HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT
Notification
The 11th December, 2007
No. CCP/INC01/05/DDP/Haryana/2007-08/4344—In exercise of the powers conferred by sub-section (4) of section 5 of the Punjab Scheduled Roads and Controlled Areas Regulations of Unregulated Development Act, 1960 (Punjab Act No. 41 of 1960), the Governor of Haryana, hereby publishes the following Draft Development Plan 2021 AD for the
Bawal town with restrictions and conditions as given in Annexure A and B proposed to be made applicable to the controlled area specified in Annexure B.

Notice is hereby given that the draft of the plan shall be taken into consideration by the government or after the expiry of a period of thirty days from the date of publication of this notification in the official gazette together with objections or suggestions if any, which may be received by the Director, Town & Country Planning, Haryana, Patiala, Bikaner, plus 18, Chandigarh, from any person in writing in respect of any plan before the expiry of the period so specified.

Drawings:
1. Existing Land Use Plan Drawing No. DTP(Re)-49/07 dated 17th August, 2007

ANNEXURE ‘A’
EXPLANATORY NOTE ON THE DRAFT DEVELOPMENT PLAN 2021 AD FOR THE CONTROLLED
AREA 111 H & H1 OF BAWAL AND ADDITIONAL CONTROLLED AREA 111 OF HARYANA

HISTORICAL BACKGROUND:
Bawal town is situated by a Ridge named Sarhul Sahbalam Chatrun in Vikram Samvat, 1235. The family group of Rao Sahbalam, Sarhul by Creta, named this town as BAWAL. Later, the successor of Rao Sahbalam, Shri Bhad, extended the limit of the area and this town was renamed as Bawal by his charter 11817. This small town remained under the kingdom of Nawab of Jhajjar and after the first independence battle of 1857, the British Government retained the Bawal town and 375 surrounding villages to King of Nahar for conducting war with the British Government to arrest the king. Bawal retained in the district headquarters town of Bawal State till independence in year 1947.

LOCATION AND LINKAGES:
Bawal town is located at a distance of 100 kilometers from Delhi and 15 kilometers from the Delhi-Haryana National Highway of National Highway 8. Geographically, it is situated at 28°35' East Longitude and 76°31' North Latitude. It is located on the Himachal Pradesh-Gujarat border. The nearest National Highway No. 8 is Delhi-Jaipur road and well connected with Delhi-Gurugram Railway line. The nearest airport is Halldo Cerelai international airport New Delhi at a distance of about 00 kilometers. The administrative jurisdiction of Bawal Municipal Committee extends over an area of 3.4 square kilometers.

PHYSIOGRAPHY:
The town lies in the basin hills of Aravalli chain. The geological structure of the area is formed of alluvium (recent) and Dehli group (old Delhi or Preekhanda) formation. The general slope of the town is from southeast to southwest and west. The valley has sub-tropical continental monsoon climate. Hot summers, cold winter nights and relatively low rainfall concentrated during monsoon. Rainfall is high in monsoon. Rainfall in the town is about the same as the rest of the state. Calm and warm climate in summers. The sub-tropical climate for the town is in the periphery of 1.2 kilometers is mostly beneficial, but there are certain arid and semi-arid areas where agricultural water is also available.

AVAILABILITY OF INFRASTRUCTURE:
(a) Physical infrastructure: There are 132 kilometers of road network covering households of the surrounding villages and the town. The town is covered with tube well and canal based water supply system. There are approximately 60 numbers of tube wells of Water Supply & Sanitary Department, which are providing 80 liters of drinking water per capita per day. At present, there is no sewage system available in existing town and open drains are being used for sewage disposal in the entire town. There is Civil Telephone Exchange having a capacity of 200 connections. The town is well connected by means of railway line and road, Delhi-Delhi Charkhi Railway Line passes through the town and connects the town with national capital and other towns of the state as well as the country. The
HARYANA GOVT. GAZ. (EXTRA), DEC. 5, 2000 (AGRN. 14, 1929 SAKA)

The town is located on Delhi-Jaipur National Highway No. 8 and National Highway No.71B making the town well accessible from District Rohini, Ballabgarh, Rewal etc.

**Social Infrastructure:** There is a Regional Agriculture University named in Chowdry Chanan Singh Haryana Agriculture University spread over an area of 180 acres, which is engaged in research and development activities. There are two Senior Secondary Schools one each for girls and boys. There is a Government Degree College at village Rewal situated at a distance of 1 Kilometer from the existing town. The town also has a police station, veterinary hospital, primary health centre, stadium, community centre and sufficient Post and Banking facilities.

**ECONOMIC BASE OF THE TOWN:**
The main economic base of the town was trade and commerce. The workers' participation rate of the town was about 15.11 percent of the total population as per the 2001 census, comprising of 37 percent of the total workers (3152 workers) and 25 percent of the married workers. It was observed that the tertiary sector (33 percent) including commercial activities, trade and commerce, and related activities were predominant in nature. The secondary sector including household industries and other industrial activities constituted only 4 percent, while the primary sector including agriculture and its related activities was the next major constituent sector of the town's economy with about 45 percent of workers engaged in this sector, as illustrated in the following table:

<table>
<thead>
<tr>
<th>Sector</th>
<th>Numbers</th>
<th>Percentage in total workers</th>
<th>Percentage to total population</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary Sector: Cultivators and Agricultural Labourers</td>
<td>2016</td>
<td>43.00</td>
<td>15.37</td>
</tr>
<tr>
<td>Secondary Sector: Household Industry, Manufacturing, Service and Retail</td>
<td>191</td>
<td>4.66</td>
<td>1.79</td>
</tr>
<tr>
<td>Tertiary Sector: Trade and Commerce, Transport and Service Sector</td>
<td>2492</td>
<td>53.04</td>
<td>20.74</td>
</tr>
<tr>
<td>Total</td>
<td>4699</td>
<td>100.0</td>
<td>36.11</td>
</tr>
</tbody>
</table>

**PROPOSED OCCUPATIONAL STRUCTURE:**

Occupational structure of the town has been proposed keeping in view the functions assigned to it. Having been planned for industries, wholesale, trade and other services, hence major chunk of working force will be employed in these sectors. Proposed occupational structure is given in the table below:

<table>
<thead>
<tr>
<th>Sector</th>
<th>No. of workers</th>
<th>% to total Workers</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary</td>
<td>1400</td>
<td>4.0</td>
</tr>
<tr>
<td>Industry and Commerce</td>
<td>1730</td>
<td>10.0</td>
</tr>
<tr>
<td>Trade and Commerce</td>
<td>2220</td>
<td>12.0</td>
</tr>
<tr>
<td>Transport, Storage and Communications</td>
<td>4550</td>
<td>13.0</td>
</tr>
<tr>
<td>Other Services</td>
<td>6500</td>
<td>18.0</td>
</tr>
<tr>
<td>Total Workers</td>
<td>15000</td>
<td>100.0</td>
</tr>
</tbody>
</table>

Assigned Population = 100,000 Persons
Proposed Participation rate = 35%

**POPULATION / DEMOGRAPHY:**
The town had registered the highest growth rate of 34.98 percent during the last decade i.e. 1991-2001. The main reasons of this increased growth is migration of the town to be developed as an industrial growth centre by the Government of India and setting up of an Industrial estate by Haryana State Industrial Infrastructure Development Corporation in the vicinity of the town, which resulted a huge mass migration from surrounding villages. The town registered relatively higher growth rate of 18.85 percent during the decade 1971-81 owing to its indication in the National Capital Region Plan. The decade growth rate and proposed population is presented below.
In the period of past 50 years i.e. from 1951 to 2001, the average growth rate was 17.66 % only. As per the regional plan of 2001 of National Capital Region, the assigned population by the year 2001 was 570000 persons. However, as per the census of 2001 population of only 22144 persons was属实. As evident from the above table, the growth rate of last decade was considerably high as compared to past two decades. However if growth rate of the next two decades is taken into consideration for settling of future projection of population growth, then it would not give a realistic figure. Therefore population of 16 numbers of villages i.e. 20925 persons would still be unfulfilled within the period of population growth the existing area which is 12544 persons per annum 2001. Keeping this in view, population projection for the next two works out to be below:

**POPULATION PROJECTION**

<table>
<thead>
<tr>
<th>Year</th>
<th>Projected Population</th>
<th>Projected Growth Rate (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2001-2011</td>
<td>100000</td>
<td>7.4</td>
</tr>
</tbody>
</table>

This area is and several Industrial Estate is expected to grow at a rate much more than the growth rate of 7.4% projected to the last decade due to various considerations viz., fast pace of development envisaged in the priority towns and urban centers of National Capital Region located in close proximity to Basel, new industrial and fiscal policies including regulations and proposals of new railway and road transportation corridors that are envisaged in Regional Plan 2021 AD for National Capital Region, migration of Basel as Sub-Regional Centre in Regional Plan 2021 AD for National Capital Region, migration of Basel as a Sub-Regional Centre in the Regional Plan 2021 AD for National Capital Region, migration of Basel as a Sub-Regional Centre in the Regional Plan 2021 AD for National Capital Region, migration of Basel as a Sub-Regional Centre in the Regional Plan 2021 AD for National Capital Region, migration of Basel as a Sub-Regional Centre in the Regional Plan 2021 AD for National Capital Region. The Draft Development Plan has been prepared to accommodate 27500 persons by 2011 A.D. and 160000 persons by 2021 A.D. with an anticipated growth rate of 74%.

**DEVELOPMENT PROPOSALS**

Keeping in view the above population projection, the Draft Development Plan Basel has been prepared for the projected population of 16 lakh persons by year 2021 AD. The existing town covers a total area of about 78 hectares. The maximum population density is concentrated near the South and within Municipal Committee area. Keeping in view of the limited strip of land available in the town between the south boundary of urbanization and the National Highway No. 1, the urbanization proposals have been kept on both sides parallel to the existing National Highway. In order to plan a composite area for future development and keeping in view the present development trends, the Basel town has primarily been projected to be developed as an industrial estate. The Basel town has been projected to be developed as an Industrial Growth Centre. To motivate location on National Highway and the expansion area.

**EXTENT OF MAJOR LAND USE**

<table>
<thead>
<tr>
<th>Serial Number</th>
<th>Land Use</th>
<th>Area within Municipal Committee (in Hectare)</th>
<th>Area within Controled Area (in Hectare)</th>
<th>Total Area (in Hectare)</th>
<th>Share of total area</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Residential</td>
<td>15.00</td>
<td>40.00</td>
<td>55.00</td>
<td>52.26</td>
</tr>
<tr>
<td>2</td>
<td>Commercial</td>
<td>30.00</td>
<td>75.00</td>
<td>105.00</td>
<td>100.00</td>
</tr>
<tr>
<td>3</td>
<td>Industrial</td>
<td>15.00</td>
<td>37.50</td>
<td>52.50</td>
<td>49.19</td>
</tr>
<tr>
<td>4</td>
<td>Transport yard</td>
<td>35.00</td>
<td>48.00</td>
<td>83.00</td>
<td>78.80</td>
</tr>
</tbody>
</table>
### Description of Land Use

The overall Development Plan proposes to divide the urbanizable area into fourteen sectors containing various urban land uses viz. industrial, residential, commercial, public and semi-public uses, transport and communication etc. The location of various land uses has been planned on the plan keeping in view the existing conditions, geographical aspects, easy flow of traffic and infrastructural facilities available to support the proposed uses. The rest of the controlled area beyond the urbanizable zone has been kept as agricultural zone. The description of various land uses are presented below:

#### 1. Residential

- Residential area of about 100 hectares has been proposed within the urbanizable area which covers six complete sectors i.e., sector 1A, 1B, 1C, 12, 13 and 14 and four part sectors i.e., sector 1 part 1, 2 part 1, part 10 and part 12. The proposed residential areas are covered to accommodate a population of one lakh with net residential density in 170 persons per hectare. This area would include the ancillary and allied activities like schools, shopping centres, health centres, religious facilities and some open spaces etc. The residential sector 1 and 12B have been proposed adjacent to industrial areas in order to facilitate work-journey relationships while the remaining residential sectors have been proposed in and around existing towns.

#### 2. Commercial

Commercial activity is mostly located along the main roads within the existing towns in the form of retail shops and business houses with some activity is also coming up along NH-8. At present, there is an organized centre of commercial activity within the town. Hence the town has to be developed as an integrated self contained Industrial Growth Centre. Hence an area of 75 hectares has been earmarked in sector 12 adjoining the existing towns and in sector 5 for commercial use. The commercial needs are also proposed to be met within residential sectors as per the neighborhood shopping concepts.

#### 3. Industrial

Since the town has been proposed to be developed as Industrial Growth Centre, therefore, the main function of the town is assigned as Industrial. An area of approximately 155 hectares has been earmarked for industrial use in this plan. The Ayodhya State Industrial Infrastructure Development Corporation has already developed some areas for industrial use after acquiring 1250 acres of land, which is located mainly towards north of National Highway No. 2. The same has been incorporated in the plan as industrial sector 2 and 3 (part), sector 6 and 7 and part of this industrial area is also falling towards south of National Highway which is incorporated in the plan as industrial sector 4, 5 and 6 (part). The nature of industrial area being set up in this industrial growth centre are mainly Auto Components and sub-assemblies, Light Engineering, Chemicals, Pharmaceuticals, Machine and Equipment, Textile Processors and miscellaneous products e.g. glass wool/cellulose, packaging and paper based products. Some of the leading national as well as multinational units operating in this area are Mahindra Auto, Caparo Manul, Wheeler India, Indian Battery, Y.S.I. ABB Gould, Merz, I.D. Cooper, Vardar Films, Parvati and Dukies, Ltd Agro etc. The growth centre has been designed to create 120 million industrial infrastructure to attract investments from surrounding regions by making provision of industry specific infrastructure e.g. broad sector roads, opposition of existing width of highways and railways, area for solid waste disposal and treatment plants etc. The attractive fiscal incentives of Industry Department of the State Government will attract further potential for industrial expansion. Therefore, land under residential use has been zoned under sector 1A, 1B, 2, 3, 4, 5, 6A, 6, 14 and 15 for future industrial expansion.

It is expected that with the proposed development of facilities and economic input, the proportionate industrial workforce would also increase substantially. It is expected that out of local proposed population of 100,000 at least 35% i.e., 35,000 workers would be available at the time. Out of those workers, at least 15% (7,500) workers would find employment in these industrial sectors.
4 TRANSPORT AND COMMUNICATION

The town is located on the national highway and is connected to the National Highway No. 8 and National Highway No. 71 that makes the town very well connected with other regions. However, to avoid congestion on National Highway 8 in future and for easy flow of goods and services in the industrial area, two peripheral roads towards north as well as south of the National Highway No. 8 under the jurisdiction of V-2 road along the major boundaries of sectors have been proposed. The existing National Highway No. 8 under the jurisdiction of V-3 (a) and National Highway No. 71B have been proposed. The existing National Highway No. 8 under the jurisdiction of V-2 road has been proposed except in the village. V-3 (b) road that runs through the entrance of the village has been proposed with a width of 100 meters wide. The width of the road varies from 9 to 100 meters. The width of the road provided in the Draft Development Plan is given as under:

<table>
<thead>
<tr>
<th>Serial Number</th>
<th>Classification</th>
<th>Width / Road reservation (m)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>National Highway No. 8</td>
<td>Existing width with 60 meters wide green belt on both sides.</td>
</tr>
<tr>
<td>2</td>
<td>National Highway No. 71B</td>
<td>Existing width with 60 meters wide green belt on both sides</td>
</tr>
<tr>
<td>3</td>
<td>V-2 road</td>
<td>100 meters wide peripheral road with 100 meters wide green belt on both sides.</td>
</tr>
<tr>
<td>4</td>
<td>V-3 (b) road</td>
<td>60 meters wide sector road.</td>
</tr>
</tbody>
</table>

The present land reservation along the railway track has also been isolated within the area of about 500 meters from the road. The area of about 500 meters from the road has been avoided for the reservation along the railway track.

5 PUBLIC UTILITIES

The main function of the town being industrial and other services. The area within the jurisdiction of the town has been provided with electricity, reliable and adequate water supply system, efficient sewage and storm water disposal system. The area has been provided with power and water supply within the area of approximately 550 hectares.

6 PUBLIC AND SEMI-PUBLIC

The area of the town is a town-level town and has limited Government Offices located within the area. Therefore, in view of the above, area of about 500 hectares has been proposed under this use in sector 16.

7 OPEN SPACES

Open spaces covering an area of about 400 hectares have been proposed within the area. The area of open spaces has been proposed as part of agricultural area. The area of open spaces has been proposed with an additional area of about 400 hectares. The area of open spaces has been proposed as part of the agricultural area. The area of open spaces has been proposed with an additional area of about 400 hectares.

8 AGRICULTURAL ZONE

The remaining area falling outside the reserved area, but within the controlled area is proposed to be kept as agricultural zone. The area has been proposed with a minimum area of 500 hectares.

9 ZONING REGULATIONS

The town is planned to be developed as a model town with high density development. The area has been proposed with a minimum area of 500 hectares. The area has been provided with a minimum area of 500 hectares. The area has been proposed with a minimum area of 500 hectares.
Zoning Regulations:

I. General:
(1) These Zoning Regulations, forming part of the development plan for the controlled area, around Bawal shall be called zoning regulations of the development plan for controlled area Bawal.
(2) The enactment of these regulations shall come into the whole of the area covered by the development plan and shall be in addition to the requirements in the Punjab Scheduled Roads and Controlled Areas Resolution of Unplanned Development Act, 1963 (Punjab Act 41 of 1963), and the Rules framed there under.

II. Definitions:
(a) "Approved" means approved under the Rules;
(b) "Building Rule" means the rules contained in part VI of the Rules;
(c) "Drawing" means Drawing Number DIP, Rev 1 91/07, dated the 10th September, 2007;
(d) "Permitted Area Ballet (PAB)" 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 planned development for residential purpose of any structure or attachment building including maximum facility, 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 noxious or objectionable noise, smoke, gas, fumes, odours, dust, dirt, effluent and any other nuisance in excessive degree and maintained by discrete process;
(g) "Local Service Industry" means an industry, the manufacture and product of which is generally consumed within the local area, for example, butchers, laundries, dry-cleaning and dyeing, repair and service of automobiles, scooters and cycles, repair of houses and services, shoe-making and repairing, self-help co-operative, 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 involving objectionable or injurious fumes and odours;
(i) "Heavy Industry" means an industry set up with the permission of the Government and is extensive employing more than 100 workers and may use any kind of source of power that provided they do not have any objectionable features;
(j) "Dangerous 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 noxious effluent, explosive inflammable material etc. and other hazards to the health and safety of the community;
(l) "Advance Notice" means the date of publication of notification of various controlled areas declared as under:

<table>
<thead>
<tr>
<th>Serial Number</th>
<th>Controlled Area</th>
<th>Material Date</th>
</tr>
</thead>
</table>
(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 telegraphs and transport and for any municipal services including a fire station.


(p) “Sector Density” and “Colony Density” shall mean the number of persons per hectare in sector area or colony area, as the case may be.

(q) “Sector Area” and “Colony Area” means the area of sector or colony as bounded within the major road system shown on drawing.

Explanations:

(1) In this definition the “Sector Area” or “Colony Area” shall mean the area of the Sector or Colony as bounded within the major road system shown on drawing and on the approved layout plan of the Coloney/sector. Benefit of 20% of the area falling under sector major roads and their adjoining green belts, if any, shall be allowed for private open space in case of planned group housing colony, and in case of housing area for the purpose of building development within the sector or the colony as the case may be. In the layout plan of colony or sector, other than technical college/sector, the land reserved for roads, open space, schools, public and community building and other common uses shall not be less than 50% of the gross area of the land under the colony/sector.

(2) For the purpose of calculation of sector density or colony density, it shall be assumed that 70 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 be on the average contain three dwelling units each with a population of 4.5 persons per dwelling unit or 1.5 persons building plot or an incorporated in the Zoning Plan of the colony/group housing complex. In the case of shop/commercial plot, however, only one dwelling unit shall be assumed.

(r) “Site Coverage” means ratio expressed in percentage between the area covered by the gross floor of building and the area of the site.

(s) The terms “Sector”, “Colony”, “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 Ungoverned Development Act, 1965 (Punjab Act 41 of 1965) and Rules, 1965.

(t) “Farm House” shall mean a house constructed by the owner of a farm and built for the purpose of:

(i) Dwelling only (i.e., main use)
(ii) Farm shed for auxiliary use.

Notes:

(1) The construction of the farm house shall be governed by the restrictions given under clause XIX regarding “Provision of Farm House Multiple shed in Agricultural Zone”.

(2) The farm shed and auxiliary use shall be governed by the restrictions mentioned in clause XX;

(u) “Lodge or Guest House” means a delineated portion, supported in any manner whatever, except by means of vertical supports within a room built for not having production value greater than one meter;

(v) “Loft” means an immediately floor on a raised floor in a platted roof above normal floor level with a minimum height of 1.5 meters and which is constructed or adapted for storage purposes.

(w) “Overhang over Floor” means a raised and intermediate floor above ground level with area of encroachment restricted to 2/3 of the area of that floor and with a minimum height of 2.2 meters;

(x) “Rural Industries” shall mean any industrial activities, which are required to relate in carrying out the process of agriculture such as silos, warehouses, farm mills, irrigation’s ditches, power platforms, fencing and boundary walls, water hydrometers etc.

(y) “Rural Industries Building” means industrial unit, which is registered as small scale unit by the Industries Department;

(z) “Small Scale Industries” means industrial unit, which is registered as small scale industry by the Industries Department;

(aa) “Agro based Industries” means an industrial unit, which uses food grains, fruits or agro waste as raw material.
(b) "Information Technology Industrial Unit" means the category of industries located in the Amber to the Government of Haryana Information Technology Policy, 2006 and as may be defined by the Government of Haryana from time to time;

(c) "Cyber Park" means an area developed exclusively for housing software development activities and Information Technology Enabled Services wherein no manufacturing of any kind (including subcontracting activities) shall be permitted;

(d) "Cyber City"means self contained intelligently city with high quality of infrastructure, attractive surroundings and high speed communication access to be developed for relocating the Information Technology enterprises and promoting of software, computer/ Information Technology Enabled Services wherein no manufacturing units may be allowed;

(e) "Green Belt" shall mean strips of land along local/ arterial roads shown in the development plan, primarily meant for the widening of the said road in future and

(f) any other term shall have the same meaning as assigned to it in the Punjab Scheduled Roads and Controlled Areas Regulation of Unplanned Development Act, 1967 (Punjab Act 41 of 1967).

III Major Land Use Zones

1. (i) Residential Zone
   (ii) Commercial Zone
   (iii) Industrial Zone
   (iv) Transport and Communication Zone
   (v) Public Utility Zone
   (vi) Public and Semi Public Zone (Institutional Zone)
   (vii) Open Space Zone
   (viii) Agriculture Zone

Classification of major land use is according to Appendix A.

IV Division into Sectors - Major land uses mentioned at serial Nos. (i) to (viii) in above regulations shall above, which are land uses for building purposes, have been divided into minor ad zones, known by the major road reservations and each sector be designated by the number as indicated on the drawing.

V Directed land use within major uses - Main, auxiliary and adjacent uses, which are subject to the other requirements of these regulations and of the rules, may be permitted by the respective major land uses zones are listed in Appendix B subject to those existing regulations.

VI Sections act rights for development - Notwithstanding the reservation of various sectors for respective land uses for building purposes, the Director may permit any changes in their land use or allow construction of building in them if considered to be consistent with overall development of the concerned area till such time as such regulations as the Director may from time to time, amend or alter or make minor or major changes or a direction giving life to such regulations is given by the Government in the behalf and no permission shall be given for development of any portion of the concerned area unless such changes are made in the same.

VII Sectors to be developed exclusively through Government Enterprises -

(1) Change of land use and development in sectors which are reserved for the Commercial zones and Public and Semi Public zones shall be only and exclusively through the Government or a Government undertaking or a joint authority approved by the Government in this behalf and no permission shall be given for development of any portion of the concerned areas in these sectors.

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

VIII Land Reservations for Major Roads

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

<table>
<thead>
<tr>
<th>Serial Number</th>
<th>Classification</th>
<th>Within / Road reservation</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>V-1 (a) Highway No. 8</td>
<td>60 meters wide green belt on both sides</td>
</tr>
<tr>
<td>2</td>
<td>V-1 (b) Highway No. 71B</td>
<td>60 meters wide green belt on both sides</td>
</tr>
<tr>
<td>3</td>
<td>V-2 road</td>
<td>100 meters wide peripheral road with 60 meters wide green belt on both sides</td>
</tr>
<tr>
<td>4</td>
<td>V-3 road</td>
<td>60 meters wide Industrial</td>
</tr>
</tbody>
</table>

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IX. Non-conforming use either existing or having valid Change of Land Use permission:

1. With regard to the existing projects located in the areas other than conforming-use zones in the Development Plan, such non-conforming use 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 share of the annual development of the site as and when purchased by the Director in lieu of this non-conforming use.
   (b) during the period for which 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 permits, and located in the areas other than conforming-use zones in the Development Plan, such non-conforming use 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 share of the annual development of the site as and when purchased 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 use:

1. If a non-conforming use of land has remained discontinued continuously for a period of one year 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 per cent 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 (b), the land shall be allowed to be re-developed or used only for conforming use.

4. After a lapse of period fixed under clause (b) (1), the land shall be allowed to be re-developed or used only for conforming use.

XI. The development to conform to sector plan and mapping plan:

Except as provided in regulations IX, no land within the 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 mapping plan of the approved sector plan in which the land is situated.

XII. Individual site to form part of approved layout or zoning plan:

No permission for extension or re-creation of building site 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 the land use has been granted as provided in regulations XXXVII and

(ii) the plot is accessible through a road laid out and constructed upon the site 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 use shall be as below:

   (i) Residential plot

   (ii) Residential plot on subdivided industrial housing or slum dwellers

   50 Square metres

   25 Square metres
(b) Shop-switchboard plot: 160 square metres
(c) Shopping blocks including covered corridor or pavements in front: 20 square metres
(d) Land service plot: 100 square metres
(e) Light industry plot: 210 square metres
(f) Medium industry plot: 800 square metres

(2) The minimum area for Group Housing Colony to be developed shall be a part of a notified industrial colony or an independent Group Housing Colony will be 5 acres. However, in case a group housing scheme is studied by Haryana Urban Development Authority or any other Government Agency, the size of group housing plot shall be as specified in the scheme.

XIV Site coverage, height and bulk of building under various types of buildings: Site coverage and the height and bulk of building may be ensured within independent residential and industrial plots. The site shall be built 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 XV shall be as under:

<table>
<thead>
<tr>
<th>Serial Number</th>
<th>Type of use</th>
<th>Maximum Ground Floor Coverage*</th>
<th>Maximum Floor Area Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Group housing</td>
<td>70%</td>
<td>170</td>
</tr>
<tr>
<td>2</td>
<td>Government offices</td>
<td>50%</td>
<td>150</td>
</tr>
<tr>
<td>3</td>
<td>Commercial</td>
<td>In accordance with the terms and conditions specified in the site plan of sites approved by the competent authority.</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Warehousing</td>
<td>70%</td>
<td>170</td>
</tr>
</tbody>
</table>

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

XV Building Line 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 Unauthorised Development Rules, 1965.

XVI Architectural control: Every building shall conform to architectural control prepared under rule 59 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unauthorised Development Rules, 1965.

XVII Relaxation of agricultural zones: In the case of any land lying in an agricultural zone, Government may relax the provisions of this development plan as follows:

(a) If the land has been developed into a residential or industrial colony or colony, the owner has purchased the land for the said use and developed prior to the material date and the colonist or the owner shall be permitted to use the land as an individual site (as distinct from an industrial colony) for such purpose as per rule 57.

(b) In case of land as an individual site (as distinct from an industrial colony) the owner shall:

(i) be the owner of the land purchased prior to the material date
(ii) be notified to the Government in writing
(iii) be notified to the owner of the land purchased prior to the material date
(iv) be notified to the owner of the land purchased prior to the material date
(v) be notified to the owner of the land purchased prior to the material date
(vi) be notified to the owner of the land purchased prior to the material date
(vii) be notified to the owner of the land purchased prior to the material date
(viii) be notified to the owner of the land purchased prior to the material date
(ix) be notified to the owner of the land purchased prior to the material date
(x) be notified to the owner of the land purchased prior to the material date

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

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

XIX Provision of Farm House outside Abdali-tehs: A farm house in agricultural zone outside Abdali-tehs may be allowed if the area of the land is 5 acres or more on the following conditions:

<table>
<thead>
<tr>
<th>Site coverage</th>
<th>Site area</th>
<th>Allowable dwelling unit</th>
<th>Allowable dwelling unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>5 acres</td>
<td>2 Acres</td>
<td>25%</td>
<td>170</td>
</tr>
<tr>
<td>5 acres</td>
<td>3 Acres</td>
<td>15%</td>
<td>150</td>
</tr>
<tr>
<td>5 acres</td>
<td>4 Acres</td>
<td>10%</td>
<td>120</td>
</tr>
</tbody>
</table>

Note: In case a group housing scheme is studied by Haryana Urban Development Authority or any other Government Agency, the size of group housing plot shall be as specified in the scheme.
<table>
<thead>
<tr>
<th>(a)</th>
<th>(b)</th>
<th>(c)</th>
<th>(d)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Up to 3 acres.</td>
<td>An applicable to residential plot equivalent to 500 square yards.</td>
<td>100 metres</td>
<td>100 metres or as shown in the development plan</td>
</tr>
<tr>
<td>Up to 4 acres and above.</td>
<td>An applicable to residential plot equivalent to 1000 square yards.</td>
<td>15 metres</td>
<td>15 metres</td>
</tr>
</tbody>
</table>

(b) Height and stories: 11 metres, three storeys; 8 metres, single storey.

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

- Where the road is by-pass to a scheduled road or
- Any revenue nullified defined in the revenue record.

- Where the road is a scheduled road: 100 metres.
- Any other road: 50 metres or as shown in the development plan.

(b) Approach Road: Basement shall be permitted to the maximum extent of ground floor coverage but, in the basement, water closet and bathroom shall not be permitted.

(c) 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.

(d) Land, left and Mezzanine Floor: Land, left 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-clauses (a), (b) and (c) of clause (b).

(e) Services, Water Supply and Sanitation:
- Drainage: A separate drain or sewage drain to be provided for the house. In case of utility farmhouses, drains are to be provided for carrying waste water in case of all buildings.
- Septic tank: To be provided for disposal of human and animal waste at per guidelines of the Panchayat.
- The distance between the septic tank and open well or tubewell shall be as provided in the Panchayat.

Provided that the Government may reserve the minimum size of the farm for any scheme sponsored by the State Government/State Agency for the proper utilisation of the agricultural zones.

XXI. PROVISIONS OF INFORMATION TECHNOLOGY UNITS AND CYBER PARDES/ CYBER CITIES:

(a) LOCATION: Information Technology (IT) Units will be located in Industrial Area/Industrial Zones only.

(b) Cyber Parks: Information Technology Parks will be located either in Industrial Areas or Industrial/Residential Zones subject to minimum 60 metres ROW sector roads in the form of longitudinal development. However, no manufacturing units will be permitted in such parks.
**Cyber City** - The location of such a facility will be decided by the Government.

<table>
<thead>
<tr>
<th>Serial Number</th>
<th>Type</th>
<th>Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Information Technology Industrial Unit</td>
<td>1 to 5 acres</td>
</tr>
<tr>
<td>2</td>
<td>Cyber Park / Information Technology Park</td>
<td>5 to 15 acres</td>
</tr>
<tr>
<td>3</td>
<td>Cyber City</td>
<td>Minimum 50 Acres</td>
</tr>
</tbody>
</table>

**MISCELLANEOUS:**

I. **Parking**
   (a) One Equivalent Car Space for every 50 square meters of floor area shall be provided for parking in Information Technology Industrial Unit and Cyber City.
   (b) Three Tier basement for Information Technology Industry for meeting the requirement of parking shall be allowed subject to clearance from Public Health requirements.

II. **Other Activities**
   (a) Residential commercial activities like Banks, Restaurants, Insurance Offices etc. shall be permitted subject to deduction of 4% of the total area of the Cyber Park/Information Technology Park.
   (b) Only 3% 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/Residential use.
   (c) No residential planned 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 sewage disposal/management etc.

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

**SETTING UP OF COMMUNICATION TOWERS:**

II. **Approach:** The following norms for approach road would apply as per location of the tower:
   (i) Residential, Commercial, Industrial, Institutional Zones - 10 feet wide
   (ii) Agricultural Zone - 15 feet wide

III. **Height:** The maximum height of the tower from the ground level should not exceed 60 meters subject to clearance from the competent Authorities.

**APPENDIX A**

<table>
<thead>
<tr>
<th>Main code</th>
<th>Sub code</th>
<th>Main group</th>
<th>Sub group</th>
</tr>
</thead>
<tbody>
<tr>
<td>100</td>
<td></td>
<td>Residential</td>
<td>Residential license on neighborhood pattern</td>
</tr>
<tr>
<td>200</td>
<td>210</td>
<td>Commercial</td>
<td>Retail Trade</td>
</tr>
<tr>
<td></td>
<td>220</td>
<td></td>
<td>Wholesale Trade</td>
</tr>
<tr>
<td></td>
<td>225</td>
<td></td>
<td>Warehousing and Storage</td>
</tr>
<tr>
<td>Code</td>
<td>Category</td>
<td>Description</td>
<td></td>
</tr>
<tr>
<td>------</td>
<td>--------------------</td>
<td>-----------------------------------------------------------------------------</td>
<td></td>
</tr>
<tr>
<td>240</td>
<td>Office and Banks</td>
<td>Including Government Offices, Revenue, and Treasury Boarding Houses.</td>
<td></td>
</tr>
<tr>
<td>241</td>
<td>Government Offices</td>
<td>Providing public assistance institutions.</td>
<td></td>
</tr>
<tr>
<td>242</td>
<td>Residential Areas</td>
<td>Housing and other residential areas.</td>
<td></td>
</tr>
<tr>
<td>244</td>
<td>Public Utilities</td>
<td>Water Supply, Drainage, and Sanitary.</td>
<td></td>
</tr>
<tr>
<td>245</td>
<td>Public and semi-public</td>
<td>Government Administration, Central Secretariat, District Offices.</td>
<td></td>
</tr>
<tr>
<td>246</td>
<td>Agricultural</td>
<td>Market Gardens, Orchard and nurseries, Land Under single crops.</td>
<td></td>
</tr>
<tr>
<td>247</td>
<td>Special Zone</td>
<td>For purposes defined in the respective Development Plans.</td>
<td></td>
</tr>
<tr>
<td>300</td>
<td>Industrial</td>
<td>Professional Establishments, Service Industry.</td>
<td></td>
</tr>
<tr>
<td>310</td>
<td>Railway Yards</td>
<td>Railway Station and Siding, Roads.</td>
<td></td>
</tr>
<tr>
<td>320</td>
<td>Public Utilities</td>
<td>Water Supply, Drainage and Sanitary.</td>
<td></td>
</tr>
<tr>
<td>330</td>
<td>Public and semi-public</td>
<td>Government Administration, Central Secretariat, District Offices.</td>
<td></td>
</tr>
<tr>
<td>340</td>
<td>Agricultural</td>
<td>Market Gardens, Orchard and nurseries, Land Under single crops.</td>
<td></td>
</tr>
<tr>
<td>350</td>
<td>Special Zone</td>
<td>For purposes defined in the respective Development Plans.</td>
<td></td>
</tr>
<tr>
<td>400</td>
<td>Transport and</td>
<td>Railway Yards, Railway Station and Siding, Roads.</td>
<td></td>
</tr>
<tr>
<td>410</td>
<td>Communication</td>
<td>Telegraph and Telephone stations, Broadcasting Station, Television Bodies.</td>
<td></td>
</tr>
<tr>
<td>420</td>
<td>Public Utilities</td>
<td>Water Supply, Drainage and Sanitary.</td>
<td></td>
</tr>
<tr>
<td>430</td>
<td>Public and semi-public</td>
<td>Government Administration, Central Secretariat, District Offices.</td>
<td></td>
</tr>
<tr>
<td>440</td>
<td>Agricultural</td>
<td>Market Gardens, Orchard and nurseries, Land Under single crops.</td>
<td></td>
</tr>
<tr>
<td>450</td>
<td>Special Zone</td>
<td>For purposes defined in the respective Development Plans.</td>
<td></td>
</tr>
<tr>
<td>500</td>
<td>Public Utilities</td>
<td>Water Supply, Drainage and Sanitary.</td>
<td></td>
</tr>
<tr>
<td>510</td>
<td>Public and semi-public</td>
<td>Government Administration, Central Secretariat, District Offices.</td>
<td></td>
</tr>
<tr>
<td>520</td>
<td>Agricultural</td>
<td>Market Gardens, Orchard and nurseries, Land Under single crops.</td>
<td></td>
</tr>
<tr>
<td>530</td>
<td>Special Zone</td>
<td>For purposes defined in the respective Development Plans.</td>
<td></td>
</tr>
</tbody>
</table>
### APPENDIX B

#### I. RESIDENTIAL ZONE
1. Residential
2. Boarding houses
3. Social community religious and recreational buildings
4. Public utility building
5. Educational buildings and all types of school and colleges where necessary
6. Health institutions
7. Cinemas
8. Commercial and professional offices
9. Small shops and stores
10. Local service industries
11. Petrol filling stations
12. Hot spots, bars, tehs, kiosk and dishe bar stand
13. Nurseries and guest houses
14. Any other minor units as auxiliary to residential use
15. Bungalows
16. Cyber Park/Information Technology Park
17. Communication Towers
18. Any other use, which the Government may in public interest decide

#### II. COMMERCIAL ZONE
1. Retail Trade
2. Wholesale Trade
3. Warehouses and storage
4. Commercial offices and banks
5. Restaurant and Transient Boarding House including public samosa plazas, cyber, cyber, club, etc., not as commercial basis
6. Professional establishments
7. Residential on the first and higher floors
8. Local service industry
9. Utility buildings
10. Petrol filling stations and service garages
11. Loading and unloading yards
12. Parking spaces, hot spots, bars, kiosks and dishe bar stand
13. Town parks
14. Communication Towers
15. Any other use which the Director in public interest may decide

#### III. INDUSTRIAL ZONE
1. Light industry
2. Medium industry
3. Objectionable and Hazardous Industry
4. Heavy industry
5. Service industry
6. Warehouses and storages
7. Packing, loading and unloading area
8. Truck stands, hot spots, bars, tehs, and dishe bar stand
9. Public utility, community buildings and retail shops
10. Petrol filling stations and service garages
11. Liquid Petroleum Gas godowns permitted by the Director
12. Cyber Park/Information Technology Park/Information Technology Industrial Units
13. Communication Towers

As required for the local need of major use and needs of the town at the approved by the Director in the sector category plan.

As per the policy/ parameters decided by the Government.

As required for the local need of major use and also sanctioned for them in the sector plan or in the approved layout plan of the colonies.
IV TRANSPORT AND COMMUNICATION ZONE
(1) Railway yards, railway stations and siding.
(2) Transport Nagar, Road and Transport depots and parking areas.
(3) Airports and Air Stations
(4) Telegraph offices and Telephone exchange.
(5) Broadcasting stations
(6) Television stations
(7) Agricultural, livestock and recreation at approved sites and places.
(8) Parking spaces, bus stops, shaukars, bus stands, test area andQUESTION...
(c) Grain godowns, storage space at sites approved by the Director
(d) Weather stations
(e) Land drainage and irrigation, hydroelectric works and reservoir for irrigation
(f) Telephone and electric transmission lines and poles
(g) Mining and extraction activities including lime and brick kilns, stone, quarries and mining subject to the rules and at approved sites
(h) Irrigation and small-scale industries
(i) Parcel filling stations and service garages
(j) Hydro-electric/thermal power plant substations
(k) Liquid Petroleum Gas storage godowns with the approval of the Director
(l) Non-Polluting Industries registered as Rural Industry Scheme/Rural Industry Scheme 1964

(iii)4. No godown, shed, fuel yard, tanker, etc., shall be located within half a kilometer belt enclosing the existing village and approaches from public main roads other than state highways.

(v)4. On Public maidans, not less than 100 feet wide (other than scheduled roads, National Highway and State Highway) outside the half kilometer mentioned in (ii) above upto a depth of 100 meters along the approach road.

(vi)4. (i) Non-polluting medium and large-scale industries on public maidans not less than 100 feet wide (other than scheduled roads, National Highway and State Highway) subject to the condition that the site should not fall within ten minutes belt around the defence installations as applicable for such classification of area.

(vii)4. Raisin, Rice, Nuts, Hotels, Resorts and Amusement Parks/building park along National Highways/Scheduled Roads in the area outside restricted green belt as under:

<table>
<thead>
<tr>
<th>Serial Number</th>
<th>Permissible Activity</th>
<th>Minimum Plot</th>
<th>Commercial</th>
<th>Maximum Ground Coverage</th>
<th>Floor Area Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Warehouse/Depot</td>
<td>2500 square yards</td>
<td>1 acre</td>
<td>15%</td>
<td>50%</td>
</tr>
<tr>
<td>2</td>
<td>Hotel with banquet facilities</td>
<td>2.5 acres</td>
<td>5 acres</td>
<td>15%</td>
<td>50%</td>
</tr>
<tr>
<td>3</td>
<td>Hotel without banquet facilities</td>
<td>4 acres</td>
<td>15 acres</td>
<td>15%</td>
<td>50%</td>
</tr>
<tr>
<td>4</td>
<td>Office/Commercial</td>
<td>4 acres</td>
<td>10 acres</td>
<td>15%</td>
<td>50%</td>
</tr>
<tr>
<td>5</td>
<td>Restaurants/Amusement Park</td>
<td>2.2 acres</td>
<td>10 acres</td>
<td>15%</td>
<td>50%</td>
</tr>
</tbody>
</table>

Provided the area permitted is obtained from NOEC if the site is located on National Highway, and NOEC Executive Highway, Public Works Department (Building and Roads) if the site is located on scheduled roads.

(viii)4. 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
- Workstations
- Notebooks
- Network PC
- Workstation PC
- Laptop Computers
- Note Book Computers
- PDAs by Computer/EDA

(B) Network Controller Card/ Memories including
- Network Interface Card (NIC)
- Adapter/VLANCE/PCI/ISA/Cached/CMOS/CA
- SIMMs Memory
- DIMMs Memory
- Central Processing Unit (CPU)
- Controller (SCSI/Army)
- Processor/Processor/Processor Power Module/Upgrade

(C) Storage Units including
- Hard Disk Drives/CD Drives
- RAID Devices and their Controllers
- Storage Disk Drives
- CD, DVD Drives
- Tape Drives (I, T, D, E, DAT)
- Optical Disk Drives
- Other Digital Storage Devices

(D) Other
- Key Board
- Mouse
- Multi-media Kits

(E) Printers and Output Devices including
- Dot matrix
- LaserJet
- Inkjet
- Dotjet
- LED Printers
- Line Printers
- Plotters
- PostScript Printers

(F) Networking products including
- Hub
- Routers
- Switches
- Concentrators
- Transceivers

(G) Software including
- Application Software
Operating system

(II) Power supplies to Computer systems including
Switch Mode Power Supplies
Uninterrupted Power Supplies

(I) Networking/Cabling and related accessories
(relevant to IT Industry)
Fibre Cable
Copper Cable
Cables
Connectors, Terminal Blocks
Jude Panels, Patch Cord
Mounting Cord/Wiring Blocks
Surface Mount Boxes

(J) Consumables including,
C:EROM, Compact Disc
Flappy Disk
Type assembling tapes
Toner Cartridges

Male:
Info for Output devices
Electronic Components
Printed Circuit Board/Populated PCB
Printed Circuit Board/PCB
Transistors
Integrated Circuits
Diode/Pixlar/LED
Relay
Connectors
Switches/Dial, Push button, Rocker, etc.
Plugs/Plugsadapters
Magnetic heads, Print heads
Connectors
Microphone/Speakers
Fuses

(L) Telecommunication Equipment including:
Telephones
Videophones  
Passbook machines/Fax cards
Tele-Pagers/Tele mobiles
PABX/PABX/EX/IX/IX Telephone Exchange
Multiplexers/Mixers
Midcon
Telephone answering machines
Telecommunication Equipment including Apparatus
Anema and Masts
Wirelesslinks equipment
Routing equipment like Pagers, mobile Cellular Phones, etc.
VSAT
Video Conferencing equipment

(M) IT Enabled Services are business processes and services, the end products/services of which are:

- Delivered outside India.
- Either externally contracted (off-sourced) or provided by a remote subsidiary of the same company (in-sourced).

Note: Services which would not be included are:
(a) Remote production/manufacturing units
(b) The Corporate offices of companies or their local branches
(c) Virtual business on Internet
The following services which meet the above criteria would be included:
(1) Back-Offices Operations
(2) Call Centers
(3) Content Development or Animation
(4) Data Processing
(5) Engineering and Design
(6) Geographic Information System Services
(7) Human Resource Services
(8) Insurance Claims Processing
(9) Legal Services
(10) Medical Transcriptions
(11) Payroll
(12) Remote Maintenance
(13) Revenue Accounting
(14) Support Centers and
(15) Web-site Services,"