

**TOWN AND COUNTRY PLANNING DEPARTMENT
HARYANA**

The 27th January, 1998

No. CCP-(NCR) BCA/98/171-..... in Exercise of the Powers conferred by Sub Section -7 of the Section 5 of the Punjab Scheduled Roads and controlled areas restrictions of unregulated Development act, 1963, and with reference to Haryana Government Gazette Notification No. JD-97/5328 dated 25th April 1997 the Governor of Haryana after considering the objection /suggestions and representation received also give the recommendations, of the Director, Town and country planning Department, Haryana Thereon, hereby published the Final Development Plan alongwith restrictions and conditions proposed to be made applicable to controlled area covered by it (given in the Annexure A & B) to the Final Development Plan of Bhiwani.

DRAWINGS

1. Existing land use Plan Drawing No. DTP (B)/1067/88 dated 24th November, 1988 already 'Published, –vide Haryana Government Gazette Notification No. JD-/97/5328 dated 25th April, 1997, published on the same date.
2. Final Development Plan of Bhiwani Controlled Area bearing Drawing No. DTP (B) 1246/97, dated 28th July, 1997.

ANNEXURE 'A'

Bhiwani Town is Situated on main Delhi Rohtak-Bhiwani Highway and is at a distance of 110 Kms. in the west of Delhi. It is a district headquarter of Bhiwani District which was created on 22nd December 1972. It is an important railway junction of Rewari- Bhatinda and Hisar-Jaipur Railway lines. Bhiwani town has picked up a great name in textile manufacturing and has developed commercial and trade ties with important towns of Haryana like Rohtak, Loharu, Dadri, Tosham et., and several towns of Rajasthan. The massive road building exercise, electrification of entire State, construction of Jui Canal and Indira Gandhi Lift Canal and sprinkler System of irrigation, has brought in tremendous development prospects. Bhiwani Town being centrally located in the district has become an important urban centre, At present it is well connected with important towns of Haryana and other States with network of roads and railways.

2. With the growing prosperity of the hinter-land and improved means of communication the Bhiwani town has experienced a lot of physical expansion. Earlier this expansion was toward the western Side of the town i.e. along the railway line, with Textile Mill as its nucleus. But now the expansion trend have shifted towards Hansi Road and Rohtak road due to the increasing affinities with Hisar and Rohtak. With an efficient means of road transport, lot of urban development has come up along the Hansi Road and Rohtak Road.

In order to check and curb the haphazard and unplanned growth of the town, a Sizeable area around Bhiwani Municipal Committee limit was declared as a controlled area under the Punjab Scheduled Roads and Controlled Areas, Restriction of Unregulated Development Act, 1963. –vide Haryana Government. Gazette- Notification No. 1262-2TCP-76/10333, dated 26th March, 1976, published on 6th April, 1976. A final development plan of this controlled area had already been published, vide Notification No. 11181-10DP-82/1845 dated 1st February, 1982.

However, as already explained above that Bhiwani Town during the last decade has experienced a lot of physical expansion in terms of residential and industrial development. With the coming up of industrial sector- 21 and 26 as per provision of earlier Final Development Plan, demand for residential accommodation in the immediate vicinity of these two industrial sectors have increased manifold. As a result lot of residential colonies have come up in sectors 22, 24 and 25 which were reserved for public utilities and industrial use. Therefore part of sectors 22 and 25 and complete sector 24 are being converted into residential use. In addition, the Industries Deptt. has taken a decision to set up an industrial estate in the revenue estate of village Bhiwani Lohar which as per proposal of published Final Development Plan is falling in agriculture zone. The proposed industrial estate and also other changes as per which development has already come up at site. Hence, this revised development plan for Bhiwani controlled area has been prepared.

The changes made in the published Final Development Plan of Bhiwani and incorporated in the proposed revised development plan are given below:-

1. In view of the decision of the Government mentioned above regarding setting up of an industrial estate in the revenue estate of village Bhiwani Lohar, two new industrial sectors incorporating the proposed industrial estate are being incorporated in the revised draft development plan as sector 29 & 30. In the earlier published final development plan this area was reserved for agriculture use.
2. With the development of industrial sector-21 and 26 lot of residential colonies have come up in the adjoining sectors 22 and 25 which as per published final development plan is reserved for public utilities. As these residential colonies area meeting the housing needs of industrial workers and of other population, therefore in the revised development plan it is proposed to convert part of sector-22 and sector-25 for residential use. In the published final development plan a straight sector dividing road between sectors 22 and 25 was proposed which also linked these two sectors with sector 23 and 24. However, now at site existing road leading to Meham bisecting the sectors 22 and 25 in diagonal form has already been constructed. It is, therefore, being proposed to incorporate this road as per existing alignment in the Revised Development Plan.
3. In order to keep the residential sectors free from industrial pollution and also for meeting the growing demand of residential plots it is proposed to convert sector 24 into residential use, which in the published final development was reserved for industrial use.
4. Towards the south of railway line in the published final development plan a strip of land between railway line and outer ring road (V-2) was reserved for public and semi-public special purpose, commercial and for industrial use. However, new demand for public and semi public use have increased manifold with the coming up of important public and private sector offices. It is proposed to convert part of this strip of land exclusively for public and semi-public use. The pocket of industrial use proposed in the published final development plan has been deleted and has been converted to public and semi public use.
5. In the published final development plan sector 14 and 15 were proposed for public and semi public use. Sector 15 has been developed where in important officers of District Administration like semi sectt. etc. have been constructed. However, in sector 14 residential colonies for officers and employees of State Government have been constructed. This has been done to provide immediate residential accommodation to Government officers and employees posted in the District. Therefore, in the revised development plan major portion of sector 14 is being proposed to be converted into residential use.
6. A small pocket of land south of Bhiwani minor which was proposed for public and semi public use in the published final development plan is being proposed to be converted into commercial use in the revised development as HUDA has already developed a commercial scheme at site.
7. A railway siding proposed in the earlier published final development plan along industrial sector 24 has been deleted in the revised draft development plan in view of the fact that sector 24 has been converted into residential sector.
8. An alignment of outer ring road in the west has been changed in the revised development plan. This change has become necessary due to construction of this ring road. The additional area so created has been included in residential sector 18, 19 and 28.

POPULATION PROJECTIONS

The revised development plan has been prepared for a population of 3.6 lacs persons for the perspective years of 2025 A.D. The rationale for preparing the revised development plan for a population of 3.6 lacs persons is illustrated below in population projection:-

POPULATION PROJECTION

Year	Population	Decenial Growth Rate
1961	58, 194	-
1971	73,086	26%
1981	1,01, 277	39%

1991	1,21,499	20%
2001	1,51,875	25%
2011	2,05,031	35%
2021	3,00,000	45%
2025	3,60,000	45%

A proposal to include Bhiwani District in the National Capital Region is under active consideration of the State as well as Central Government. It is assumed that Sooner or later this district will become a part of NCR and Bhiwani Town will be given a special Status of either priority town or sub-regional centre. In both the cases as per provision of Regional Plan, thrust will be on creating more employment opportunities in the secondary and tertiary sectors, meaning thereby emphasis will be on development of industries and trade and commerce. Under the NCR plan a Special assistance will be provided by the Central Government for development of Bhiwani Town. In view of this anticipated Scenario, in the revised draft development plan while working out population projection it is assumed that during first decade there will be a normal growth rate as during this period requisite development proposals etc. will be formulated. The next decade i.e. 2001 to 2011 will witness the development activities relating to industrial and trade of commerce and during third decade the developments' process will reach on take off Stage where in the town will become a major centre of industries, trade and commerce.

PROPOSED LAND USE

The population of the Bhiwani town as per 1991 census is 121499 persons. As per Population Projection the total population by 2025 A.D. will be 3.6 lacs persons therefore, land is required to adjust additional 2,38,500 persons. Keeping in view the social and economic characteristics of town an overall town density has been assumed to be 40 persons per acre. At the rate of this density an area of about 3570 acres is required to adjust the additional population by 2025 AD. It is estimated that nearly 900 acres of land is available inside municipal committee limit which can be used for future urbanisation. It is relevant to add here that although within the Municipal Committee limit provisions of the Punjab Scheduled Roads and Controlled Areas, Restriction of Unregulated Development Act, 1963. under which this development plan has been prepared are not applicable however in order to have a uniform and integrated development of the town, it is essential that development plan proposals for an entire area may be prepared.

In view of the above the extent of various land used inside Municipal Committee limit and outside the Municipal limit is given below:-

The extent of various land uses within Municipal Limits.

Code	Land use	Approximate within Municipal limits
100	Residential	3543 Acres
200	Commercial	320 Acres
300	Industrial	430 Acres
400	Transport and Communication	310 Acres
500	Public Utilities	425 Acres
600	Public and Semi Public Buildings	547 Acres
700	Major Public Open Spaces	525 Acres
	Total	6100 Acres

The urban land uses outside the Municipal limits on its periphery as under:-

Code	Land use	Approximate area
100	Residential	540 Acres
200	Commercial	180 Acres
300	Industrial use	700 Acres
400	Transport and Communication (outer Ring Road)	525 Acres
500	Public Utilities (second Disposal work)	215 Acres
600	Public and Semi Public uses	485 Acres
700	Major Public Open Spaces (Green Belt along the ring road)	225 Acres
	Total	2870 Acres

The land use proposal shown in the development plan are in respect of controlled Area and includes the area within the existing town for the proposed Integrated and co-ordinated development.

The presence of railway line and two main canals distribution system on east and religious Chattries and sewerage farm in the south and south-west leave little scope for the expansion of the town on these sides. Therefore, the major proposed expansion can only be towards the north and east of town. The north ward expansion is again limited due to the New Broad gauge Railway line. The presence of water works which is most important infrastructure in the north east of the town has given as impetus or expansion on this side, as a result the town is planned to grow to this side. The growth of the town is proposed in the form of a grid iron pattern forming the rectangular sector of approx. 250 acres each. Important land uses are proposed to be located as under:-

Residential Zone

To provide for the projected population a residential area of 4083 acres has been proposed keeping in view the general topography and proximity to the existing abadies has been changed into residential purposes for Government residential colony as mostly in this area residential construction has been completed.

Sector-25 falling on eastern side of Meham-Bhiwani road has been changed into residential purposes as mostly houses has been constructed. Sector 2 and 3 falling on eastern side of Jui Feeder and Western side of Bhiwani-Loharu road has been extended for residential purposes. Sectors 18, 19, 28 falling on southern side of city near railway line has been extended upto proposed outer ring road and sector 24 which was previously industrial sector has been changed into residential as mostly houses have been completed for residential purposes. This sector is falling on north eastern side along the Meham-Bhiwani road.

Commercials

Major commercial uses provided in the plan are as under:-

(A) City Centre :- This zone has been proposed in sector 15 near the existing town at Hansi Road. Keeping in view the existing town and proposed development. This area has most venerable location.

(B) Commercial Belt :- A hundred metre wide commercial belt for important commercial establishment and professional institutions has been provided on the part of main arterial road (the Bhiwani City railway station to bus stand of the town in sector-13)

(C) Wholesale Market :- The Marketing Board HSAMB has set up a new grain market on loharu road and the improvement trust has provided a truck stand nearby and vegetable market on Rohtak Road. Area in sector-2 A and near city railway station along railway line has also been provided for whole sale market. All the existing whole sale market and warehousing area shall exist, as has been earmarked as such in the Development Plan.

(D) Commercial Belt on circular roads :- The circular road around the old walled city of Bhiwani is now an important Boulevard and a commercial belt around this road is proposed in the development plan.

(E) Sector-32 falling on northern side of Bhiwani-Rohtak Road as well as along the outer ring road has been reserved for commercial purposes as the area for this purpose is not sufficient in near future.

The above major areas alongwith the existing commercial Bazaars have been earmarked for commercial use.

Industrial

This zone has been provided in continuity with the existing industrial area and provided on Rohtak-Bhiwani Road. This is the most suitable site from the point of view of prevailing wind direction the convenient transport facilities. Besides this, other small industrial zones have been proposed near the existing major units of T.I.T. and B.T.M. in the municipal limits as shown in the plan.

To provide for an economic base to the town and to growing demand for industrial area 1130 acres of land has been earmarked for this use. Some of the industrial sectors are proposed along Bhiwani-Rohtak road and sector 29, 30 area also proposed for industrial use on the southern side of

Bhiwani-Rohatak Road to accommodate industries being shifted from Delhi and to set up a small scale industries under IIDC scheme.

Transport and Communication

The existing Railway lines, major roads and air strip with ancillary units have been reserved for such use. Thirty metres to sixty meters wide road around the sectors have been provided on grid iron pattern as major transport and traffic links in urban areas. A 30 metres wide green belt on both sides of scheduled road is provided. To streamline the local/heavy as well as through traffic an outer ring road has been proposed to link all the major existing roads, the land uses will be controlled as per uses listed under the heading in appendix A. Sector 31 has been provided for transport and communication purposes in near future for transport Nagar and other such purposes.

Public Utilities

The existing water works (in sector 22) on Mehram road and sewerage disposal works with the sewerage farm along the Dadri Road shall continue to be under such uses. An additional area for water works and sewerage disposal have been provided on the north side of Bhiwani-Rohatak Railway line.

Public and Semi Public Buildings

The existing educational institutions and public buildings are well located. The sites for major public buildings of Government College, Haryana Education Board, Hafed establishment, Mills Plants, Jersey Cross, Panchayat Bhawan, Tourist Hotel (Public sector), Bal Bhawan, Red Cross Bhawan have been located on Bhiwani Hansi and Bhiwani city Railway station road.

These areas have been zoned for public and semi public buildings.

The area which was reserved for special purposes and industrial pocket along the railway line and in the northern side of Sector -13, 23 & 24 has been changed into public and semi-public purposes as well as area about 20 acres has also been added which is falling on Bhiwani Loharu road along the sector-1.

Major Open Spaces

The sites provide for town park in Sector 2A, 9 & 15 the stadium in Sector-14 College play ground in Sector-8 and the green belt along the outer ring road V2 and the central road V3 will be major public open spaces of the Town & have been provided so in the development Plan for such use..

Agriculture 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 Abadideh if undertaken under project approved or sponsored by Government for such ancillary and allied facilities necessary for maintenance and improvement of the area as an agricultural area.

A forestry and orchard belt of approximately 100 M wide have been provided around the urbanisable area of the town to act as wind and dust breakers for the town.

The remaining area in the controlled area outside this orchards belt will continue to be used for agricultural and allied purposes.

ANNEXURE 'B'

Zoning Regulations

Governing use and development of land in the controlled area around Bhiwani as shown in Drawing No. DTP(B)/1246/97 dated 8th July, 1997.

I. General

(i) These zoning regulations forming part of the development plan for the controlled area around Bhiwani shall, be called zoning regulations of the development plan for the Bhiwani Controlled Area.

(ii) 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 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 and the Rules framed thereunder.

II. Definitions

In these regulations • –

- (a) "Approved means" approved under the rules.

- (b) "Building Rules", means rules contained in Part-VII of the rules.
- (c) 'Drawing' Means Drawing No. DTP(B)1246/97, dated 28th July, 1997.
- (d) 'Floor' Area Ratio (F.A.R) means the ratio expressed in percentage between the total floor area of a building on all floors and the total area of the site.
- (e) 'Group Housing' shall be buildings designated in the form of flatted development for residential purposes or any ancillary or appurtenant building including community facilities, public utilities as may be prescribed and approved by the DTCP, Haryana Chandigarh.
- (f) 'Light Industry' means industry not likely to cause injurious or obnoxious noise, smoke, gas, fumes or odours, dust, effluent and any other nuisance to an excessive degree and motivated by electric power.
- (g) 'Local service Industry' means an industry, the manufacture and product of which is generally consumed within the local area for example bakeries, ice-cream manufacturing, aerated water, atta chakkies with power, laundry dry cleaning and dyeing, repair and service of automobile, scooters and cycle, repair of household utensils, shoe making and repairing, fuel depots etc. provided no solid fuel is used by them.
- (h) 'Extensive industry' means an industry to be set up with the permission of the Government and is extensive, employing more than 100 workers and use any kind of motive power or fuel provided they do not have been obnoxious features.
- (i) 'Heavy Industry' means an industry to be set up in public or semi-public or private sector with the permission of the Government (if the cost of machinery is more than one crore rupees).
- (j) 'Obnoxious or hazardous industry' mean an industry set up with the permission of the Government and is highly capital intensive associated with such features as excessive smoke, noise, vibration, stench, unpleasant or injurious effluent, health and safety of the community.
- (k) 'Material date' means the date of publication of notification of various controlled areas mentioned below '
- (l) 'Material date' means the 6th April, 1976 in respect of the land within the controlled area notified under section 4 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963, –vide Haryana Government Notification No. 1262 2TCP-76/10333 dated 26th March, 1976, appearing in Haryana Government Gazettee of 6th April, 1976.
- (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 Final Development Plan.
- (n) 'Public Utility Building' means any building required for running of public utility services such as water supply, drainage, electricity, post and telegraph and transport and for any municipal service including a fire station.
- (o) 'Rules' means the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965.
- (p) 'Sector Density' and colony density shall mean the number of persons per acres, in sector area of colony area as the case may be.

Explanation

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 in the case of sector and on the approved layout plan of the colony' in the case of colony including 50 per cent land under the major roads surrounding the sector and excluding land under the major road system and the area unfit for building development within the sector or the colony as the case may be.

For the purposes of calculation of sector density or colony density, it shall be assumed that 55 percent of the sector area or colony area will be available for residential plots including the area under Group Housing and that every building plot shall on the average contain three dwelling units each with a population of 4.5 person per dwelling unit or 13.5 persons per building plot or as incorporated in the zoning plan of the colony/group housing complex. In the case of shop-cum-residential plot, however, only one dwelling unit shall be assumed.

- (q) 'Site coverage' means ration expressed in percentage between the area covered by the ground floor of building and the area of the site.
- (r) The terms Act, colony, colonizer, Development plan sector and sector plan shall have the same meaning as assigned to them in Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 and Rules 1965.
- (s) Any other term shall have the same meaning as assigned to it in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development, 1963.
- (t) 'Farm House' shall mean a house constructed by the owner of a farm at his land for the purpose of –
 - (i) Dwelling Unit, i.e. main use. and
 - (ii) Farm shed i.e. Ancillary use.

Notes :

- (1) The construction of the farm house shall be governed by the restriction given under clause regarding provision of farm house outside abadi-deh in rural/agricultural zone.
- (2) The farm sheds shall be governed by the restrictions mentioned in clause regarding building control and site specifications.
- (u) "Ledge or Tand" A shelf like projection, supported in any manner whatsoever except by means of vertical supports within a room itself but not having projection wider than one meter.
- (v) "Loft" An intermediary floor on a residual space in a pitched roof above normal floor level with a maximum height of 1.5 meter and which is constructed or adopted for storage purpose.
- (w) "Mezzanine Floor" An intermediate floor above ground level with area of mezzanine restricted to 1/3 of the area of that floor and With a minimum height of 2.2 meters.
- (x) "Subservient to Agriculture" shall mean development and activity which are required to assist in carrying out the process of 'agriculture' such as tube-wells, pump chambers, windmills irrigation drains, pucca platforms fencing and boundary walls, water hydrants etc.
- (y) "Rural industries scheme" means industrial units which is registered as RIS, by the Industries Department.
- (z) "Small scale industries" means Industrial unit which is registered as SSI by the Industries Department.
- (a) "Agro based Industries" means an industrial unit which uses foodgrain, fruits or agro waste as a raw material.
- (b) Any other term shall have the same meaning as assigned to it in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963.

III. Major Land Uses/Zones

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

Classification of major land uses is according to Appendix 'A'

IV. Division Into Sectors

Major land uses mentioned as serial No. (i) to (vii) in regulation III above which are land uses for building purposes have been divided into sectors as shown bounded by the major road reservation and each sector shall be designated by the number as indicated on the drawing.

V. Detailed Land Uses within Major uses

Main ancillary and allied uses, which are subject to the other requirements of these regulation and of the rules, may be permitted on the respective major land use zone are listed in Appendix 'B' sub-joined to regulations.

VI. Sector Not Ripe for Development

Notwithstanding the reservation of various sectors for respective land uses for building purposes the Director may not permit any change in their land use or allow construction of building thereon from considerations of compact and economical development of the controlled area till such time as availability of water supply drainage 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 zone and the institutional zone shall be taken only and exclusively through the Government or a Government undertaking or a public authority approved by the Government in this behalf and no permission shall be given for development of any colony within these sectors.

(2) Notwithstanding the provision of clause (1) above the Government may preserve at any time any other sectors for development exclusively by it or by the agencies mentioned above.

VIII. Land Reservation-For Major Roads

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

- | | | | |
|---------------|---|-------------------|---|
| Major Roads : | V-1-a Existing Bhiwani Loharu Road | } Existing Widths | |
| | V-1-b Existing Bhiwani Tosham Road | | |
| | V-1-c Existing Bhiwani Hansi Road | | |
| | V-1-d Existing Bhiwani Meham Road | | |
| | V-1-e Existing Bhiwani Rohtak Road | | |
| | V-1-f Existing Bhiwani Dadri Road | | |
| (ii) | Major Road indicated as V-2 | 60 M | } |
| (iii) | Major Road indicated as V-3 (Sector Road) | 50 M | |
| (iv) | Major Road indicated as V-4 (Sector Road) | 30 M | |
| (v) | Width and alignment of other roads shall be as per Sector plans or as per approved layout plan of colonies. | | |

IX. Industrial Non-Conforming Uses :

With regard to the existing industries shown in the zones other than industrial zones in the development plan such industrial non-conforming uses may be allowed to continue for a fix period to be determined by the Director but not exceeding ten years; provided that the owner of the industry concerned:

- Undertakes to pay to the Director, a 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
- During the interim period makes satisfactory arrangements for the discharge of effluent to the satisfaction of the Director.
- No further expansion shall be allowed within the area of non-conforming use.

X. Discontinuance of Non-Conforming Uses :

- If a non-conforming use of land has remained discontinued continuously for a period of two years or more, it shall be deemed to have terminated and the land shall be allowed to be re-used or re-developed only according to the conforming use.
- If a non-conforming use building is damaged to the extent of 50 per cent or more of its reproduction value by fire floods, explosions, earthquake, war, riot or any other natural calamity, it shall be allowed to be redeveloped only -for a conforming use.
- After a lapse of period fixed under clause IX the land shall be allowed to be redeveloped or used only for conforming use.

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

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

XII. Individual Site to form part of approved Layout or Zoning Plan:

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

- The plot forms a part of an approved colony or the plot is in such area for which relaxation has been granted as provided in regulation XVII.

- (ii) The plot is accessible through a road laid out and constructed up to the Situation of the plot to the Satisfaction of the Director.

XIII. Minimum Size of Plots for various types of buildings :

(1) The minimum size to the plots for various type of uses shall be as below:- The minimum size of the plots for various type of uses shall be as		
(i)	Residential plot	50 sq. mtrs.
(ii)	Residential plot in subsidized industrial housing or slum dwellers housing scheme approved by the Government	35 sq. mtrs.
(iii)	Shop-cum-residential plot	100 sq. mtrs.
(iv)	Shopping booths including covered corridor or pavement in front	20 sq. mtrs.
(v) :	Local service- industry plot	100 sq. mtrs.
(vi)	Light Industry Plot	250 sq. mtrs.
(vii)	Medium Industry Plot	0.8 Hectares

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

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

Site coverage and the height up to which building may be erected within independent residential and industrial plot, 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:

Serial Number	Type of use	Maximum Ground Floor coverage	Maximum Floor Area Ratio.	Ramarks
1	Group housing	35%	175	
2	Government Offices	25%	150	
3	Commercial			
	(a) Integrated Corporate	40%	150	The total area of the commercial pocket is to be considered as plotable area while working out the total plotted area of the sector
	(b) Individual; Site	100%	300	35% of the total area of commercial pocket for which these sites have been planned may be accounted for as plotted area for working out the total plotted area of the sector.
4	Warehousing			

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 side and rear of Building :

These shall be provided in accordance with rules 51,52 and 53 of the Punjab Scheduled Roads and Controlled Areas Restriction for Unregulated Development Rules, 1965.

XVI. Architectural Control :

Every building shall conform to architectural control prepared under rule 50 if applicable as per Punjab Scheduled Road and Controlled Areas Restriction of Unregulated Development Rules, 1965.

XVII. Relaxation of land use within Agriculture Zone :

In the case of any land lying in Rural Zone, Government may relax the provisions of this development plan :

- (a) For use and development of the land into a residential or industrial colony provided the coloniser has purchased the land for the said use and development 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 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 make Satisfactory arrangement for discharge of effluent :

Explanation :

The word purchase in this regulation shall mean acquisition of full proprietary rights and no lesser title such as agreements to purchase etc.

XVIII. Density :

Every residential sector Shall be developed to the Sector density indicated and prescribed for it in the drawing Subject to a maximum of 20 per cent variation allowed on either side of the prescribed sector density.

XIX. Provision of Farm Houses Out side Abadi-Deh zone:

A farm house in rural zone, outside abadi-deh may be allowed if the area of the land is 2 acres or more on the following conditions: –

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

(iii) **Setback:** It Shall be atleast 15 metres away from the edge of the agricultural land on all Sides provided that if land attached to the farm house abuts a road, the house shall be constructed with a minimum Setback from the edge of the road as under: –

- (a) Where the road is bye-pass to a Scheduled Road ... 100 Mtrs.
- (b) Where the road is a scheduled road ... 30 Meters or
- (c) Any other road ... 15 Meters
- (iv) **Approach Road:-** (a) The approach road to the farm shall have a minimum right of way of 13.5 metres (45 feet).
- (b) When the approach road service more than one farm than the minimum right of way should be 18.30 metres (60 feet.)
- (v) **Basement** : – Basement shall be permitted to the maximum extent of ground floor coverage but in the basement water closet and bathroom shall not be permitted.

- (vi) **Ledge, Loft and Mezzanine Floor** :—Ledge, Loft and Mezzanine floor shall be permitted within the building subject to the restrictions above as Well as the restrictions Stipulated in the definition given in part II.
- (vii) **Service Water Supply and Drainage** :
- (a) Good potable water Supply Should be available in the farm for human consumption in case of farm house is built.
- (b) Open sanitary drain 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 Controlled Area Rules 1965.
- (d) The distance between the Septic tank and open well or tubewell shall be as provided in the Controlled Area Rules 1965.
- (e) Provided that Government may amend the minimum size of the farm for any Scheme Sponsored by the State Government/State Agency for the proper utilization of the rural Zone.

XX. Relaxation of Development Plan:

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

Appendix A
Classification of Land Use

Main Code	Sub Code	Main Group	Sub group
100		Residential	Residential Sector on neighborhood Pattern
200		Commercial	
	210		Retail Trade
	220		Wholesale Trade
	230		Warehousing and Storage
	240		Office and Banks including Government Office
	250		Restaurants, Hotels and Transient Boarding Houses including public assistance institutions providing residential accommodation like Dharamshala, Tourist House etc.
	260		Cinema and other places of public assembly on commercial basis.
	270		Professional Establishments
300		Industrial	
	320		Light Industry
	330		Extensive
	340		Heavy
400		Transport and Communication	
	410		Bus stand, Railway Yards, Railway station and Sidings.
	420		Parking areas, Road Transport Depots
500		Public Utilities	
	510		Water Supply installation including treatment plants
	520		Drainage and Sanitary installation including disposal works.
600		Public and semi public	
700		Open Spaces	
	720		Parks
	730		Green Belts
800		Agricultural land	

Appendix B

1 Resident Zone

- (i) Residence
- (ii) Boarding House
- (iii) Social Community religious and recreational buildings
- (iv) Public Utility Buildings
- (v) Educational Buildings and all types of school and college where necessary
- (vi) Health Institutions
- (vii) Cinemas
- (viii) Commercial and professional offices
- (ix) Retail shops and Restaurants
- (x) Local Service Industries
- (xi) Petrol filling stations
- (xii) Bus stops, Tonga, Taxi, Scooter and Rickshaw stands
- (xiii) Nurseries and green houses
- (xiv) Any other minor needs ancillary to residential use

2. Commercial Zone

- (i) Retail Trade
- (ii) Wholesale Trade
- (iii) Wharehouses and Storages
- (iv) Commercial Offices and Banks
- (v) Restaurants and Transient Boarding Houses including public assistance institutions providing residential accommodation like Dharamshala, Tourist houses etc.
- (vi) Cinemas, Hotels, Motels and other places of public assembly like theatres, club, Dramatic Club, etc. run on commercial basis
- (vii) Professional establishments
- (viii) Residences on the first and higher floors
- (ix) Local Service Industry
- (x) Public utility buildings
- (xi) Petrol Filling stations and service garages
- (xii) Loading and unloading yards
- (xiii) Parkings bus stops, taxis/ tonga stands and rickshaw stand.
- (xiv) Town Parks,
- (xvi) Any other use which the Director in public interest may decide.

As required for the local needs of major uses and at sites earmarked for them in the sector plan or in the approved layout plan of the colonies.

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

3 Industrial Zone

- (i) Light industry
- (ii) Heavy industry
- (iii) Service industry
- (iv) Warehouse and storages
- (v) Parking, loading and unloading area
- (vi) Truck stand/bus stops, taxi, tonga and rickshaw stand.

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

(vii) Public utility community buildings and retail shops.

(viii) Petrol filling stations and service garages.

(ix) Liquid Petroleum Gas godowns permitted by the Director.

(x) Any other use permitted by the Director.

4 Transport and Communication Zone

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

At sites approved by the Director subject to the provisions of section 3 of the said Act.

5 Public Utilities

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

At sites earmarked in the sector plan

6 Public and Semi Public Uses Zone

- (i) Government offices, Government Administration centers, Secretariats and police station.
- (ii) Educational , cultural and religious institutions
- (iii) Medical health institutions
- (iv) Civic/cultural and social institutions like theatres, opera houses etc. of predominantly non-commercial nature.
- (v) Land belonging to defece.

At sites earmarked in the sector plan.

- (v) Any other use which Government is public interest may decide.

7 OPEN SPACES

- (i) Sports ground, stadium and play grounds.
- (ii) Parks and green belts
- (iii) Cemeteries, Crematoriums etc.
- (iv) Motor fuel filling station bus queue shelter along roads with the permission of Director.
- (v) Any other recreational use with the permission of Director.

At Sites approved by Director, Town and Country Planning, Haryana.

8 Uses Strictly Prohibited:

Storage of petroleum and other inflammable material without proper license.

9 Agriculture Zone

- (i) Agriculture, Horticultural, Dairy and Poultry Farming.
- (ii) Village houses within Abadi-deh.
- (iii) Farm Houses outside abadi-deh subject to restriction as laid down in joining 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 Govt. or State Govt.
- (vi) Milk chilling station and pasteurisation plant.
- (vii) Bus stand and Railway Station.
- (viii) Air ports with necessary buildings.
- (ix) Wireless Stations
- (x) Grain Godowns, Storage spaces at site approved the Director.
- (xi) Weather Stations.
- (xii) Land drainage and Irrigation, Hydro electric works and Tubewells 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 ground.
- (xvi) Petrol filling station and service garages.
- (xvii) Hydro Electric/thermal power plant/sub-station.
- (xviii) L.P.G Storage godowns with the approval of the Director.

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

- (xix) Non Polluting industries registered as Rural Industry Scheme/Small Scale Industrial units subject to one of the following conditions:-

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

- (i) Located within half kilometer belt encircling the existing village Abadi-deh and approachable from a public road/rasta other than scheduled road, National Highway and State Highway
- (ii) On Public road/revenue rasta not less than 30 feet wide (other than scheduled roads, National Highway and State Highway) out side the half kilometer zone referred to in (i) above up to a depth of 100 meters

- along the approach road.
- (xx) Non polluting Medium and Large Scale Agro-based industries on public road/revenue rasta not less than 30 feet wide other than scheduled roads, National Highways and state Highways.
 - (xxi) Any other use, which Government may in Public Interest, decide.

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