

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

The 5<sup>th</sup> September, 2000

**No. CCP (NCR) / ACA-3//2000/1505** .-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 No. 41 of 1963,) and all other powers enabling him in this behalf and with reference to Haryana Government, Town and Country Planning Department, notification No. CC(NCR)/A-CA-3/1185, dated the 27<sup>th</sup> July, 1998, the Governor of Haryana after considering the objections/suggestions and representations received along with the recommendations of the Director, Town and Country Planning Department, Haryana, thereon hereby publishes the final development Plan along with restrictions and conditions proposed to be made applicable to controlled area covered by it (Given in the Annexure A and B to the final development plan of Naraingarh).

**DRAWINGS**

1. Existing land use plan Drawing No. D.T.P. (A)2464/86, dated the 2<sup>nd</sup> September, 1986 already published vide Haryana Government, Town and Country Planning Development notification No. CCP(NCR)/ACA-3/1185, dated the, 27<sup>th</sup> July, 1998 in the Haryana Government Gazette dated October, 20,1998.
2. Final Development Plan of Naraingarh controlled area bearing Drawing No. D.T.P.(A) 2703/99, dated the 8<sup>th</sup> February, 1999.

**ANNEXURE A**

**Introduction :**

Naraingarh derives its name from its founder-Raja Luxmi Narain of Sirmur. The Town is located at a latitude 30° 29' and longitude 77° -8' on an average height of 333 meters above mean sea level. It is situated at a distance of 30 kilometers, North-East of Ambala, the district headquarters. The town is well connected through Major roads with Ambala, Panchkula, Chandigarh, Yamuna Nagar and Nahan. Naraingarh is a Sub-Divisional headquarter.

**Accessibility and Physical growth Trends:**

Naraingarh due to its central location serves as service centre to its hinter land and is very well accessible through a well defined net work of metalled roads. As is evident from the existing land use plan, the old Town of Naraingarh exists in a triangle which is formed by the convergence of road from Raipur Rani, Ambala City and Nahan and a very little development has taken place outside this triangle. The haphazard and unregulated constructions taking place outside this triangle are around Bus Stand and on Raipur Rani Road. Large area is available for development within the municipal limits for the future growth of the town.

### Demographic Profile and population Projections:

The town is experiencing moderate to fast growth rate in the last two decades i.e. since 1971. It was a tiny settlement with only 6880 persons in 1971. The population has grown almost two times and has attained a size of 13824 persons in 1991. Naraingarh was notified as a town in 1971 census. The decadal growth rate of population during 1971-81 decade was 36.19% which increased to 47.53% in 1981-91 decade.

Taking the base year of 1991, the population for the perspective plan has been projected up to 2025 A.D. i.e. for 35 years. Keeping in view the average growth rate, the rate assumed for the perspective plan is 50% for decade 1991 to 2001 and 55% for both 2001 to 2011 and 2011 to 2025 A.D. The projected population as per the assumed growth rate will be as below:-

Year	Population	Net increase	Growth Rate	Remarks
1971	6880			
1981	9370	2490	36.19%	
1991	13824*	4454	47.53%	
2001	20736	6912	50.00%	
2011	32141	11405	55.00%	Projected
2021	49818	17677	55.00%	

\* As per 1991 Census

Say 50,000 persons by 2021 A.D.

### Economic Profile :

Naraingarh being a part of agricultural area serves as a market town and service centre. The services it provides are mainly related to agricultural sector i.e. market for repair of the agriculture Sector i.e. market for grain, retail market for the house hold and consumer goods, service industries for repair of the agricultural inputs etc.

According to 1991 census 27% of the total population is working (work force). of these, those engaged in primary and Secondary Sector are 16.20% and in tertiary Sector are 83.80% .

### Social Infrastructure:

The basic social infrastructure includes the education, health recreational and community facilities. Naraingarh Town also serves as service centre to the provision of social services to the rural population around it.

### Physical Infrastructures:

The water supply and sewerage system exists in the town. These service are monitored by the Public Health Department. The town has a water Supply of about 3.50 Lac gallons/day. The per capita daily supply is about 26 gallons. The water supply scheme covers about 75% of the town area. Keeping in view the limited supply by three tube wells for the existing town a separate system of water supply needs to be evolved for the proposed development.

The sewerage system covers about 60% area of the town. The sewerage system lacks the treatment and systematic disposal. The sewerage is pumped into open Nalags. The capacity of the

system is not adequate for the town. The sewerage system with proper treatment and disposal system will be provided for the future development as per requirement.

There is no system for the storm water drainage. The storm water is collected in the open Nalah which merges into a Baguna river. These courses could be linked wherever necessary and could be used for storm water drainage.

#### **Objectives of the Controlled Area :**

To channelise the Urban growth around the exiting Naraingarh town, 4489 hectares of area was declared as the Controlled Area,-vide Haryana Government, Town and Country planning Department, notification No. 13429-10DP-82/5480, dated the 7th April, 1982, which was published in the Haryana Government gazette, dated the 18th May, 1982. A Draft Development plan of this controlled area had already been published-vide Haryana Government, Town and Country Planning department notification No. C.C.P. (NCR) /A-CA-3/1185, dated the 27th July, 1998.

#### **Existing Land Use :**

The growth of the town has been restricted within the existing road network in Municipal Limits. The town has a compact form of development. Most of the public and semi Public uses are located in the north of the town. The grain market lies on the west of the town. The present trend of development is along the Raipur Rani Road and towards south along Ambala-Nahan Road.

#### **Development Plan Proposals :**

Taking into consideration the moderate growth potential of town, a population of 50,000 persons has been proposed.

**Table-2**

	Population	Gross Density	Net Residential Density
Existing	13824	80 persons per hectare	150 persons per hectare
Proposed	49818	70 persons per hectare	154 persons per hectare

In the year of 1991 the total population of town was 13824. To adjust the additional population of approximately 36000 persons a gross density of 58 persons per hectare is proposed. So as to keep the gross density of the town to a moderate 70 persons per hectare. The additional area required to accommodate this additional population is 618 hectares. The net residential density of the town is proposed to be 154 persons per hectare and correspondingly an additional 228 hectare area is proposed under residential use (See Table-2).

The additional area required to accommodate this additional population is 228 hectares. The net residential density of the town is proposed to be 250 persons per hectare and correspondingly an additional 228 hectare area is proposed under residential use (see table-2)

Since about 759 hectare of area is lying vacant within municipal limits, therefore to maintain the continuity of development, the future proposals are integrated with the existing town. An attempt has been to stream line the traffic and give a functional and organized look for the proposed development.

Out of the total 4489 hectare of controlled area the land use proposals for the final development plan, covers only an area of 77.5 hectares. The detailed break up of the land used within Municipal Limits as well as within the controlled area is a below:

**TABLE-3**

Main Code	Land Used	Existing		Proposed		Percentage
		Land use (Area in Hectare)	Area within Municipal controlled Committeearea Limit (Hectare)	Area within hectare (Hectare)	Total in to total area	
100	Residential	92	213	15	228	36.60
200	Commercial	10	38	-	38	6.10
300	Industrial	5	50	-	50	8.03
400	Transport and Communication	10	36	12	48	7.70
500	Public Utilities	5	22.5	2.5	25	4.01
600	Public and Semi Public	10	45	-	45	7.22
700	Open Space	40	141	48	189	30.34
		172	545.5	77.5	623	100.00

**TOTAL URBANISABLE AREA OF TOWN BY 2021 AD : 795 Hectares.**

**Residential:**

To adjust the additional population of 36000 persons residential area in the form of six sectors has been proposed. The over all density of these sectors will be 158 persons per hectare.

**Commercial :**

The commercial activity caters not only to its town population but also to the population of hinter land.

Taking in to consideration the location of grain market, sector 1, has been reserved for whole-sale trade denoted with sub-group 220,240. Similarly a part of Sector 9 has also been reserved for retail trade denoted with sub-group 210. Total 38 hectare of land has been proposed for the development of commercial activities and this entire land is situated within the municipal limits.

**Industrial :**

Taking into consideration the environmental factors an area of 50 hectares denoted with sub-group 320 has been reserved in sector 11 and 12 for industrial activities. This area will accommodate light and medium industrial units. A buffer of 50 meters Green Belt has been provided along the major roads to separate the industrial area.

**Transport and Communication :**

Like all other organically grown small towns the present network of the town is a formal one. Sadhaura-Raipur Rani Road, Ambala-Nahan Road, Nahan-Raipur Rani Road pass from the out skirts, without interfering with the internal traffic of the town.

Taking into consideration its importance Sadhaura-Raipur Rani Road, Ambala-Nahan Road-Nahan Road has been designated as M-1(45 M) Road.

As it is evident from the final development plan, the circulation system has been designed in a hierarchical manner. The roads dividing various sectors have been designated as M-3 road. The circulation details of the sector plans shall be based on the hierarchy like M-4 M-5 etc. and vehicular and pedestrian traffic circulation will be achieved for easy and comfortable movement.

An area of 7 hectares designated with subgroup 420 in sector 3 has been reserved for Bus Stand. And therefore a total area of 48 hectares, including area under major roads, has proposed under Transport and Communication.

**Public Utilities**

Keeping in view the topography of the town an area about 17 hectares in sector 13 has been earmarked for the town level water supply scheme and a grid sub-station to meet with the future expansion of the town. An area of about 2.5 hectares each has been earmarked for disposal works adjoining sector 2 and sector 12 respectively.

**Public and Semi- Public:**

At present the S.D.M. Court and Tehsil Offices are located in sector 10 which other Government offices are functioning in private rented buildings in a scattered from in the town. To have a better coordination among the various offices it has been suggested to locate all the offices in the form of sub-divisional headquarters in sector 5.

**Open Spaces and Parks:**

At present there are insufficient open spaces within the town. An area of approximately 10 hectares in Sector 5 designated with sub-group 720 has been reserved for recreational purposes.

Similarly a green belt of 100 meters width has been reserved along Ambala- Nahan Road along the industrial sector 11 and 50 meters wide buffer strip in the industrial sector 12. Therefore, total area of 189 hectares has been proposed for open spaces.

**Agricultural Zone :**

The rest of the area surrounding urbanization proposals within the controlled area is to remain as agricultural zone. This however, would not eliminate the essential building activity within this area, such as extension of existing villages contiguous to abadi deh if undertaken as a Project approved or sponsored by the Government and other ancillary facilities necessary for the maintenance and improvement of agricultural land.

**Non-Conforming user :**

Where an industry or other building exists with valid sanction or prior to the notification of this area as a controlled area , such buildings will continue as non-conforming use of land or building contrary to the major land use contemplated for the part of the area. Such use has been denoted with sub-code 910 and 920 on the Final Development Plan.

## ANNEXURE - B

### Zoning Regulations:

Governing uses and development of lands in the controlled areas around Nariangarh as shown in Drawing No. D.T.P.(A) 2703/99, dated the 8<sup>th</sup> February, 1999.

#### General:

- (1) These Zoning Regulations, forming part of the development plan for the controlled areas, around Nariangarh shall be called zoning regulations of the development plan for Controlled Areas Nariangarh.
- (2) The requirement of these regulations shall extend to the whole of the area covered by the development plan and shall be in addition to the requirements to the Punjab Scheduled Roads and Controlled Areas restrictions of Unregulated Development Act, 1963 (Punjab Act 41 of 1963), and the Rules framed there under:

#### 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. D.T.P.(A) 2703/99, dated the 8<sup>th</sup> February, 1999;
- (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, odors, 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 Chakies 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 odors;
- (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 18<sup>th</sup> May, 1982 in respect of land within the controlled area notification under section 4(1) (a) of the Punjab Scheduled Roads and Controlled areas Restriction of Unregulated Development Act, 1963-vide Haryana Government, Town and Country Planning Department notification No.13429-10DP -82/5480, dated, the 7<sup>th</sup> April, 1982 appearing in Haryana Government Gazette, dated, the 18<sup>th</sup> May, 1982.
- (l) "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;
- (m) "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;



- (n) "Rules" means the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965;
- (o) "Sector Density" and "Colony Density" shall mean the number of persons per hectare in sector area or colony area, as the case may be;
- (p) "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 plot able 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;
- (q) "Site Coverage" means ratio 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 the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1963) and Rules, 1965;
  - (s) "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
    - (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 meters;
  - (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 meters and which is constructed or adopted for storage purposes;
  - (w) "Mezzanine Floor" means an intermediate floor above ground level with area of mezzanine restricted to 1/3<sup>rd</sup> of the area of that floor and with a minimum height of 2.2 meters;
  - (x) "Subservient to Agriculture" shall mean development and activities, which are required to assist in carrying out the process of agriculture such as tube wells, 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) Commercial Zone
  - (iii) Industrial Zone
  - (iv) Transport and Communication Zone
  - (v) Public and Semi Public Zone (Institutional Zone)
  - (vi) Public Utility Zone
  - (vii) Open Spaces Zone
  - (viii) Agriculture 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 of sectors which is reserved for commercial zone shall be taken only and exclusively through the Government or a Government undertaking or a public authority approved by the Government in this behalf and no permission shall be given for development of any colony within these sectors.

(2) Notwithstanding the provision of clause (1) above, the Government may reserve at any time, any other sector for development exclusively by it or by the agencies indicated above.

### VIII Land Reservations for major roads.-

- (1) Land reservation for major roads marked in the Drawing shall be as under:
  - (i) M-1 Existing road 45 meters
  - (ii) M-1 (a) Existing road Existing width



M-1 (b)	Existing width or widened to 30 meters
(iii) M-2 Peripheral road	45 meters
(iv) M-3 Sector road	30 meters

(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 plot area/floor area ratio in the plotted/group housing colony; while approving the layout plans for the sector/colony to be developed by Haryana Urban Development Authority and private colonizers. In case of commercial colony and Information Technology Park/Cyber City the benefit of 10% of floor area ratio of the total area of the site or area falling under green belt and sector roads whichever is less shall be allowed.

**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 up to the situation of the plot to the satisfaction of the Director.

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

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

- (i) Residential plot : 50 Square metres  
(ii) Residential plot on subsidized 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 for group housing colony to be developed either as a part of plotted licensed colony or as independent group housing colony will be 5 acres. 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 up to 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 No.	Type of use	Maximum Ground Floor Coverage	Maximum FAR	Remarks
1.	Group housing	35%	175	-
2.	Government offices	25%	150	-
3.	Commercial (a) Integrated corporate	40%	150	The total area of the commercial pocket is to be considered as plotable area while working out the total plotted area of the sector.
	(b) Individual site	100%	300	Only 35% of the total area of commercial pocket in which those sites have been planned be counted as plotted area for working out the plotted area of the sector.
4.	Warehousing	75%	150	

**N.B.:** Basement floor shall be permitted as approved in the zoning plan. The basement shall not be used for storage purposes.

**XV Building lines in front 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 colonizer has purchased the land for the said use and developed prior to the material date and the colonizer 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.

**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	100 square metres	1 percent of the farm land (not more than 40 percent shall be used for labour/ servant quarters)

For every additional 0.25 acres, 10 square metres in main building subject to maximum of 200 square metres.

	Maximum Height	
	Main dwelling unit	Ancillary building
(ii) Height and storey	6 metres single storeyed	4 metres single storeyed

**(iii) Set back:**

It shall be at least 15 meters. 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 Meters.

- (b) Where the road is a scheduled road : 30 Meters  
(c) Any other road : 15 Meters.

- (iv) **Approach road-** (a) The approach road to the farm shall have a minimum right of way to 13.5 metres (45 feet)  
(b) When the approach road serves more than one farm 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 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 tube well 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 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 provisions of the Development Plan on principles of equity and justice on payment of such development charges and on such other conditions as it may deem fit to impose.

#### APPENDIX A CLASSIFICATION OF LAND USES

Main code	Sub code	Main group	Sub group
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 a commercial basis.
	270		Professional Establishments

<b>300</b>	<b>Industrial</b>	
	310	Service Industry
	320	Light Industry
	330	Extensive Industry
	340	Heavy Industry.
<b>400</b>	<b>Transport and Communication</b>	
	410	Railway Yards, Railway Station and Sidings.
	420	Roads, Road Transport Depots and Parking Areas
	430	Dockyards, Jetties
	440	Airport/Air Stations
	450	Telegraph offices, Telephone Exchanges etc
	460	Broadcasting Station
	470	Television Station
<b>500</b>	<b>Public Utilities</b>	
	510	Water Supply installation including treatment plants
	520	Drainage and Sanitary installation including disposal works
	530	Electric power plants substation etc.
	540	Gas Installation and Gas work.
<b>600</b>	<b>Public and semi public</b>	
	610	Government Administrative Central Secretariat District Offices, Law Courts, Jails, Police Stations, Governors and President's Residence.
	620	Education, Cultural and Religious Institutions
	630	Medical and Health Institutions
	640	Cultural institution like Theatres, Opera Houses etc. of a predominantly non commercial nature
	650	Land belonging to defence
<b>700</b>	<b>Open Spaces</b>	
	710	Sports Grounds, Stadium and Play Grounds
	720	Parks
	730	Green Belts, Garden and other Recreational Uses.
	740	Cemeteries, crematories etc
	750	Fuel filling stations and Bus Queue shelters
<b>800</b>	<b>Agricultural land</b>	
	810	Market Garden
	820	Orchards and Nurseries
	830	Land Under staple crops
	840	Grazing and Land pastures
	850	Forest Land.
	860	Marshy Land
	870	Barren Land
	880	Land under water

#### APPENDIX B

##### I RESIDENTIAL ZONE:

- (i) Residence
- (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 and Dhabas
- (x) Local service industries.
- (xi) Petrol filling stations.
- (xii) Bus stops, tonga, taxi, scooter and rickshaw stand.

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.



- (xiii) Nurseries and green houses.
- (xiv) Any other minor needs to ancillary to residential use

## II COMMERCIAL ZONE

- (i) Retail Trade.
- (ii) Wholesale Trade.
- (iii) Warehouses and storages.
- (iv) Commercial offices and banks.
- (v) Restaurant and Transient Boarding Houses including public assistance institutions providing residential accommodation like Dharamshala, Tourist House 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) Parking spaces, bus stops, taxis, tonga and rickshaw stand.
- (xiv) Town parks.
- (xv) Any other use which the Director in public interest may decide

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

## III INDUSTRIAL ZONE

- (i) Light industry
- (ii) Medium industry
- (iii) Obnoxious and Hazardous Industry
- (iv) Heavy industry
- (v) Service industry
- (vi) Warehouse and storages
- (vii) Parking, loading and unloading area
- (viii) Truck stand/bus stops, taxi, tonga and rickshaw stand
- (ix) Public utility, community buildings and retail shops, banks, restaurants hotels, dhabas and insurance offices.
- (x) Petrol filling stations and service garages.
- (xi) L.P.G. Gas godowns permitted by the Director.
- (xii) Any other use permitted by the Director.

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

## IV TRANSPORT AND COMMUNICATION ZONE

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

At sites earmarked in the sector plan

## V PUBLIC AND SEMI PUBLIC USES ZONE

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

At sites earmarked in the sector plan

## 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) Any other recreational use with the permission of Director.

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.

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

## VII PUBLIC UTILITIES

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

At sites earmarked in the sector plan

## VIII USES STRICTLY PROHIBITED:

Storages of petroleum and other inflammable material without proper license.

## IX 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 pasteurizations 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
- (x) Weather stations
- (xi) Land drainage and irrigation, hydroelectric works and tube well for irrigation
- (xii) Telephone and electric transmission lines and poles
- (xiii) Mining and extraction operations including lime and brick kilns, stones, quarries and crushing subject to the rules and at approved site
- (xiv) Cremation and burial grounds
- (xv) Petrol filling station and service garages
- (xvi) Hydro electric/thermal power plant sub-station
- (xvii) Liquid Petroleum Gas storage god owns with the approval of the Director
- (xix)(A) Non Polluting industries registered as Rural Industry Scheme/Small Scale Industrial units outside the restricted belt around defense 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.
- (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,
- (C) The site should not fall within 900 metres restricted belt around Defence

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

installations.

- (xx) Small Restaurants and Motels along National Highways
- (xxi) Microwave Towers/Stations, Seismic Centres and Telecommunication Centres
- (xxii) Information Technology Parks (including manufacturing facilities for hardware)
- (xxiii) Any other use, which Government may in Public Interest, decide.

(Sd/-)...,

**S.C.CHAUDHARY**

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

