

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

The 15 November, 2012

No. CCP(NCR)/FDP-2031/GGN-SHN/2012/3543.- 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 (Act 41 of 1963) and with reference to Haryana Government, Town and Country Planning Department notification No. CCP(NCR)/DDP-2031/GGN-SHN/2012/2350 dated the 25th July, 2012, the Governor of Haryana hereby publishes the Final Development Plan of Sohna 2031 A.D., after considering the objections and suggestions received on the draft plan, alongwith restrictions and conditions as given in Annexure-A and B proposed to be made applicable to the controlled areas specified in Annexure-‘B’.

Drawings

1. Existing Land Use Plan Drawing No. DTP(G)2017/2011 dated the 5th July, 2011 (already published vide Haryana Government, Town and Country Planning Department notification No. CCP(NCR)/DDP-2031/GGN-SHN/2012/2350 dated the 25th July, 2012).
2. Final Development Plan for Sohna-2031 A.D. Drawing No. DTP (G) 2103/2012 dated the 9th November, 2012.

ANNEXURE-A

EXPLANATORY NOTE ON THE FINAL DEVELOPMENT PLAN 2031 A.D. FOR THE CONTROLLED AREAS OF SOHNA

INTRODUCTION:

In the backdrop of picturesque Aravalli Ranges on its West, Sohna is an important old town. As viewed from the top of the hills, where a tourist/ recreational complex has been developed by the Haryana Tourism, the town amalgamated with its green rural background presents a fascinating scenic beauty. The town is also famous for being blessed with boiling hot sulphur spring in the heart of the town with a temple complex around it. Because of their faith and belief, people having skin diseases visit this town to have a holy and clinical dip in the Kunds having spring water to get rid of their diseases.

Provision and maintenance of civic amenity in the town are being done by Municipal Committee. It is a tehsil of Gurgaon District. The town is providing shopping, educational, medical and mandi facilities to the surrounding rural areas.

Location and Linkages:

Sohna town is situated at 24th km stone on Gurgaon-Sohna-Alwar road and is an important junction at Palwal-Sohna-Rewari (N.H.-71) road. Other important cities/towns in the region around Sohna are Delhi (56 km.), Gurgaon (24 km.), Faridabad (35 km), Palwal (30 km), Nuh (20 km) and Rewari (45 km). The town is very well served by frequent bus services from all sides. The Kundli-Manesar-Palwal (KMP) Expressway which is under construction is passing by the southern side of the town. This is a major artery in western side of Delhi in the NCR portion of Haryana connecting Kundli to Palwal via Manesar. Two clover- leaf junctions are being developed on the KMP Expressway that will enhance accessibility of this region substantially. A 50 m wide strip of land has been reserved for Orbital Rail Corridor along KMP Expressway towards Delhi side. The Dedicated Freight Corridor (DFC) linking Delhi to Mumbai, is also passing by the south- eastern side of the town. The land for DFC has already been acquired. Thus, the Sohna Town is having high potential for development.

Population Projection of Sohna Town:

Year	Number of Persons	Growth Rate (percentage)
1941	5750	--
1951	5138	(-) 10.64
1961	6887	(+) 34.04
1971	8775	(+) 27.41
1981	12688	(+) 44.59
1991	16348	(+) 28.85
2001	38115	(+) 133.15
*2011	67785 *	(+) 77.85
2016	119301	(+) 76.00 Induced Growth
2021	208777	(+) 75.00 --do--

2026	365361	(+) 75.00 --do--
2031	639382	(+) 70.00 --do --
	Say = 6,40,000	

* Includes 31348 (population of urban villages)

The population of Sohna town in 2011 AD including the population of villages falling in urbanisable limit is 67,785 persons approximately and in 2021 AD, the projected population is estimated to be 2,08,777 persons. Further, it is envisaged that upto 2031 A.D. the population would be 6,40,000 persons. This exorbitant growth rate is expected to be induced by the following factors:

1. Kundli- Manesar-Palwal (KMP) Expressway passing by the southern side of Sohna Town.
2. Dedicated Freight Corridor (DFC) passing by the south-eastern side of Sohna Town.
3. Haryana State Industrial & Infrastructure Development Corporation (HSIIDC) has already acquired approximately 600 hectares land for development of an Industrial Model Township (IMT) between Sohna Town and KMP Expressway.
4. HSIIDC is further planning development of additional 600 hectares (approximately) for expansion of IMT.
5. Haryana Government has envisaged development of theme hubs namely Leisure Hub, Sports Hub and Leather Hub along KMP Expressway in proximity of Sohna Town.

PROPOSALS:

Due to topographical conditions of the area around Sohna, the suitable land for the urban development lies in the north-east, east and south-east of existing Sohna town. The main Sohna town is surrounded by Aravalli ranges from three sides. In the north-west side, three bundhs are existing that protect the town from the run-off coming in the rainy season from western and north-western Aravalli ranges. This run-off and run-off coming from north-eastern Aravalli ranges flows through Nallah, namely Mehandwara Nadi upto Indri lake. In the south-west side of the town, there is forest land and low lying flood prone area.

Sohna Town is surrounded by Aravalli Ranges on eastern & western side. In the rainy season, run-off from these ranges passes through proposed urbanization through barsati Nallahs namely Mehandwara Nadi. Three bundhs namely Sohna bundh, Mohmmadpur bundh and Ghamroj bundh exist on the western side of the town to check the run-off and for recharging the underground water table. All the three existing bundhs and alignment of the tributaries of Mehandwara Nadi / Nallah have been retained as such in the Development Plan on the request of the Irrigation Department. It is pertinent to mention here that the three tributaries of Mehandwara / Nallah that passes through the proposed urbanisable area cross sector dividing roads at many places and a number of bridges / culverts will have to be constructed, wherever these are required. However, while implementing the development plan proposals, the possibility to realign these water channels shall also be explored.

The Final Development Plan Sohna 2031AD comprises of 45 controlled areas measuring 45,687 hectares. It has been prepared for a population of 6,40,000 persons. The existing population of Sohna Town and villages falling under proposed urbanization is 67,785 persons i.e. 174 persons per hectare (PPH) or 70 PPA. It is expected that due to induced rapid and planned urban development the spill-over effect will take place and existing population of Sohna Town and urban villages will be reduced. The additional 1719 hectares residential area proposed in the development plan would cater to the residential demand of 5.72 lakhs person. The proposed gross density of Sohna Town is 90 PPH and for optimum utilization of land as resource, the density proposed for new residential area is 300 PPH. The extent of various land uses in this Development Plan are as under:-

Sr. No.	Land Use	Area in hectare	Percentage
1	Residential	1719	30.70
2	Commercial	255	4.55
3	Industrial	1236	22.07
4	Transport & Communication	627	11.20
5	Public Utility	241	4.30
6	Public & Semi Public	573	10.23
7	Open space & Green belts	949	16.95
	Total	5600	100.00
8	Existing Town	266	
9	Village Abadi	125	

The proposals exclude the 391 hectares of the existing abadi of urban villages & town.

DESCRIPTION OF LAND USES

RESIDENTIAL: To accommodate projected population, an additional area of 1719 hectares has been proposed for the development of residential sectors. It is relevant to mention here that sector-17 & 25 have been proposed adjoining the industrial sectors for providing housing to industrial workers. Further two pockets i.e. one of 50 hectares in sector-25 and one of 16 hectares in sector-31 are reserved for low and medium income group with higher population density of 1125 persons per hectare (PPH). The proposed average residential density is 300 persons per hectare. The residential areas proposed in the Development Plan shall be developed on neighbourhood concept by making provision of all the community facilities and services within the sectors. Keeping in view the scarcity of water in district Gurgaon, endeavour shall be made to develop all the sectors / colonies on zero discharge concept for encouraging the use of recycled water. The following proposals are made to absorb the impact of increased residential density:-

- a) The additional area for infrastructure shall be provided in the already planned / developed residential sectors to meet out the requirement of the additional population.
- b) The minimum width of the roads in a residential colony/ sector shall not be less than 12 meters.
- c) 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 square meters per persons.
- d) A strip of 120 m width approximately has been provided around the village abadies falling within the urbanizable limit of the town for the purposes of village expansion / for providing amenities to the villages.

COMMERCIAL: The main commercial business is being done in the narrow streets/bazars of the existing town. The potential area for the commercial activity is along eastern peripheral road. Accordingly, total area of 255 hectares has been proposed for commercial use mainly along this peripheral road. A commercial pocket existing in industrial sector 15 was planned by Haryana Urban Development Authority to cater to the commercial need of the industrial sectors. A commercial pocket of approximately 37 hectares for Mandi (vegetable, fruits, grains etc) and also for heavy building material is proposed in sector-27 along eastern bye pass.

INDUSTRIAL: The industrial area Rozka Meo and Textile Valley (sector 15) developed by Haryana Urban Development Authority covering an area of approximately 89 Hectares is falling on Sohna-Nuh Road. The demand of industrial developed plots / land in this area is increasing day by day due to KMP Expressway and Dedicated Freight Corridor. In order to cope up with this demand and future demand, total area of approximately 1236 hectares has been proposed for industrial use on southern side of the town along KMP Expressway. The land located in these sectors is mainly waste land, not being used for agricultural purpose. HSIIDC has already acquired 607 hectares land along KMP Expressway for developing IMT. This land is low-lying as per report of Irrigation Department Haryana as well as HSIIDC and is flood prone. Hence, HSIIDC needs to take special measures while developing this low-lying area for urbanization including the area demanded by it for future expansion.

TRANSPORT AND COMMUNICATION: An area of approximately 627 hectares has been proposed for Transport & Communication Zone. An area measuring 99 hectares in sector- 27 has been proposed for Transport Nagar along Dedicated Freight Corridor (DFC). The eastern & western peripheral roads of 75 m width have been proposed with 100 m wide green belt on outer side and 50 m green belt on inner side. A minimum width of 60 meters has been proposed for sector dividing roads. The width of Gurgaon-Sohna-Alwar road, Rewari- Sohna-Palwal (NH-71) road and Sohna-Ballabgarh Road has been proposed to be widened to 60 m with 50 m wide green belt on either sides. The roads proposed through Aravalli Hills shall be constructed after obtaining permission of the Competent Authority. An area of approximately 12 hectares has been proposed in Sector-3 for new bus stand. The classification of roads and land reservation has been given in following table:-

Serial number	Classification		Land reservation
(i)	Kundli-Manesar-Palwal Expressway	Arterial roads	100 m wide road with 100 m wide green belt on both sides
(ii)	Orbital Rail Corridor		50 m wide.
(iii)	V-1 road		Existing Gurgaon-Sohna-Alwar Road and Sohna-Palwal Road within Old M.C. Limit.
(iv)	V-1(a) road		Existing Road to be widened to 60 m with 50 m wide green belt on both sides.
(v)	V-1(b) road		60 m wide road with 50 m wide green belt on either sides.
(vi)	V-2 road		75 m wide road with 100 m wide green belt on outer side and 50 m wide green belt on inner side.
(vii)	V-3 road	Sub arterial roads	60 m wide road.
(viii)	V-3(a)		Existing Road to be widened to 45 m.
(ix)	V-3(b)		45 m wide road.
(x)	V-4 road		30 m wide road.

The width and alignment of other roads shall be as per sector plans or as per approved layout plans of colonies. Wherever road shown in the Development Plan are found to be non-feasible, as per ground condition, Government shall be competent to realign/delete the same after recording the reasons thereof. In addition to above, HSIIDC shall reserve an area measuring 4 hectares in each industrial sector to be developed for parking. The proposed western peripheral road (V-2) shall be constructed by taking special measures in order to avoid obstruction in the flow of run-off coming from western and north- western Aravalli Ranges, reaching to the proposed “Water Recharge Zone” and further to Indri lake via Mehandwara Nadi and its tributaries.

PUBLIC UTILITIES: An area of about 241 hectares has been earmarked for public utilities to meet out future needs of the town. Considering ground conditions, provisions have been made for water works sites, grid sub-station sites, solid waste site (on southern side of KMP along Nuh Sub-branch) & sewage treatment plant site (near village Kherki Kankar). Feasibility of laying underground electricity lines upto 66 KV shall be examined.

PUBLIC AND SEMI PUBLIC: In order to cater to the future demand, an area of approximately 573 hectares has been proposed for public and semi public uses. Sector- 3 is proposed as full-fledged sector for public and semi public; uses. Besides, small pockets have also been proposed along peripheral as well as along southern side of KMP for proper spatial distribution. Provision of a college each in sectors 1, 2, 3, 14 & 17 has been made. A Medical College with Hospital over an area of 14 hectares in sector-3, a 100 bedded hospital over an area of 4 hectares in sector-1 and a 50 bedded hospital over an area of 2 hectares in sector 17 have been provided. In sector-1, provision of a fire station has been made. A college, a fire station and an auditorium have been proposed in public and semi public belt along eastern peripheral road opposite sector-7.

OPEN SPACES: With the development of a beautiful tourist recreational complex at Sohna, it has started attracting tourists and people from the surrounding regions for picnic and funfair. With its scenic beauty all around, Sohna has a potential to be developed as a regional recreational center also. An area approximately 315 hectares has been proposed for parks etc. A 100 meter wide green belt on outer side and 50 m wide green belt on inner side of peripheral road, 50 m wide green belt on both sides of Taoru-Sohna-Palwal (NH-71) road, Gurgaon-Sohna-Alwar Road and Sohna-Ballabgarh Road, a 30 m wide green belt on both sides of Dedicate Freight Corridor (DFC) and Nuh sub-branch passing through urbanization have been proposed. The total area under these green belts is approximately 484 hectares. An area approximately 150 hectares has been proposed for Sports Complex in sector-23 along KMP Expressway. Total area proposed under Sports Complex / Open Spaces / Parks / Green Belts is about 949 hectares.

An area measuring 4 hectares has been proposed for the burial ground on the north-west side of the town near village Haryahera along revenue rasta leading to village Raisina from Gurgaon Sohna Road.

AGRICULTURE ZONE: A sizeable area of about 34793 hectares has been reserved as agricultural zone, which includes forest land, Village abadies and existing structures. 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 or other ancillary and allied facilities necessary for maintenance and improvement of an agricultural area.

The land under forest measuring 10,553 hectares comprises of the land under Reserve Forest, under section 4 and/or 5 of Punjab Land Preservation Act (PLPA), 1900, under Aravalli Plantation, Unclassified Forest and forest coming under section 38 of Indian Forest Act, 1927. The details of forest area have been incorporated in the plan as per information provided by Forest Department. Since the Forest Department is in the process of preparation of a Geo-referenced Forest Map for District, Gurgaon, therefore, the areas identified by the Forest Department as ‘forest’

apart from the areas intimated by the Forest Department, shall be deemed to have been incorporated in the Development Plan. Further, the Wildlife Corridor, if any, within the proposed Agriculture Zone, shall also be followed. It is pertinent to mention that though the area notified under section 4 and/or 5 of PLPA and areas under Aravalli Plantation are not forest *per se*, but the same have been considered as forest in terms of the orders of Hon'ble Supreme Court of India till the same are modified.

The provision of Gaushala/ Cattle Pond over an area approximately 5 hectares has been made on Sohna-Palwal road near village Sancholi.

WATER RECHARGE ZONE: An area measuring approximately 340 hectares has been reserved as "Water Recharge Zone" to check the run-off that will replenish the depleting underground water table. No permission for any type of construction will be granted in this area. In order to keep this area free from unauthorized constructions, the possibility of acquiring the land under water recharge zone shall be explored by HUDA/ Irrigation Department.

NATURAL CONSERVATION ZONE: The Aravalli Ranges have been designated as Natural Conservation Zone in the plan. The total area under this zone is 4563 hectares. Agriculture, horticulture, pisciculture, social forestry, afforestation and regional recreational activities with construction not exceeding 0.5% of the area are the permissible activities in this zone, excluding forest areas.

ENVIRONMENTAL CONCERNS: For protection of Aravallis, the notification of the MoEF, Government of India dated 07.05.1992, shall be applicable. Similarly, for execution of any project, the project proponent will have to obtain environmental clearance in terms of notification dated 14.09.2006, which is mandatory in nature. In addition, the areas notified under Section 4 and/or 5 of Punjab Land Preservation Act, 1900 and areas covered under Aravalli plantation are also shown as 'forest', in view of the orders of the Hon'ble Supreme Court, in which no urbanization shall be allowed. Similarly, the restrictions applicable to eco-sensitive zones or for protection of environment in any manner shall also be followed and implemented. Further, pumping of ground water in and from an area upto 5 kilometers from Delhi Haryana Border in the Haryana side of the ridge and also in the Aravalli hills shall be prohibited in accordance with the orders of the Hon'ble Supreme Court. Notifications issued by MOEF, Government of India, from time to time shall be applicable and binding.

CONSERVATION OF HERITAGE SITES: The monuments, heritage sites, special areas of aesthetic, sentimental or historic value which require protection shall be protected.

AREA STATEMENT: The total area of the Development Plan comprising of 45 controlled areas is about 45687 hectares. The break-up of the area under various zones is as follows:-

i)	Area under proposed urbanization	= 5600 hectares.
ii)	Area under Agriculture Zone (including forest land, Village abadies and existing structures	= 34793 hectares
iii)	Area under Water Recharge Zone	= 340 hectares
iv)	Area under Natural Conservation Zone	= 4563 hectares
v)	Area under existing town and abadi (inside proposed urbanization)	= 391 hectares
	Grand Total	= 45687 hectares

ZONING REGULATIONS:

The legal sanctity to the proposals regarding land use is being given effect by a set of zoning regulations (Annexure B) which form part of this Development Plan. These Regulations will govern the change of land use and standards of development. They will also 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 preparation of detailed sector plans for each sector to guide the development and enforcement of proper control. The Development Plan area falls in the Gurgaon as well as in Mewat District. The part of the Gurgaon District is proposed under High Potential Zone while the area within Mewat District will be Low Potential Zone. The minimum area norms for setting up colonies under the Haryana Development and Regulation of Urban Areas Act, 1975 shall be applicable accordingly. Hence, the Zoning Regulations are being proposed for High Potential Zone unless specified for Low Potential Zone.

Annexure B

Zoning Regulations:

Governing use and development of land in the controlled areas around Sohna as shown in drawing no. DTP(G) 2103/2012, dated the 9th November, 2012.

I. General:

1. These Zoning Regulations, forming part of the Development Plan for the Controlled Areas around Sohna, shall be called Zoning Regulations of Final Development Plan for Controlled Areas Sohna.
2. The requirement of these regulations shall extend to the whole of the area covered by the Final Development Plan and shall be in addition to the requirements of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (41 of 1963) and the rules framed thereunder.

II. Definitions:

In these Regulations;-

- (a) 'Approved' means approved under the rules;
 - (b) "Agro based industries" means an industrial unit, which uses food grains, fruits or agro waste as a raw material;
 - (c) 'Building rules' means the rules contained in Part-VII of the rules;
 - (d) "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;
 - (e) "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;
 - (f) 'Drawing' means drawing no. DTP (G) 2103/2012, dated the 9th November, 2012.
 - (g) 'Extensive Industry' means an industry setup 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;
 - (h) 'Floor Area Ratio' (FAR) means the ratio between the total floor area of a building on all floors and the total area of the site;
 - (i) "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;
- (j) 'Group Housing' shall be the buildings designated in the form of flatted development for residential purpose or any ancillary of appurtenant building including community facilities, public amenities and public utility as may be prescribed and approved by the Director, Town and Country Planning, Haryana;
 - (k) "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 or for laying essential services;
 - (l) '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);
 - (m) "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;
 - (n) "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 metres;
 - (o) '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;
 - (p) '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;
- (q) "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;
- (r) 'Material Date' means the date of publication of notification of various controlled areas declared as under:

Serial number	Controlled area	Material date
1.	Controlled Area (I) around Sohna declared vide Haryana Government Gazette notification No. 5932-2TCP-76/10302 dated 31.12.1976 published in Haryana Government Gazette on 4.1.1977	4.1.1977
2.	Additional Controlled Area (II) around Sohna (falling in district Mewat) declared vide Haryana Government Gazette notification No. 6046-2TCP-80 dated 5.9.1980 published in Haryana Government Gazette on 23.9.1980	23.9.1980
3.	Additional Controlled area (III) around Hospital Kabiliji, Sohna declared vide Haryana Government Gazette notification No. 17776-10DP-83/2599 dated 27.2.1983 published in Haryana Government Gazette on 12.4.1983	12.4.1983
4.	Additional Controlled Area (IV) around Sohna declared vide Haryana Government Gazette notification No. JD-90/4185 dated 28.3.1990 published in Haryana Government Gazette on 30.3.1990	30.3.1990
5.	Additional Controlled Area (V) around Sohna (falling in district Mewat) declared vide Haryana Government Gazette notification No. JD-90/4185 dated 28.3.1990 published in Haryana Government Gazette on 30.3.1990	30.3.1990
6.	Around High School, village Garhi Bazidpur declared vide Haryana Government Gazette notification No. JD-90/4177 dated 28.3.1990 published in Haryana Government Gazette on 30.3.1990	30.3.1990
7.	Around Government Senior Secondary School, village Bhondsi declared vide Haryana Government Gazette notification No. JD-90/4181 dated 28.3.1990 published in Haryana Government Gazette on 30.3.1990	30.3.1990
8.	Around Primary School, village Damdama declared vide Haryana Government Gazette notification No. JD-90/4183 dated 28.3.1990 published in Haryana Government Gazette on 30.3.1990	30.3.1990
9.	Around Primary School, village Lohsinghani declared vide Haryana Government Gazette notification No. JD-91/720 dated 22.1.1991 published in Haryana Government Gazette on 28.1.1991	28.1.1991
10.	Around Primary School, village Kaliaka declared vide Haryana Government Gazette notification No. JD-91/721 dated 22.1.1991 published in Haryana Government Gazette on 28.1.1991	28.1.1991
11.	Around High School, village Ghangola declared vide Haryana Government Gazette notification No. JD-91/722 dated 22.1.1991 published in Haryana Government Gazette on 28.1.1991	28.1.1991
12.	Around Primary School, village Kherli Lala declared vide Haryana Government Gazette notification No. JD-91/723 dated 22.1.1991 published in Haryana Government Gazette on 28.1.1991	28.1.1991
13.	Around Primary School, village Sarmathala declared vide Haryana Government Gazette notification No. JD-91/724 dated 22.1.1991 published in Haryana Government Gazette on 28.1.1991	28.1.1991
14.	Around Primary School, village Hassanpur declared vide Haryana Government Gazette notification No JD-91/726 dated 22.1.1991 published in Haryana Government Gazette on 28.1.1991	28.1.1991
15.	Around Primary School, village Sakatpur declared vide Haryana Government Gazette notification No. JD-91/727 dated 22.1.1991 published in Haryana Government Gazette on 28.1.1991	28.1.1991
16.	Around Primary School, village Satlaka declared vide Haryana Government Gazette notification No. JD-91/728 dated 22.1.1991 published in Haryana Government Gazette on 28.1.1991	28.1.1991
17.	Around Primary School, village Tolni declared vide Haryana Government Gazette notification No. JD-91/730 dated 22.1.1991 published in Haryana Government Gazette on 28.1.1991	28.1.1991

18.	Around Primary School, village Gairatpur Bas declared vide Haryana Government Gazette notification No. JD-91/732 dated 22.1.1991 published in Haryana Government Gazette on 28.1.1991	28.1.1991
19.	Around Primary School, village Ranika Singhola declared vide Haryana Government Gazette notification No. JD-91/733 dated 22.1.1991 published in Haryana Government Gazette on 28.1.1991	28.1.1991
20.	Around Primary School, village Bar Gujjar declared vide Haryana Government Gazette notification No. JD-91/734 dated 22.1.1991 published in Haryana Government Gazette on 28.1.1991	28.1.1991
21.	Around Primary School, village Khuntpuri declared vide Haryana Government Gazette notification No. JD-91/735 dated 22.1.1991 published in Haryana Government Gazette on 28.1.1991	28.1.1991
22.	Around Primary School, village Tikli declared vide Haryana Government Gazette notification No. JD-91/736 dated 22.1.1991 published in Haryana Government Gazette on 28.1.1991	28.1.1991
23.	Around Government Primary School, village Manuwas (falling in district Mewat) declared vide Haryana Government Gazette notification No. JD-91/737 dated 22.01.1991 published in Haryana Government Gazette on 28.01.1991	28.01.1991
24.	Around Government Primary School, village Aklimpur declared vide Haryana Government Gazette notification No. JD-91/738 dated 22.1.1991 published in Haryana Government Gazette on 28.1.1991	28.1.1991
25.	Around Middle School, village Bhirawati (falling in district Mewat) declared vide Haryana Government Gazette notification No. JD-91/739 dated 22.01.1991 published in Haryana Government Gazette on 28.01.1991	28.01.1991
26.	Around Senior Secondary School, village Bhondsi declared vide Haryana Government Gazette notification No. JD-91/740 dated 22.1.1991 published in Haryana Government Gazette on 28.1.1991	28.1.1991
27.	Around High School, village Hazipur declared vide Haryana Government Gazette notification No. JD-91/743 dated 22.1.1991 published in Haryana Government Gazette on 28.1.1991	28.1.1991
28.	Around High School, village Kherla declared vide Haryana Government Gazette notification No. JD-91/7466 dated 30.4.1991 published in Haryana Government Gazette on 30.4.1991	30.4.1991
29.	Around High School, village Rithoj declared vide Haryana Government Gazette notification No. JD-91/7467 dated 30.4.1991 published in Haryana Government Gazette on 30.4.1991	30.4.1991
30.	Around Bade Johar Ka Mandir, village Rojka Gujjar declared vide Haryana Government Gazette notification No. JD-91/7468 dated 30.4.1991 published in Haryana Government Gazette on 30.4.1991	30.4.1991
31.	Around Primary School, village Behalpa declared vide Haryana Government Gazette notification No. JD-91/7469 dated 30.4.1991 published in Haryana Government Gazette on 30.4.1991	30.4.1991
32.	Around Primary School, village Mahendhwara declared vide Haryana Government Gazette notification No. JD-91/7470 dated 30.4.1991 published in Haryana Government Gazette on 30.4.1991	30.4.1991
33.	Around High School, village Harchandpur declared vide Haryana Government Gazette notification No. JD-91/7471 dated 30.4.1991 published in Haryana Government Gazette on 30.4.1991	30.4.1991
34.	Around Devi Khobri Ka Mandir, village Khobri declared vide Haryana Government Gazette notification No. JD-91/7472 dated 30.4.1991 published in Haryana Government Gazette on 30.4.1991	30.4.1991
35.	Additional Controlled Area Around Government Senior Secondary School, village Bhondsi declared vide Haryana Government Gazette notification No. JD-91/7473 dated 30.4.1991 published in Haryana Government Gazette on 30.4.1991	30.4.1991
36.	Controlled Area II and III around Bade Johar Ka Mandir, village Rojka Gujjar declared vide Haryana Government Gazette notification No. JD-	28.8.1997

	97/13571 dated 28.8.1997 published in Haryana Government Gazette on 28.8.1997	
37.	Controlled Area II and III around Government High School, village Rithoj declared vide Haryana Government Gazette notification No. JD-97/13574 dated 28.8.1997 published in Haryana Government Gazette on 28.8.1997	28.8.1997
38.	Controlled Area No. III and IV around Government Senior Secondary School, village Bhondsi declared vide Haryana Government Gazette notification No. JD-97/13575 dated 28.8.1997 published in Haryana Government Gazette on 28.8.1997	28.8.1997
39.	Controlled Area around Government Primary School, village Mahendwara declared vide Haryana Government Gazette notification No. JD-97/13576 dated 28.8.1997 published in Haryana Government Gazette on 28.8.1997	28.8.1997
40.	Additional Controlled Area Around Govt.High School, village Kherla declared vide Haryana Government Gazette notification No. JD-97/13577 dated 28.8.1997 published in Haryana Government Gazette on 28.8.1997	28.8.1997
41.	Controlled Area around Government Primary School, village Tethar declared vide Haryana Government Gazette notification No. JD-97/13578 dated 28.8.1997 published in Haryana Government Gazette on 28.8.1997	28.8.1997
42.	Controlled Area Around Government Primary School, village Mandawar declared vide Haryana Government Gazette notification No. JD-97/13579 dated 28.8.1997 published in Haryana Government Gazette on 28.8.1997	28.8.1997
43.	Controlled Area around Government Primary School, village Kuliaka declared vide Haryana Government Gazette notification No. JD-97/13580 dated 28.8.1997 published in Haryana Government Gazette on 28.8.1997	28.8.1997
44.	Additional Controlled Area village Gual Pahari , Balola , Bandhwari, Rojka Gujjar, Rithoj , Naya Gaon (Bhondsi), Qadarpur and Behrampur declared vide Haryana Government Gazette notification No. CCP(NCR) / GGN-BNDRI / C.A./ 2010/ 1772 dated. 18.05.2010 published in Haryana Government Gazette, dated.18.05.2010	18.05.2010
45.	Additional Controlled Area village Abheypur (Pocket-B), Additional Controlled Area –IV village Rojka Gujjar and Village Abheypur (Pocket-C), Additional Controlled Area village Kiranki (Pocket-D) & Additional Controlled Area village Ghamroj, Raisina and Gairat Pur Bas (Pocket-E) declared vide Haryana Government Gazette notification No. CCP(NCR) / GGN-MBK-ABP- RJG- KRNK- GMJ-RSN / ACA-CA/ 2010/ 3240 dated. 24.08.2010 published in Haryana Government Gazette, dated.24.8.2010	24.8.2010

- (s) 'Medium Industry' means all industries other than 'Light Industry' and 'Local Service Industry' and not emitting obnoxious or injurious fumes and odors;
- (t) "Mezzanine Floor" means and 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;
- (u) "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.
- (v) '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.
- (w) "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.
- (x) "Rules" means the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965;
- (y) "Rural Industries Schemes" means industrial unit, which is registered under rural industries schemes by the Industries Department.
- (z) "Sector Density" and "Colony Density" shall mean the number of persons per hectare in sector area or colony area, as the case may be;
- (za) "Sector Area" and "Colony Area" means the area of sector or of colony as shown on the drawing;

Explanation:

- (1) In this definition, the "Sector Area" or "Colony Area" shall mean the area of the Sector or of Colony as shown on the drawing or on the approved layout plan of the Colony/sector which will be excluding the area unfit for building development within the sector or the colony as the case may be.
 - (2) 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 45 percent of the gross area of the land under the colony/sector.
 - (3) For the purpose 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 persons 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.
- (zb) "Site Coverage" means ratio expressed in percentage between the area covered by the ground floor of building and the area of the site;
- (zc) "Small Scale Industries" means industrial unit, which is registered as small scale industries by the Industries Department;
- (zd) "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.;
- (ze) 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; and
- (zf) 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 (Punjab Act 41 of 1963).

III. Major land uses/zone:

- (i) Residential zone
 - (ii) Commercial zone
 - (iii) Industrial zone
 - (iv) Transport and communication zone
 - (v) Public Utility Zone
 - (vi) Public and semi public zone
 - (vii) Open spaces zone
 - (viii) Agriculture zone
 - (ix) Natural Conservation 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 on the drawing, 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) For the development of sectors reserved for commercial use, private developers shall be permitted to develop to the extent of 30% of the sector area as per the layout plan approved by competent authority, after obtaining license under Act No. 8 of 1975. Balance 70% area shall be developed exclusively by the Government or a Government undertaking or by a public authority approved by the Government.

However, it shall be open to Government or its agencies to acquire more than 70% of the area at any time excluding the area for which license applications had been received till then.

- (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 its 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		Land reservation
(i)	Kundli-Manesar-Palwal Expressway	Arterial roads	100 m wide road with 100 m wide green belt on both sides
(ii)	Orbital Rail Corridor		50 m wide.
(iii)	V-1 road		Existing Gurgaon-Sohna-Alwar Road and Sohna-Palwal Road within Old M.C. Limit.
(iv)	V-1(a) road		Existing Road to be widened to 60 m with 50 m wide green belt on both sides.
(v)	V-1(b) road		60 m wide road with 50 m wide green belt on either sides.
(vi)	V-2 road		75 m wide road with 100 m wide green belt on outer side and 50 m wide green belt on inner side.
(vii)	V-3 road	Sub arterial roads	60 m wide road.
(viii)	V-3(a)		Existing Road to be widened to 45 m.
(ix)	V-3(b)		45 m wide road.
(x)	V-4 road		30 m wide road.

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

- (3) Benefit of only 50% of the area falling under major roads and adjoining green belts, if any, shall be allowed towards plotable area/floor area ratio (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. However, in respect of roads falling within the net planned area indicated in the Sectoral Plan, full FAR shall be allowed. In case of commercial colony and Information Technology Park/Cyber City, the benefit of 10% 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 colony to be developed as a part of plotted licenced colony will be 5 acres and in case of an independent Group Housing Colony will be 10 acres (5 acres for Low Potential Zone). 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. For the purpose of plotted residential colony minimum area required is 100 acres (25 acres for Low Potential Zone).

(3) The minimum area required for a commercial colony is 8000 square metres (4000 square meters for Low Potential Zone) and the maximum 16000 square meters (8000 square meters for Low Potential Zone).

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%	1.75
2	Government offices	25%	1.5
3	Commercial	In accordance with the terms and conditions specified in the zoning plan of sites approved by the competent authority.	
4	Warehousing	60%	0.75

Note: Basement floor shall be permitted as approved in the zoning plan. The basement shall not be used for storage purpose.

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 lying 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.

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: Farmhouses shall be allowed only for bonafide use of landowner(s) provided he does not own a house in any urban area because the real object for allowing farmhouses in agriculture zone is to meet the housing needs of the farmers on a small portion of the farm so that he can take care of his agriculture produce while living on that farm. Hence, 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	0.8094 Hectare (2 Acres minimum)	As applicable to residential plot equivalent to 380 square metres	1 percent of the farm land (not more than 40 percent shall be used for labour/servant quarters)
	Upto 1.214 Hectare (3 Acres)	As applicable to residential plot equivalent to 570 square meters	-do-
	Upto 1.6188 Hectare (4 acres) and above.	As applicable to residential plot equivalent to 760 square meters	-do-
(ii) Height and Storey		11 Meters., three storeyed	4 Meters, single storey.

(iii) Set back: It shall be at least 15 metres away from the edge of the agricultural land on all sides provided that if land attached to the farm house abuts a road, the house shall be constructed with a minimum set back from the edge of the road as under:-

- (a) Where the road is bye-pass to a scheduled road or an expressway : 100 metres
- (b) Where the road is a scheduled road : 30 metres or as shown in the development plan
- (c) Any other road : 15 metres
- (iv) **Approach road** Any revenue rasta/road defined in the revenue record.

- (v) **Basement** Basement shall be permitted to the maximum extent of ground floor coverage but in the basement water 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 (n), (q) and (t) 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 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 zones abutting on minimum 60 metres right of way (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 40 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;

III The Government may impose any other condition as deemed necessary from time to time.

XXI Setting up of communication towers: Permission of Mobile Towers within the Controlled area shall be granted as per the policy dated 13th January 2012 as amended from time to time;

XXII Prohibition of Construction in Water Recharge Zone: No construction of any type shall be permitted in water recharge zone.

XXIII Safety against Seismic Hazards: As Sohna falls in Zone-IV as per Seismic zone map of Indian Standard IS 1893 and hence is considered as High Risk Zone. In order to take care of the same “the whole urban development shall be checked for safety against an intensity “VII” probability of occurrence, and upgraded for required seismic resistance in buildings and infrastructure as found necessary”.

XXIV Provision of Zero Discharge System in the Sectors/ Colonies: Endeavour shall be made to develop all the sectors / colonies on zero discharge concept to encourage use of recycled water.

XXV 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
300		Industrial	
	310		Service industry
	320		Light industry
	330		Extensive industry
	340		Heavy industry.
400		Transport and communication	
	410		Railway yards, railway station and sidings.
	420		Roads, road transport depots and parking areas
	430		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 sites
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		Cemeteries, crematories etc.
	750		Fuel filling stations and Bus queue shelters
	760		Water bodies/ lakes / water recharge zone
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
1000		Natural Conservation Zone	

Appendix B

I Residential zone

- (i) Residence
- (ii) Social community religious and recreational buildings
- (iii) Public utility building.
- (iv) Educational buildings and all types of school and college where necessary.
- (v) Health institutions.
- (vi) Cinemas
- (vii) Commercial and professional offices.
- (viii) Retail shops and restaurants.
- (ix) Local service industries.
- (x) Petrol filling stations.
- (xi) Bus stops, tonga, taxi, scooter and rickshaw stand.
- (xii) Nurseries and green houses.
- (xiii) Any other minor needs to ancillary to residential use
- (xiv) Starred hotels
- (xv) Club/Community Centres
- (xvi) Communication Towers
- (xvii) Guest/Boarding Houses
- (xviii) Any other use, which the Government may in public interest decide

As required for the local needs of major use and needs of the town at site approved by the Director in the sector/ colony plan and as per the policy/parametres decided by the Government.

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

As required for the local needs of major use and needs of the town at site approved

- (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) Communication Towers
- (xvi) Any other use, which the Government may in public interest decide

by the Director in the sector/ colony plan and as per the policy/parameters decided by the Government.

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, retail shops, banks, dhabas, restaurants, two/three/five star hotels and insurance offices subject to a maximum limit of 3 percent of the total area of the sector as under: -

Sr. No.	Name of Facility	Area		No. of facilities in a sector	Commercial component	Maximum Ground Coverage	Floor Area Ratio	Approach Road
		Minimum	Maximum					
1	Dhabas	500 sq m	1000 sq m	2	50 sqm	50 %	0.5	Minimum 18 meters
2	Restaurants	1000 sq m	2000 sqm	2	10 %	30 %	1.5	Minimum 18 meters
3	Two/ Three Star Hotels	1.0 Acre	2.5 Acres	2	15 %	30 %	As per commercial policy	Minimum 24 meters
4	Five Star Hotels	2.5 Acres	4.0 Acres	1	15 %	30 %	As per commercial policy	Sector Dividing Road with the provision of a service road

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

- (x) Petrol filling stations and service garages.
- (xi) Liquid Petroleum Gas godowns permitted by the Director.
- (xii) Cyber Parks/Information Technology Parks/ Information Technology Industrial Units
- (xiii) Health Facilities like Hospital, Dispensary, Nursing Home, Clinic as under:

Sr. No.	Name of facility	Area		No. of facilities in a sector	Residential component	Maximum ground coverage	Floor area ratio
		Minimum	Maximum				
1	Hospital	2.5 Acres	5.0 Acres	1	15 %	33 %	1.0
2	Dispensary	1.0 Acre	1.5 Acres	1	15 %	33 %	1.0
3	Nursing Home	250 sq. m	500 sq. m	2	Nil	60 %	1.0
4	Clinic	250 sq. m	500 sq. m	2	Nil	60 %	1.0

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

- (xiv) Industrial Colony with a minimum area of 50 acres (15 acres for Low Potential Zone). The area utilisation shall be as under: -

Sr. No.	Land use	Percentage of total area of the colony	
1	Industrial	51	65
2	Residential	10	
3	Commercial	4	
4	Public Buildings and Utilities	10	35
5	Roads / Open Spaces	25	
	Total	100	

- (xv) Communication Towers
- (xvi) Ready mix concrete plant, wet mix plants, hot mix plants
- (xvii) Any other use, which the Government may in public interest decide.

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 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

VI 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 non-commercial nature
- (v) Land belonging to Defence
- (vi) Dhabas, Restaurants as under: -

At sites earmarked in the sector plan

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 %	0.5
2	Restaurants	1000 sq. m	2000 sq. m	2	10 %	30 %	1.5

- (vii) Communication Towers
- Any other use, which the Government may in public interest decide

VII 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) Water bodies/lakes /water recharge zone.
- (vii) Communication Towers
- (viii) Any other use, which the Government may in public interest decide.

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

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 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
- (xix) (A) Non-polluting industries registered as Rural Industry Scheme/Small Scale Industrial units subject to one of the following conditions:
 - (i) 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) In Low Potential Zone, 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
 - (iv) In Low Potential Zone, 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 (iii) above upto a depth of 100 meters along the approach road.
- (B) In Low Potential Zone, non-polluting medium and large scale agro based industries on public roads/revenue rasta not less than 30 feet wide other than scheduled roads, National Highway and State Highway.
- (C) the site should not fall within restricted belt notified under the 'Works of Defence Act, 1903' around Defence installations, if any.
- (xx) Dhabas, Small Restaurants, Motels, 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%	0.4
2	Restaurant	2000 sq. metres	1 acre	15%	30%	1.5
3	Motel with banquet facilities	2.5 acres	5 acres	15%	30%	1.5
4	Resort	4 acres	10 acres	15%	30%	1.5
5	Amusement Park/Theme Park	2.5 acres	10 acres	15%	30%	0.5

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) Banquet Hall:

As approved by Director, Town and Country Planning Department, Haryana and as per the policy parameters decided by the Government.

As approved by Director, Town and Country Planning Department, Haryana and as per policy/parameters decided by the Government.

Permissible Zone	Agriculture
Approach	1. Minimum width of the approach road must be 18 metres. 2. The access permission is required from XEN, PWD (B&R) if the site is located on scheduled road. 3. Approach from National Highways can be considered, if the site fulfills minimum distance norms from intersection/access and is located on minimum 7 meters wide service road or the applicant submits prior permission of access from NHAI
Area Required	Minimum area :- 2.5 acres Maximum area :- 5.00
FAR	0.5
Ground Coverage	30%
Conversion Charges	50% of the rates prescribed for commercial use
Permissible Ancillary uses within FAR	10% of the allowed FAR for Gift shop, STD Booth, Toy Centers and flowers shops etc.
Parking	Minimum 25% of the site area

- (xxii) Microwave Towers/Stations, Seismic Centers and Telecommunication Centers
- (xxiii) Ready Mix Concrete Plants, Wet mix plants, Hot Mix Plants connected with the projects for which contract or work is assigned by Government or Government agency and to be set up on terms basis.
- (xxiv) Communication Towers
- (xxv) Any other use, which Government may in Public Interest, decide

(X) Natural Conservation Zone

- (i) Agriculture and Horticulture.
- (ii) Pisciculture.
- (iii) Social Forestry / Plantations including afforestation.
- (iv) Regional recreational activities with construction not exceeding 0.5% of the area with the permission of the Competent Authority.

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) **Others**
 - 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
Antena 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:-

- Remote production/manufacturing units
- The Corporate offices of companies or their local branches
- 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) Support Centres and
- (xv) Web-site Services.

S.S. DHILLON,
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Town and Country Planning Department.

