

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

The 13th July, 2012

No. CCP (NCR)/BGH/FDP-2031/2012/2213.- 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) BGH/DDP-2031/2012/1042, dated the 30th March, 2012 the Governor of Haryana hereby publishes the Final Development Plan-2031 AD for Bahadurgarh, along with 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 bearing Drawing No. DTP (JH)15/99, dated the 29th June, 1999 (already published vide notification No. CCP (NCR)/JCA-1/2003/2523, dated the 30th October, 2003 in the Haryana Government Gazette, dated the 30th October, 2003).
- 2 Existing Land Use Plan bearing Drawing No. DTP(JH)418/2012, dated the 02nd February, 2012 for part controlled Area number-IV notified vide Haryana Government Gazette notification No. CCP (NCR)/JJR/BGH/CA-IV/A/2006/1423 dated 13th June, 2006, published on 13th June, 2006
- 3 Final Development Plan-2031 AD for Bahadurgarh Controlled Areas I, II, III and IV (part) bearing Drawing No. D.T.P. (JH) 425/12, dated 14th May, 2012.

Annexure-A

**Explanatory note on the Final Development Plan Bahadurgarh-2031 AD
for the controlled area I, II, III and IV (part).**

I Historical Background:

The Estate of Bahadurgarh alongwith 25 other villages were conceived by Bahadurkhan and Taj Mohammad of Faruknagar in Jagir in 1755 AD. The town was known as Sharafabad, when it was handed over to the Bahadurkhan and Taj Mohammad, who ruled it for over 40 years and built a fort here. The town and its dependent villages were bestowed upon to Mohammed Ismail Khan, brother of the Jhajjar Nawab by Lord Lake, Ismail Khan's family retained this Estate till 1857, the Estate became part of the Rohtak District in the year 1860.

II Location and Regional Setting:

Bahadurgarh town is situated on Delhi-Hisar National Highway number 9 at a distance of 37 Kilometres from Delhi. It is located between 76°-55'-25" East longitude and 28°-43'-50" North latitude. The Najafgarh town and Nangloi village, which are important settlements of National Capital Region (NCR) Delhi, are located at a distance of 10 Kilometres and 14 Kilometer respectively. The town of Bahadurgarh is very well linked with Delhi and other important towns of Haryana such as Rohtak, Hisar by National Highway No. 9 and Railway line.

Bahadurgarh town is an important Industrial town wherein Haryana Government has developed about 200 Hectares of land for Industrial purpose. Besides other big Industrial units such as Hindustan National Glass Company, Hindustan Sanitary Wares, Surya Roshni, Somany Pilkington, Parley Biscuits and Swastik Pipe etc are its main Industrial Units existing here on the land privately purchased by them. The town has specialization in manufacturing of Sanitary Ware, China Ware, Galvanized steel pipe, footwear etc. Recently an area of about 250 Hectares has also been developed by Haryana State Industrial and Infrastructure Development Corporation for Industrial purpose. Besides the town exerts considerable influence in its rural surroundings.

III Physiography

Physiographically, the town is low lying and slopes towards South-East. The old settlement rests on a mound in the South-East. The trends of its development is along National Highway towards west and along Bahadurgarh-Najafgarh road, Bahadurgarh-Jhajjar road and across the Railway Line in North. The Western drain flows North to South in the middle of town and falls into Drain number 8 in Delhi. The underground water is brackish and in the year 2001, the canal based water supply has been launched. Since, the town is low lying, it is prone to floods.

IV Demographic profile

As per 1991 census, the town had a population of 57235 persons. The past trend of its population growth indicates that inspite of its closeness to Delhi, Bahadurgarh town could not achieve high growth rate due to its local problems of brackish underground water and weak urban infrastructure.

The decade-wise population of Bahadurgarh town since 1961 is as under:-

Year	Population of Bahadurgarh Town	
	Population	Decadal Percentage Growth
1961	14,982	-
1971	25,812	72.28
1981	37,488	45.23
1991	57,235	52.67
2001	1,31,925 (including village abadi in urbanisable area)	150.62
2011	1,70,426	29.184

The projected growth rate will be as under:

Year	Population	Growth rate
2011-2021	2,80,906*	65%
2021-2031	4,83,158* (Say 4.84 lakh person)	72%

*Projected population

V Economic Characteristics

The main problem of brackish water of this town has been solved now as the canal based water supply for the town has been commissioned recently. With the result, now the Industrial growth of the town has picked up. The Industrial base of this town is further going to be strengthened as some of the industries of non-conforming area of Delhi, which have been closed by the order of the Hon'ble Supreme Court of India, are also being set up at Bahadurgarh, being a nearest place of Delhi.

Land use proposals

Bahadurgarh town is proposed to be developed for a population of 4.84 Lac by 2031 AD. The Final development plan of Bahadurgarh town has been designed for an average residential density of 250 persons per hectare.

Due to provision of 100 meter wide green belt on both sides of proposed Bye-pass, the overall town density works out to about 97 persons per hectare. The extent of various land uses is given below:-

Serial number	Land use	Total Area (Hectare)	(% age)
1.	Residential	1700	35.98
2.	Commercial	241	5.10
3.	Industrial	876	18.54
4.	Transport and communication	613	12.97
5.	Public utility	215	4.55
6.	Public and semi public	297	6.29
7.	Open space	783	16.57
	Total area	4725	100.00

Area of the existing town and villages=235 Hectare

Hence total Urbanisable area = 4960 Hectares

Description of various land uses**1 Residential:**

The Final Development Plan-2031 of Bahadurgarh town has been designed for the projected population of 4.84 Lacs. In this Plan, an area of 1700 hectares has been reserved for residential purpose on the basis of average residential density of 250 persons per hectare. The sector 2, 6, 7 part, 9 part, 9A are developed and sector 1, 10, 11 and 13 are under development as residential sector and the density is proposed to be kept as earlier plan i.e. 200 Person per Hectare. The residential sectors adjoining to District Shopping Centre and Institutional areas would also be developed on the basis of residential density of 250 persons per hectare. However, the gross density of the town remains below 100 persons per hectare. It has been considered that old part of Bahadurgarh town would accommodate about 75,000 persons by 2031. The rest of projected population would be accommodated in residential sectors i.e. 1, 2, 3, 3A, 3B, 4A, 5 part, 6, 7 part, 9 part, 9A, 10, 11, 13, 14, 15, 19 part, 20 part, 23 part, 24 part, 25, 26, 27 part, 28, 28A, 29, 35 part, 36 part and 37.

Apart from the proposal to increase the density, the following provisions have also been made in Development Plan:

- (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 metres.
- (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 metres per person.

2 Commercial:

In order to cater the commercial needs of Bahadurgarh town, an area of 241.00 hectares has been reserved for commercial purpose. In this Final Development Plan, the above commercial area includes district shopping centers in sector 4, 9 part, 12 part, 27 part, 35 part, 36 part and 38 part. The existing grain-market of the town, which is located in a very congested area, has been proposed to be shifted to sector-38. An Auto Market has developed along National Highway-10 in an un-organised way, causing traffic jams and accidents. In order to solve this problem the said Auto-market was proposed to be shifted to a new site, earmarked in sector-9. All residential sectors would be developed on neighborhood planning concept. The local commercial needs of each sector would be accomplished within those sectors by developing local shopping centers.

3 Industrial:

In this Final Development Plan, the industrial character of the town has further been strengthened by proposing industrial area of 876.00 hectares on prime locations at Delhi-Hisar National Highway and adjoining to railway line/Bye pass. The sectors proposed for the industrial purpose are 4B, 16, 17, 18, 18A, 19, 20part, 21, 22, 23 part, 24 part, 33 & 34. No hazardous and polluting industries will be allowed in these industrial sectors.

4 Transport and Communication:

In the Final Development Plan, an area of 613.00 hectares has been proposed for Transport and Communication use. The existing Delhi-Hisar National Highway number-9 passes through congested parts of the town. There is a traffic volume count of 17901 vehicles for motorized vehicles and 2965 for non-motorized vehicles on National Highway number-9, which frequently remains choked at various points i.e. from bus stand to the Jhajjar mor. For smooth flow of the traffic, one northern periphery (V-2A) road starting from Nizampur road in the Delhi territory along sector 23, 24, 25, 27, 28, 29, 30, 31 and 17A and another southern Bye-pass V-1 road starting from sector-9 at National Highway number 9 and ends up again at National Highway 9 near sector-32 has been proposed as shown in the Final Development Plan and presently under construction. In the National Capital Region Regional Plan, upgradation and widening of National Highway number-9 as 6 lanes has also been suggested at Bahadurgarh, which is underway. Fly over bridges proposed on southern bypass at Najafgarh road and Jhajjar road are under construction. Railway over bridge on Nahra-Nahri road has already been constructed. Some other are proposed as shown on the drawing. For Intra-city traffic, a network of 60 metres and 45 metres wide roads at a distance of 1 kilometer to 1.5 kilometres, on the grid iron pattern, have been proposed. These sector roads have been shown as V-2 and V-3 roads on the Development Plan. One southern periphery V-2(b) road above the already provided southern bye-pass has also been provided. For connecting Bahadurgarh with core Delhi, there is a proposal of Regional Rapid Transit System (RRTS) mentioned in functional Plan for transport, Regional Rapid Transit System will ultimately be connected with Delhi Metro in coming future; Dedicated Broad Gauge double line (electrified) is under development.

Bahadurgarh is basically an industrial town, therefore, an Inland Port-cum-Transport Nagar has also been proposed in sector-17A between Railway Line and National Highway number-9 adjoining to industrial sectors. This Inland Port-cum Transport Nagar shall also have the facility of Truck Parking, Transport Booking Agencies,

Auto Market, Warehousing, Weight bridges, Petrol Pumps, Loading and unloading platforms etc. Apart from this, sector 22 part, 32 and 38 part have also been proposed for Transport and Communication use.

5 Public Utility Zone:

In order to cater to the needs of projected population of 4.84 Lacs persons an area of 215.00 hectares has been reserved for public utility uses. The area reserved under public utility use is proposed in sectors 7, 17, 22A, 23,30, 33, 36, 37 and 38 part and in agricultural zone.

In the Final Development Plan, all Public Utility areas which stand already developed at site have been accommodated as such. There will be requirement of 90 million liter per day of water to cater the need of 4.84 lakh Projected population of the town at the rate of 200 liters per capita per day as recommended in the Regional Plan-2021 and 9 hectares of land at the rate of 0.1 hectare/mega liter per day will be required for water treatment plant and water distribution system. Keeping in view the above requirement, an area measuring 102 hectares is reserved in the Final Development Plan for 2031 AD.

At Bahadurgarh, 48 million liter per day of sewage will be generated from the projected population of 4.84 lac persons and 48 hectares of the land at the rate of 1 hectares/mega liter per day will be required for the sewage treatment plant. Keeping in view the above requirement, an area measuring 74 hectares is reserved in the Final Development Plan for 2031 AD.

At Bahadurgarh, there are proposals of the State Government to install one 220 kilovolts sub-station at village Nuna Majra, one 132 kilovolts Sub-Station at Sector 9, 9A and two numbers. of 33 kilovolt sub-station at Modern Industrial Estate and at village Bannoli with the total installed capacity of 61.2 megavolts Ampere. The Power Grid Corporation of India has installed 400 kilovolt sub-station at village Daboda Kalan. Besides above, sufficient area measuring 70 hectares is reserved in the Final development plan for 2031 AD to fulfill the future need of electricity. The existing electric sub stations of the town have also been accommodated as such in the Development Plan.

6 Public and Semi-Public Use Zone:

In the Regional Plan of National Capital Region, Bahadurgarh town has been identified as a Delhi Metropolitan Area town and as per recommendations of the said plan, Bahadurgarh town would accommodate the offices and institutions of Public and private sector enterprises, which would be shifted out of Delhi for the decongestion of National Capital. Keeping in view the aforesaid proposal, an area of 297.00 hectares has been proposed to be developed as Public and Semi Public uses in the Final Development Plan. These Public and Semi-Public uses would also accommodate town level community facilities such as Technical Colleges, Technical Training Institutes, Medical Institutes, Hospitals, Fire Station and Government Offices etc. The neighborhood level community facilities such as Schools, Colleges, Dispensaries, Community Centres, Religious Buildings etc. would be provided in residential sectors as per norm at the time of preparation of layout plans of the sectors. The area reserved under Public and Semi Public Use is proposed in sectors 3A, 5, 7, 10, 12 part, 13, 14, 19, 30, 31 and 38 part.

7 Open Spaces and Green Belts:

The area under major open spaces as reserved in the Final Development Plan is 783.00 hectares. Sector 5 (Part) has been earmarked for town level park with an area of 50 Hectares and Open Spaces have been proposed in sectors 7(Part) and 22A. Other open spaces have been provided mainly in linear fashion in the form of 100 metre wide green belts along Bye-pass and 30 metres along Railway line, 60 metres wide green belts along National Highway number-9 and 30 metres wide green belts along Scheduled roads. No construction would be allowed in the said green belts except petrol pumps and other structures as per the provision of Section-3 of the Act No. 41 of 1963, which are required for maintenance and preservation of grassy land. Existing Water Bodies have been accommodated in the Final Development Plan. The existing Mela Ground of the town has been proposed as stadium and park, in addition an area of about 100 hectares has been reserved for the development of a stadium on the Bye-Pass road in the southern part of the town in Sector-39.

8 Agriculture Zone:

The rest of the controlled area i.e. controlled area except unbanisable area has been designated as agriculture zone. This zone however, will not eliminate the essential building construction and development within this area such as extension of existing villages contiguous to Abadi-deh. If undertaken as a project approved or sponsored by the Government for other ancillary and allied facilities necessary for maintenance and improvement of

agriculture area. Approximately, 10 Hectares of area has been earmarked for dairy farming, which are to be shifted from the old town on Sidipur road.

Phasing of Development Plan:

Serial number	Period	Sectors to be developed	Development activities to be taken up
1	2011-2021	<ul style="list-style-type: none"> • Residential sectors-1, 2, 3, 3A, 4A, 10,11,13,14,15,25,26,28,28A,35,36 • Commercial sector-4 (part), 9 (part), 12(part),27,36 and 38 • Institutional sectors-10 (part), 12(part), 13(part),30 • Industrial sectors-4-B, 16, 17, 18, 18-A,23,24 and 28 • Transportation-17-A and 32 • Public Utility-22-A 	<ul style="list-style-type: none"> • Construction of bye-pass and proposed V-2 road of 45 metres width, shifting of dairies from the existing town, six laning of the existing National Highway number-9, Development of sewage disposal and garbage disposal site in sector-22A and sewage disposal site on the Beri Road. • Water works • Sport Stadium
2.	2021-2031	Rest of the proposals in the Final Development Plan-Bahadurgarh 2031 AD.	Rest of the activities proposed in the Final development plan.

Note: The phasing of Development Plan is tentative and is subject to change as per requirement.

Zoning Regulations

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

ANNEXURE- B

Governing use and development of land in the Controlled Areas of Bahadurgarh as shown in Final Development Plan Drawing No DTP (JH) 425/12 dated 14th May, 2012.

I. General:

- (1) These zoning Regulations, forming part of the Development Plan for the Controlled Areas Bahadurgarh shall be called Zoning Regulations of the Final Development Plan for the Controlled Areas Bahadurgarh.
- (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 (Punjab Act no. 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. DTP (JH) 425/12 dated 14th May, 2012.
- (d) "Floor Area Ratio" (FAR) means the ratio expressed in percentage between the total floor area of a building on all floors and the total area of the site;
- (e) "Group Housing" shall be the buildings designated in the form of flatted development for residential purpose or any ancillary or appurtenant building including community facilities, public amenities and

- public utility as may be prescribed and approved by the Director, Town and Country Planning Haryana;
- (f) "Light Industry" means an industry not likely to cause injurious or obnoxious noise, smoke, gas, fumes, odours, dust, effluent and any other nuisance to an excessive degree and motivated by electric power;
- (g) "Local Service Industry" means an industry, the manufacture and product of which is generally consumed within the local area, for example bakeries, ice-cream manufacturing, aerated water, Atta 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 odours;
- (i) "Extensive Industry" means an industry set up with the permission of the Government and in extensive employing more than 100 workers and may use any kind of captive power or fuel provided they do not have any obnoxious features;
- (j) "Heavy Industry" means an industry to be set up in public or semi-public or private sector with the permission of the Government (the cost of plant, machinery etc. as defined in the industrial policy of the Government);
- (k) "Obnoxious or hazardous Industry" means an industry set up with the permission of the Government and is highly capital intensive associated with such features as excessive smoke, noise, vibration, stench, unpleasant or injurious effluent, explosive inflammable material etc. and other hazards to the health and safety of the community;
- (l) "Material Date" means the date of publication of notification of various controlled areas declared as under:-

Serial number	Controlled area	Material date
1	Controlled Area number-I notified vide Punjab Government Gazette Notification No. 3959-2TCP-64/29556, dated 07 th November, 1964 published on 26 th February, 1965.	26 th February, 1965
2	Controlled Area number-II notified vide Haryana Government Gazette notification No. 4779-10DP-84/9720 dated 25 th June, 1984, published on 10 th July, 1984.	10 th July, 1984
3	Controlled Area number-III notified vide Haryana Government Gazette notification No.CCP-96/8681 dated 12 th June, 1996, published on 18 th June, 1996.	18 th June, 1996
4	Part controlled Area number-IV notified vide Haryana Government Gazette notification No. CCP (NCR)/JJR/BGH/CA-IV/A/2006/1423 dated 13 th June, 2006, published on 13 th June, 2006	13 th June 2006

- (m) "Non-conforming use" in respect of any land or building in a controlled area means the existing use of such land or building which is contrary to the major land use specified for that part of the area in the development plan;
- (n) "Public Utility Service Building" means any building required for running of public utility services such as water-supply, drainage, electricity, post and telegraph and transport and for any municipal services including a fire station;
- (o) "Rules" means the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965;

- (p) "Sector Density" and "Colony Density" means the number of persons per hectare in sector area or colony area, as the case may be;
- (q) "Sector Area" and "Colony Area" means the area of sector or of colony indicated as such in the Development Plan.

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 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) Benefit of 50% of the area falling under major roads and their adjoining green belts, if any, shall be allowed for plotable area/floor area ratio (FAR) in case of plotted/group housing colony.
 - (3) 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.
 - (4) 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;
- (r) "Site Coverage" means ratio expressed in percentage between the area covered by the ground floor of building and the area of the site;
- (s) The terms "Act", "Colony", "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 (41 of 1963) and Rules, 1965;
- (t) "Farm House" means a house constructed by the owner of a Farm at his land for the purpose of:-
- (i) dwelling unit i.e. main use; and
 - (ii) farm shed i.e. ancillary use.
- Notes:-**
- (1) The construction of the farm house shall be governed by the restrictions given under clause regarding "provision of farm house outside abadi-deh in rural/agricultural zone";
 - (2) The farm sheds shall be governed by the restrictions mentioned in clause regarding building control and site specifications;
- (u) "Ledge or Tand" 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 meter;
- (v) "Loft" an intermediary floor on a residual space in a pitched roofs, above normal floor level with a maximum height of 1.5 metres and which is constructed or adopted for storage purposes;
- (w) "Mezzanine Floor" an intermediate floor above ground level with area of mezzanine restricted to 1/3 of the area of that floor and with a minimum height of 2.2 metres;
- (x) "Subservient to Agriculture" means development and activities, which are required to assist in carrying out the process of agriculture such as tubewells, pump chambers, wind mills, irrigation's drains, pucca platforms, fencing and boundary walls, water hydrants etc;
- (y) "Rural Industries Schemes" means industrial unit, which is registered as rural industries schemes by the Industries Department;
- (z) "Small Scale Industries" means industrial unit, which is registered as small scale industries by the Industries Department;
- (za) "Agro based industries" means an industrial unit, which uses food grains, fruits or agro waste as a raw material; and
- (zb) 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 (41 of 1963);
- (zc) "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-I to this notification and/ or, as may be defined by the Government of Haryana from time to time;
- (zd) "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; and

- (ze) "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.
- (zf) "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.

III. Major Land Uses/Zone

- 1 Residential Zone
- 2 Commercial Zone
- 3 Industrial Zone
- 4 Transport and Communication Zone
- 5 Public Utility Zone
- 6 Public and Semi Public Zone
- 7 Parks and Open Spaces Zone
- 8 Agriculture Zone

Classification of major land uses is according to Appendix A.

IV. Division into Sectors

Major land uses mentioned at serial Nos.1 to 7 in zoning regulation-III above, which are land uses for building purposes, have been divided into sectors as shown 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 use 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 Sector reserved for commercial use, private developers shall be permitted to develop to the extent of 10% of the Sector Area as per the Layout Plan approved by competent authority, balance 90% shall be developed exclusively by the Government or a Government under taking or by a Public authority approved by the Government.
- (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 mentioned above.

VIII. Land Reservations for Major Roads

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

Serial number	Classification	Name of roads	Land reservation
1	V-1	Bye Pass	75 Metres wide road along with 100 metres green belt on both side.
2	V-1A	Rohtak-Delhi National Highway number-9	Existing width alongwith 60 metres wide green belt on both side.
3	V-2	Sector dividing road	60 Metres wide.
4	V-2 A	Periphery road	60 Meters wide road alongwith 30 meters green belt on both side.
5	V-2 b	Periphery road	60 Meters wide road alongwith 30 meters green belt on outer side.
6	V-2 C	Bahadurgarh-Jhajjar, Bahadurgarh-Beri, Bahadurgarh-Sidipur road	60 Metres wide alongwith 30 metres green belt on both side.
7	V-3	Sector dividing road	45 Metres wide .
8	V-3 a	Bahadurgarh-Najafgarh, Bahadurgarh-Nahra	Existing width to be widened upto 45 metres wide .
9	V-3 B	Sector dividing road	30 Metres wide (Developed 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 plotted 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 industries shown in the zones other than industrial zone in the development plan, such industrial 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 industry 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
 - (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 permission, 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;
 - (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 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 project included under clause IX, the land shall be allowed to be re-developed 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 roads 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:-**

Serial number	Land use	Size
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 under a group housing colony to be developed either as a part of plotted licenced 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. For the purpose of plotted residential colony minimum area required is 50 acres.

- (3) The minimum area required for a commercial colony is 8000 square metres and the maximum 16000 square metres.

XIV. Site coverage/ height and bulk of building under various types of buildings.-

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

Serial number	Type of use	Maximum ground floor coverage	Maximum floor area ratio
1	Group housing	35%	175
2	Government offices	25%	100
3	Commercial	In accordance with the terms and conditions specified in the zoning plan of sites approved by the competent authority.	
4	Warehousing	60%	75

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

XV. Building lines in front and rear of buildings.-

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

XVI. Architectural control

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

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

(a) for use and development of the land into a residential or industrial colony provided the 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	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 metres.	-do-
	Upto 1.6188 Hectare (4 acres) and above.	As applicable to residential plot equivalent to 760 square metres.	-do-
(ii) Height and storey.		11 Metres., three storeyed	4 Metres, single storey.

(iii) Set back:-

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

Serial number	Road	Width
a.	Where the road is bye pass to a scheduled road as an express way	100 metres.
b.	Where the road is scheduled road	30 metres
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 in Part 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 Controlled Areas Rules.
- (d) The distance between the septic tank and open well or tubewell shall be as provided in the Controlled Areas 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 agricultural zone.

XX Relaxation of development plan.-

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

XXI Provisions of Information Technology units and cyber Parks/cyber cities.-**(i) Location**

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

(ii) Size

Serial number	Type	Size
1	Information Technology Industrial Unit	1 to 5 acres
2	Cyber Park / Information Technology Park	5 to 15 acres
3	Cyber City	Minimum 50 acres

(iii) Miscellaneous.-**I Parking**

- (a) One Equivalent Car Space for every 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.

XXII 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;

Appendix –A**Classifications 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 Transit 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, Jettys
	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 works.
	550		Solid Waste Disposal
600		Public and semi public	
	610		Government Administrative Central Secretariat, District Offices, Law Courts, Jails, Police Stations, Governor's and President's Residence.
	620		Education, Cultural and Religious Institutions
	630		Medical and Health Institutions
	640		Cultural institution like Theatres, Opera Houses etc. of a predominantly non commercial nature
	650		Land belonging to defence

700	Open Spaces	
	710	Sports Grounds, Stadium and Play Grounds
	720	Parks
	730	Green Belts, Garden and other Recreational Uses.
	740	Cemetreies, crematories etc
	750	Fuel filling stations and Bus Queue shelters
	760	Water Bodies/lakes

	Agricultural land	
800	810	Market Garden
	820	Orchards and Nurseries
	830	Land Under staple crops
	840	Grazing and Land pastures
	850	Forest Land
	860	Marshy Land
	870	Barren Land
	880	Land under water
	890	Dairy Farming

Appendix-B**I Residential zone:**

- (i) Residence
- (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 Centers
- (xvi) Communication Towers.
- (xvii) Any other use, which the Government may in public interest decide

II Commercial zone

- (i) Retail Trade.
- (ii) Wholesale Trade.
- (iii) Warehouses and storages.
- (iv) Commercial offices and banks.
- (v) Cinemas, Hotels, Motels and other places of public assembly like theatres, club, Dramatic Club, etc. run on commercial basis.
- (vi) Restaurant and Transit Boarding Houses including public assistance institutions providing residential accommodation like Dharamshala, Tourist House etc.
- (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.

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.

As per the policy/ parametres decided by the Govt.

- (xv) Communication Towers.
 (xvi) Any other use which the Director in public interest may decide.

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, dhaba, restaurants, two/three/five star Hotels and Insurance Offices subject to a maximum limit of 3% 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 Sq.m	50%	50%	Minimum 18 mtrs
2	Restaurants	1000 Sq.m	2000 Sq.m	2	10%	30%	150%	Minimum 18 mtrs
3	Two/ Three Star Hotels	1 Acre	2.5 Acres	2	15%	30%	As per commercial Policy	Minimum 24 mtrs
4	Five Star Hotels	2.5 Acre	4.00 Acres	1	15%	30%	As per commercial Policy	Sector Dividing Road with the provision of a service road

- (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 Hospitals, 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 Acre	5.0 Acres	1	15%	33%	100%
2	Dispensary	1.0 Acre	1.5 Acres	1	15%	33%	100%
3	Nursing Home	250 Sq.m	500 Sq.m	2	Nil	60%	100%
4	Clinic	250 Sq.m	500 Sq.m	2	Nil	60%	100%

- (xiv) Industrial Colony with a minimum area of 25 Acres. The area utilization shall be as under:-

Sr. No.	Land Use	Percentage of Total Area of the Colony
1	Industrial	51
2	Residential	10
3	Commercial	4
4	Public Buildings & Utilities	10
5	Roads/ Open Spaces	25
	Total	100

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.

- (xv) Communication Towers.
- (xvi) "Ready mix concrete plant, wet mix plants, Hot mix plants."
- (xvii) Any other use permitted by the Director.

IV Transport and Communication zone

- (i) Railway yards, railway station and siding
- (ii) Transport Nagar, Roads and Transport depots/ Bus Stands and parking areas
- (iii) Airports and Air Stations
- (iv) Telegraph offices and Telephone exchange
- (v) Broadcasting stations
- (vi) Television 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 centers, secretariats and police station
- (ii) Educational, cultural and religious institutions
- (iii) Medical health institutions
- (iv) Civic/cultural and social institutions like theatres, opera houses etc. of predominantly noncommercial nature
- (v) Land belonging to defence
- (vi) Dhabas Restaurant as under:-

Sr. No.	Name of Facility	Area		No. of Facilities in a Sector	Commercial Component	Maximum Ground Coverage	Floor Area Ratio
		Minimum	Maximum				
1	Dhabas	500 Sq.m	1000 Sq.m	2	50 Sq.m	50%	50%
2	Restaurant	1000 Sq.m	2000 Sq.m	2	10%	30%	150%

At sites
earmarked in
the sector plan

- (vii) Communication Towers.
- (viii) Any other use which Government in public interest may 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.
- (vii) Communication Towers.
- (viii) Any other recreational use with the permission of Director.

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 pasteurization 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 outside the restricted belt around defence installations as applicable for such installation if any, subject to one of the following conditions
 - (i) Located within half kilometer belt encircling the existing village Abadi-deh and approachable from public road/rasta other than scheduled road, National Highway and State Highway
 - (ii) On Public road/rasta not less than 30 feet wide (other than scheduled roads, National Highway and State Highway) outside the half kilometer zone referred to in (i) above upto a depth of 100 metres along the approach road.
 - (iii) Up to area of 2 acres.
 - (b) The site should not fall within restricted belt around defence installations notified by the concerned authorities.
- (xx) Dhabas, small Restaurants, Motels, Hotels, Resort and Amusement Park/ Theme Park along National Highway / Scheduled Roads in the area outside restricted/ green belt as under:-

Serial number	Permissible activity	Area		Commercial Component	Maximum Ground Coverage	Floor Area Ratio
		Minimum	Maximum			
1	Dhabas	1000 square metres	1 acre	50 Sq mt.	40%	40%
2	Restaurant	2000 square metres	1 acre	15%	30%	150%
3	Motel without banquet facilities	1 acres	3 acres	15%	30%	150%
4	Motel with banquet facilities	2.5 acres	5 acres	15%	30%	150%
5	5-Star Hotel	4 acres	15 acres	15%	30%	150%
6	Resort	4 acres	10 acres	15%	30%	150%
7	Amusement Park/Theme Park	2.5 acres	10 acres	15%	30%	50%

Provided the access permission is obtained from National Highway Authority of India if the site is located on National Highway and from Executive Engineer, Public Works Department (Building and Roads) if the site is located on scheduled road.

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

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

(xxi) Banquet Hall

Permissible Zone	Agriculture
Approach	<ol style="list-style-type: none"> 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 metres wide service road or the applicant submits prior permission of access from NHAI
Area Required	Minimum area :- 2.5 acres Maximum area :- 5.00 acres
FAR	50%
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

Appendix -I**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
 Processor/Processor Power Module/Upgrade

(C) Storage Units including

Hard Disk Drives/Hard Drives
 RAID Devices and their Controllers
 Floppy Disk Drives
 C.D. ROM Drives
 Tape Drives DLT Drives/DAT
 Optical Disk Drives

- Other Digital Storage Devices
- (D) **Other**
 - Key Board
 - Monitor
 - Mouse
 - Multi-media Kits
- (E) **Printers and Output Devices including**
 - Dot matrix
 - Laserjet
 - Inkjet
 - Deskjet
 - LED Printers
 - Line Printers
 - Plotters
 - Pass-book Printers
- (F) **Networking products including**
 - Hubs
 - Routers
 - Switches
 - Concentrators
 - Trans-receivers
- (G) **Software including**
 - Application Software
 - Operating system
 - Middleware/Firmware
- (H) **Power supplies to Computer Systems including**
 - Switch Mode Power Supplies
 - Uninterrupted Power supplies
- (I) **Networking/Cabling and related accessories**
(Related to IT Industry)
 - Fibre Cable
 - Copper Cable
 - Cables
 - Connectors, Terminal Blocks
 - Jack Panels, Patch Cord
 - Mounting Cord/Wiring Blocks
 - Surface Mount Boxes
- (J) **Consumables including**
 - C.D.ROM /Compact Disk
 - Floppy Disk
 - Tapes DAT/DLT
 - Ribbons
 - Toners
 - Inkjet Cartridges
 - Inks for Output devices
- (K) **Electronic Components**
 - Printed Circuit Board/Populated PCB
 - Printed Circuit Board/PCB
 - Transistors
 - Integrated Circuits/ICs
 - Diodes/Thyristor/LED
 - Resistors
 - Capacitors
 - Switches(On/Off, Push button, Rocker, etc.)
 - Plugs/sockets/relays
 - Magnetic heads, Print heads

Connectors

Microphones/Speakers

Fuses

(L) Telecommunication Equipment including:

Telephones

Videophones

Fascimile machines/Fax cards

Tele-Printers/Telex machine

PABX/EPABX/ RAX/MAX Telephone Exchange

Multiplexers/Muxes

Modems

Telephone answering machines

Telecommunication Switching Apparatus

Anetna and Mast

Wireless datacom equipment

Receiving equipments like Pagers, mobile/Cellular Phones, etc.

VSATs

Video Conferencing Equipments

Including Set Top Boxes for both Video and Digital Signaling.

(M) IT Enabled Services

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 Centers
- (iii) Content Development or Animation
- (iv) Data Processing
- (v) Engineering and Design
- (vi) Geographic Information System Services
- (vii) Human Resource Services
- (viii) Insurance Claim Processing
- (ix) Legal Database
- (x) Medical Transcription
- (xi) Payroll
- (xii) Remote Maintenance
- (xiii) Revenue Accounting
- (xiv) Supports Centres and
- (xv) Web-site Services.

S.S. Dhillon,
Principal Secretary to Government, Haryana,
Town and Country Planning Department.