agency, the size of group housing site shall be as specified in the scheme.

XIV Site coverage, Height and bulk of building under various types of buildings.- Site coverage and the height upto which building may be erected within independent residential and industrial plots, shall be according to the provisions contained in Chapter VII of the Rules. In the case of other categories, the maximum coverage and the floor area ratio, subject to architectural control, as may be imposed under regulation XVI shall be as under:

Serial Number	Type of use	Maximum Ground Floor Coverage	Maximum Floor Area Ratio
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	60%	125

Note: 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 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.

XVI 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.

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

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

- (b) for use of land as an individual site (as distinct from an industrial colony)

Provided that-

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

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

- “(c) (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/rastas (other than scheduled road and National Highway) of minimum 12 metres width after leaving at least 20 metres 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 metres width (including scheduled road) after leaving at least 30 metres 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."

XVIII Density.- Every residential sector shall be developed to the sector density indicated as prescribed for it in the drawing subject to a maximum of 20 percent variation allowed on either side of the prescribed sector density.

XIX Provision of Farm House outside Abadi-deh in Agricultural Zone.-A farm house in 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-

(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 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 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.

XX Relaxation of development plan.- Government may in case of hardship or with a view to save any structure constructed before the material date, relax any of the provisions of the Development Plan on principles of equity and justice on payment of such development charges and on such other conditions as it may deem fit to impose.

XXI PROVISIONS OF INFORMATION TECHNOLOGY UNITS AND CYBER PARKS/CYBER CITIES.-

(i) **LOCATION**

- (a) Information Technology industrial units will be located in industrial areas/Industrial Zones only;
- (b) Cyber Parks/ Information Technology Parks will be located either in Industrial Areas or Industrial/Residential Zones abutting on minimum 60 metres ROW sector roads in the form of integrated development. However, no manufacturing units will be permitted in such parks;
- (c) Cyber Cities:- The location of such a facility will be decided by the Government;

(ii) **SIZE**

Serial Number	Type	Size
1	Information Technology Industrial Unit	1 to 5 acres
2	Cyber Park / Information Technology Park	5 to 15 acres
3	Cyber City	minimum 50 Acres

(iii) **MISCELLANEOUS .-**

I Parking

- (a) One Equivalent Car Space for every 50 square metres of floor area shall be provided for parking in cyber park/Information Technology Park, Information Technology industrial unit and Cyber City;
- (b) Four 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;
- (e) The Government may impose any other condition as deemed necessary from time to time.

XXII SETTING UP OF COMMUNICATION TOWERS:

I Location: The communication towers can be setup in Residential, 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, Institutional Zone : any road/ revenue rasta of any width
- (ii) Agricultural Zone : any road/ revenue rasta of any width

- 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
100		Residential	Residential Sector on neighborhood pattern
400		Transport and Communication	
	410		Railway Yards, Railway Station and Sidings.
	420		Roads, Road Transport Depots and Parking Areas
	430		Dockyards, Jetties
	440		Airport/ Air Stations
	450		Telegraph offices, Telephone Exchanges etc
	460		Broadcasting Station
	470		Television Station
500		Public Utilities	
	510		Water Supply installation including treatment plants
	520		Drainage and Sanitary installation including disposal works
	530		Electric power plants substation etc.
	540		Gas Installation and Gas work.
	550		Solid waste disposal works.
600		Public and semi public	
	610		Government Administrative Central Secretariat District Offices, Law Courts, Jails, Police Stations, Governors and President's Residence.
	620		Education, Cultural and Religious Institutions
	630		Medical and Health Institutions
	640		Cultural institution like Theatres, Opera Houses etc. of a predominantly non-commercial nature
	650		Land belonging to defence
700		Open Spaces	
	710		Sports Grounds, Stadium and Play Grounds
	720		Parks
	730		Green Belts, Garden and other Recreational Uses.
	740		Cemetreies, crematories etc
	750		Fuel filling stations and Bus Queue shelters
	760		Water Bodies/lakes
800		Agricultural land	
	810		Market Garden
	820		Orchards and Nurseries
	830		Land Under staple crops
	840		Grazing and Land pastures
	850		Forest Land.
	860		Marshy Land
	870		Barren Land
	880		Land under water
	890		Dairy Farming

APPENDIX B**I RESIDENTIAL ZONE**

(i) Residence	As required for the local need of major use and needs of the town at site approved by the Director in the sector/ colony plan.
(ii) Boarding house.	
(iii) Social community religious and recreational buildings	
(iv) Public utility building.	
(v) Educational buildings and all types of school and college where necessary.	
(vi) Health institutions.	
(vii) Cinemas	
(viii) Commercial and professional offices.	
(ix) Retail shops and restaurants.	
(x) Local service industries.	
(xi) Petrol filling stations.	
(xii) Bus stops, tonga, taxi, scooter and rickshaw stand.	
(xiii) Nurseries and green houses.	
(xiv) Any other minor needs to ancillary to residential use	
(xv) Starred hotels	As per the policy/ parametres decided by the Government
(xvi) Cyber Parks/Information Technology Park	
(xvii) Communication Towers	
(xviii) Any other use, which the Government may in public interest decide	

II TRANSPORT AND COMMUNICATION ZONE

(i) Railway yards, railway station and siding	At sites earmarked in the sector plan
(ii) Transport Nagar, Roads and Transport depots and parking areas	
(iii) Airports and Air Stations	
(iv) Telegraph offices and Telephone exchange, Telecommunication towers.	
(v) Broadcasting stations	
(vi) Televisions station	
(vii) Agricultural, horticulture and nurseries at approved sites and places	
(viii) Petrol filling stations and service garages	
(ix) Parking spaces ,bus stop-shelters, taxi, Tonga and rickshaw stands	
(x) Communication Towers	
(xi) Warehouses upto a maximum limit of 5% of the total area of the sector	

III PUBLIC UTILITIES

(i) Water supply installations including treatment plants.	At sites earmarked in the sector plan
(ii) Drainage and Sanitary installations, Disposal works.	
(iii) Electric Power plant and sub-station including grid sub-station.	
(iv) Gas installations and Gas works.	

IV PUBLIC AND SEMI PUBLIC USES ZONE

(i) Government offices ,Government Administration centres, secretariats and police station	At sites earmarked in the sector plan
(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) 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	Dhabas	500 sq. m	1000 sq. m	2	50 sq. m	50 %	40 %
2	Restaurants	1000 sq. m	2000 sq. m	2	10 %	30 %	150 %

(viii) Any other use which Government in public interest may decide

(ix) Communication Towers

VI 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 electric grid station, 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

VII USES STRICTLY PROHIBITED:

Storages of petroleum and other inflammable material without proper license.

VIII 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

(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

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

(xix)(a) Non Polluting industries registered as Rural Industry Scheme/Small Scale Industrial units outside the restricted belt around defence installations as applicable for such installation if any, subject to one of the following conditions

- (i) Located within half kilometer 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 kilometer zone referred to in (i) above upto a depth of 100 metres along the approach road.
- (iii) Up to area of 2 acres.

(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 Highway and State Highway subject to the condition that site should not fall within restricted belt around the defence installation as applicable for such installation if any,

(xx) Dhabas, Banquet Hall, Small Restaurants, Motels, Hotels, Resort and Amusement Park/ Theme Park along National Highway / 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	Dhabas	1000 sq. metres	1 acre	50 Sqmt.	40%	40%
2	Restaurant	2000 sq. metres	1 acre	15%	30%	150%
3	Banquet Hall	2.5 acres	-	10%	30%	50%
4	Motel without banquet facilities	1 acres	3 acres	15%	30%	150%
5	Motel with banquet facilities	2.5 acres	5 acres	15%	30%	150%
6	5-Star Hotel	4 acres	15 acres	15%	30%	150%
7	Resort	4 acres	10 acres	15%	30%	150%
8	Amusement Park/Theme Park	2.5 acres	10 acres	15%	30%	50%

Provided the 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.

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

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

APPENDIX -1**Categories of Industries included in the scope / definition of Information Technology Industry****(A) Computing Devices including**

Desktop
Personal Computer
Servers
Work-station
Nodes
Terminals
Network P.C
Home P.C.

Lap-top Computers

Note Book Computers

Palm top Computer/PDA

(B) Network Controller Card/ Memories including

Network Interface Card (NIC)

Adaptor Ethernet /PCI/EISA/Combo/PCMICA

SIMMs Memory

DIMMs Memory

Central Processing Unit (CPU)

Controller SCSI/Array

Processors Processor/Processor Power Module/Upgrade

(C) Storage Units including

Hard Disk Drives/Hard Drives

RAID Devices and their Controllers

Floppy Disk Drives

C.D. ROM Drives

Tape Drives DLT Drives/DAT

Optical Disk Drives

Other Digital Storage Devices

(D) Other

Key Board

Monitor

Mouse

Multi-media Kits

(E) Printers and Output Devices including

Dot matrix

Laserjet

Inkjet

Deskjet

LED Printers

Line Printers

Plotters

Pass-book Printers

(F) Networking products including

Hubs

Routers

Switches

Concentrators

Trans-receivers

(G) Software including

Application Software

- Operating system
Middleware/Firmware
- (H) Power supplies to Computer Systems including**
Switch Mode Power Supplies
Uninterrupted Power supplies
- (I) Networking/Cabling and related accessories**
(related to IT Industry)
Fibre Cable
Copper Cable
Cables
Connectors, Terminal Blocks
Jack Panels, Patch Cord
Mounting Cord/Wiring Blocks
Surface Mount Boxes
- (J) Consumables including**
C.D.ROM / Compact Disk
Floppy Disk
Tapes DAT/DLT
Ribbons
Toners
Inkjet Cartridges
Inks for Output devices
- (K) Electronic Components**
Printed Circuit Board/Populated PCB
Printed Circuit Board/PCB
Transistors
Integrated Circuits/ICs
Diodes/Thyristor/LED
Resistors
Capacitors
Switches(On/Off, Push button, Rocker, etc.)
Plugs/sockets/relays
Magnetic heads, Print heads
Connectors
Microphones/Speakers
Fuses
- (L) Telecommunication Equipment including:**
Telephones
Videophones
Fascimile machines/Fax cards
Tele-Printers/Telex machine
PABX/EPABX/ RAX/MAX Telephone Exchange
Multiplexers/Muxes
Modems
Telephone answering machines
Telecommunication Switching Apparatus
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,

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

www.skdcconsultant.com
+91-98182-63413