No. CCP (NCR) R-C.A. (DDP)/2006/2803.—In exercise of the powers conferred by Sub-section (4) of section 5 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1963), and in supersession of all other notifications issued in this behalf from time to time, the Governor of Haryana hereby publishes the following Draft Development Plan 2025 AD for Rohtak with reference to the controlled areas declared vide Haryana Government, Town and Country Planning Department, notification No. 4587-V DP-69/3719, dated the 11th June, 1969, published in Haryana Government Gazette, dated the 8th July 1969, Additional controlled area declared — vide Haryana Government, Town and Country Planning Department, notification No. 1107/ CCP (NCR)/96, dated the 11th October, 1996, published in Haryana Government Gazette, dated the 5th November, 1996, for the Additional Controlled Area II Rohtak vide Haryana Government, Town and Country Planning Department, notification No. CCP (NCR) /RTK. (ACA-II)/A-2006/1082, dated the 4th May, 2006, published in Haryana Government Gazette, Extraordinary, dated the 4th May, 2006, controlled area around Dada Chawan Rishi Mandir at village Kahrwara under section 4(1)(b) of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 declared — vide Haryana Government, Town and Country Planning Department, notification No. CCP (NCR) NH10/RTK/5/C.A./B/ 2006/1380, dated the 13th June, 2006, published in Haryana Government Gazette (Extraordinary), dated the 13th June, 2006 and for the controlled area around Radha Krishna Mandir, Chulana Mor, village Ismailia (9 Biswa) under section 4 (1)(b) of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963, declared vide Haryana Government, Town and Country Planning Department, notification No. CCP (NCR) NH10/RTK/5/C.A./B/ 2006/1381, dated the 13th June, 2006, published in Haryana Government Gazette (Extraordinary), dated the 13th June, 2006, along with restriction and conditions as given in Annexures ‘A’ and ‘B’ for the development plan approved under sub-section (3) of the said notification for the information of all persons likely to be affected thereby.

Notice is hereby given that the Draft Development Plan shall be taken into consideration by the Government on or after the expiry of a period of thirty days from the publication of this notification in the Official Gazette together with objections and suggestions, if any, which may be received by the Director, Town and Country Planning, Haryana, office of Chief Coordinator Planner, National Capital Region Cell (Haryana), 3rd Floor, First Block, Haryana Urban Development Authority Complex, Sector-6, Panchkula from any person with respect to the Draft Development Plan before the expiry of the period so specified.

DRAWINGS

(a) Existing Land use Plan Drawing No. RTP (N.C.R.) 245/71, dated the 7th October, 1971.
(b) Existing Land Use Plan Drawing No. DTP (R) 1364/97, dated the 21st February, 1997 for Additional Controlled Area.
   [(a) and (b) above already published — vide Haryana Government, Town and Country Planning Department, Notification No. R-CA / 97/1149, dated 26th August, 1997].
(c) Existing Land Use Plan Drawing No. DTP (R) 1610 – A /06 , dated the 6th June, 2006 for Additional Controlled Area II.
(d) Existing Land Use Plan Drawing No. DTP (R) 1610 – B /06 , dated the 15th June, 2006 for Controlled Area around Dada Chawan Rishi Temple at village Kahrwara
(e) Existing Land Use Plan Drawing No. DTP (R) 1610 – C /06 , dated the 15th June, 2006 for Controlled Area around Radha Krishna Mandir, Chulana Mor, village Ismailia (9 Biswa).
(f) Draft Development plan 2025 AD for Rohtak Controlled Areas bearing Drawing No. DTP (R) 1811/06 , dated the 20th June, 2006.

ANNEXURE ‘A’

EXPLANATORY NOTE ON THE DRAFT DEVELOPMENT PLAN ROHTAK 2025 AD

1. INTRODUCTION:
   Rohtak Town lies at a distance of 75 kilometer from Delhi towards its north — west on National Highway No.10 (Delhi-Hisar-Sulemanki Road). Delhi being a Metropolis in whole of Northern Region extends its influence on areas, falling on its outskirts of Uttar Pradesh, Rajasthan and Haryana. As such the Town and Country Planning Organization, Government of India prepared a National Capital Region Plan in consultation with the planning departments of adjoining states. Subsequently National Capital Regional Planning Board was formulated in 1983 in
order to provide balanced development of these regions. Accordingly the National Capital Region Plan 2001 was prepared by the National Capital Region Planning Board in consultation with the State Governments.

Rohitak town has been one of the eight Priority Towns (Regional Centers) of National Capital Region Regional Plan 2001 with assigned population of 5 lac by 2001 AD against population of 1.66 lac in 1981 and its gross density has been proposed 110 persons per hectare up to 5 Lac population. According to 1991 census, its population was up to 2.15 lac. Keeping in view the policies of State Government as well as the increasing demand of land due to employment potentials and commercial base, the Revised Final Development Plan was published in the year 1998 for a population of 7 lac by 2025 AD for both the Controlled Areas, with gross density of 110 persons per hectare. This low density has been kept for providing more sectors for development towards Delhi side keeping in view the contemporary trend of growth.

The strategy for development of the settlement system, as per NCR Regional plan 2021, allows other towns of the NCR to develop within their capacity and development potential, as may be determined by the Development / Planning Agencies of the constituents States of the NCR. The said Regional Plan identifies Rohitak Town as one of the Regional Centre with population range from 3 lac to 10 lac. The Regional Centre is well-established urban centre and one among the highest order settlement of six-tier hierarchy settlements, after the Metro Centers in the NCR. The Regional Centre marked in region to perform highly specialized secondary and tertiary sector activities for providing job opportunities, which can not be provided by the lower order Centers. These centers, according to the NCR Plan, will be developed for advanced industrial and other economic activities and will have concentration of administrative and higher order service functions, which are expected to exert an increasingly dynamic influence on attraction of investment of conducive living and working environment. The NCR Plan assigned population of 4.2 lac by 2011 AD and 6.00 Lac by 2021 against population of 2.95 Lac in 2001 AD for this Regional Centre. The gross density proposed is 125-150 persons per hectare for 5-10 Lac population urban centers.

2. EXISTING PHYSICAL FEATURES:

Delhi- Hisar Road passes through the town, thus the shape of the town has emerged into a linear form due to developments along the Highway. The only by-pass on Delhi-Hissar-Sulemanaki Road is towards its north and is bisected by the Intercity roads to Sonipat, Gohana and Jind. On eastern side of the town flows a distributor of the name of Bhilaut sub-branch. It is also acting a source of water supply to the town. The drain No. 8 runs on the western side of the town and is useful source for protecting the town from flood from that side.

On the north - western side of the town, there is an undulating area of about 200 hectare known as old Rohtas Garh (Vanished with the time and buried over here). This area has been reserved by the Archeology Department, Government of India for Archeological findings. The heart of the town is of bowl shape. Besides this, there are other pockets where discharge of storm water though gravity is not possible and as such pumping system is the only remedial measure.

The ground water being brackish, the water supply is canal based. Although there are two water works, one along Sonipat road and other along Jhajjar Road but there has been acute shortage of water supply in the town.

There are a number of drains on the northern side of the town, which have been creating flooding problems from time to time because of general slope being from North to South.

3. EXISTING IMPORTANT FACILITIES:

The town is enjoying a nodal location due to the following consideration:

1. Rohitak town besides being District Headquarter is also functioning as Head Quarter of Divisional Commissioner and Inspector- General Police, court complex, Central Excise and Customs office, Income Tax Circle office. Thus it accommodates a large number of Government Offices.

2. The town is well connected through a network of broad gauge Northern Railway linking National Capital Delhi, Haryana state Bhilwari-Hissar-Sirsra towards west, Panipat-Ambala-Chandigarh towards north and Jind-Narwana on the north-west side. The road linkages are through NH-10, NH-71 and 71-A in addition
to Bhiwani, Sonipat through scheduled roads. It has a large grain market, vegetable market, Fodder Market; it also commands a position in cloth merchandise in the region and a sweet namely 'Rewari'.

3. It has privilege of having the only Post – Graduate Institute of Medical Science in the state besides Maharishi Dayanand University and Baba Mast Nath College. There are two Ayurvedic Colleges, eight degree colleges, three college, two Polytechnics besides management Institute and many different level educational institutions.

4. It enjoys the pride position for having All India Radio Station of Haryana.

5. It has two tourist Complexes namely, Tilyar and Myna. The Tilyar Complex being located on Delhi – Hisar – Sulemanki road in a spacious area, having a zoo and lake, has become a centre of interest for the town and its surrounding areas as well as for tourist and business entrepreneurs.

6. It has a large scale industrial unit i.e. sugar mill as an agro based unit promoting sugarcane cultivation in the region. The industrial sector, Industrial Development Colony (IDC), houses Laxmi Precision Screws (LPS) and no. of ancillary units; Milk product unit under the nomenclature VITA exists on Gohana road.

7. It has a bus terminus, Jail complex, police line, Food Corporation of India (FCI) Godowns, three stadiums also existing in Rohtak town.

4. NECESSITY FOR THE AMENDMENT OF THE REVISED FINAL DEVELOPMENT PLAN:

The first Development Plan (Final Development Plan) was published – vide Haryana Government, Town and Country planning department, Notification No. 1331 – 10 DP – 82 / 1982, dated the 26th March, 1982 published in Haryana Government Gazette dated the 18th May, 1982. Subsequently Revised Final Development Plan has been notified vide Haryana Government, Town and Country planning department, Notification No. No. CCP (NCR) R-C.A/58/1464, dated the 3rd September, 1998 and published in the Haryana Govt. Gazette. (Extra) on 8th September, 1998. Although the location of the town does suggest that it has great potentials for industrial development through induced growth, the town has only limited industrial units resulting into a weak economical base for the town. As such the development of the town has not taken place to the desired extent, keeping pace with the envisaged population of 5 lac by 2001 as per Regional Plan. That is why it has not come on the industrial map of the state.

Keeping in view the new industrial policy, 2005 of Government of Haryana, locational advantages, development of Kundli- Manesar- Palwal (KMP) Western Periphery Expressway in the close vicinity (approximately 25 kilometer away) towards east to this NCR Regional centre, nearness to India’s one of the biggest metropolis may lead to setting up of Industrial Modern Township (IMT) and rapid industrial development in this heartland of Haryana. In addition to above, due to Planning of the Rohtak- Hansi Railway link for direct connectivity to Hisar, a Counter Magnet Town of NCR, Railway link to Jhajjar and Rewari as Regional rail Network, four laning of Rohtak-Bahadurgarh (NCR boundary NH-10) as also Rohtak –NCR boundary (NH71); grid roads from Rohtak- Jhajjar and Rohtak-Sonipat has increased job opportunity, connectivity and demand of land. These factors prima facie caused to revise the published Revised Final Development Plan. Therefore, the amendments of the development plan are quite essential for following consideration:

(a) INDUCED INDUSTRIAL GROWTH:
The location of this town being almost in the middle of Delhi and Hisar (a counter – magnet town of National Capital Region) where land values are going high, increase in pressure due to availability of unique educational and medical facilities will continue but infrastructure is inadequate.

(b) INDUCED ECONOMIC ACTIVITIES:
Keeping in view the possibilities of a large number of industries, National and State Highways, educational institutions, medical facilities of higher order administrative organizational setup, there is necessity of setting up a Transport Nagar and other infrastructure like wholesale markets and housing and city centre, beside working provision for shifting of offices/public sector undertakings out of Delhi.

(c) ADDITIONAL RECREATIONAL FACILITIES:
In addition to the existing spacious Tilyar Complex there is still necessity for provision of additional areas for various activities like leisure parks, existing large stretches of agriculture farms opens avenues for agro-tourism.

(d) NECESSITY FOR RAILWAY LINE BETWEEN ROHTAK AND REWARI AND BETWEEN ROHTAK AND HISAR.
As per National Capital Region Plan proposal, provision of Rohtak – Rewari railway line via Jhajjar has been made in the plan. In order to link Hisar (Counter Magnet Town) with Delhi, a railway line from Rohtak to Hisar via Hansi is essential and as such provision for the same has been made in the project by taking linkage from the existing Bhiwani railway line, subject to the approval from Railway Board.

(c) NECESSITY FOR NORTHERN BYE - PASS AND SOUTHERN BYE - PASS:
Keeping in view the proposed extended urbanisable limits, the existing northern bye - pass published in the Final Development Plan was converted into ordinary sector road. Instead the northern bye - pass has been proposed. To cope up with the problem of traffic congestion and traffic bottlenecks the proposed northern and southern bye - passes are the need of the hour.

(g) CONSTRUCTION OF ROHTAK DRAIN:
For proper disposal of storm water of Haryana Urban Development Authority sectors and town area, there is necessity to link Bohar Drain with Kultana - Chhudani - Bupanria Drain (KCB Drain) under the scheme of Rohtak Drain.

(h) PROVISION OF BRIDGES FOR PROPER COMMUNICATION AND TRANSPORTATION:
For streaming the traffic between the various components of the existing and proposed town and to provide unhindered traffic on the bye-pass, periphery roads, and provisions of rail over bridges, in phased manner is essential.

(i) OMNISSION OF AIR STRIP SITE:
Due to the extension of urbanisable area towards northern side of the town from the view point of protection from floods, site for air strip has been omitted and will be provided as per requirements and site conditions as and when received from Director General, Civil Aviation, New Delhi in the rural zone.

(j) FOUR LANING OF NATIONAL HIGHWAY and GRID ROADS:
Four lanning / Up grading of National Highway No. 10 and 71 has been proposed in this plan. As per National Capital Region Plan, for four lanning of Bahadurgarh- Rohtak segment and Rohtak- NCR boundary (NH-71) is to be completed. Rohtak – Sonipat and Rohtak – Jhajjar Grid Roads are to be completed.

(k) ADDITIONAL CONTROLLED AREA:
To prevent haphazard and sub-standard development around this regional centre of the NCR Controlled areas have been declared vide Haryana Government, Town and Country Planning Department, Haryana, notification No 4587-Y DP-69/3719, dated the 11th June, 1969, published in Haryana Government Gazette, dated the 8th July, 1969 around the Municipal Council Limit under section 4-(1) (a) of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963. Additional Controlled Area was declared vide Haryana Government, Town and Country Planning Department, notification No. 1107/ CCP (NCR)/96, dated 11th October, 1996 published in Haryana Government Gazette, dated the 5th November 1996 around the Municipal Council limit under section 4-(1) (b) of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963. Since the development activities are at higher pace and hence Additional Controlled Area II Rohtak, have been declared under section 4-(1) (a) of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 vide Haryana Government, Town and Country Planning Department, notification No CCP ( NCR ) / RTK (ACA-II)/A/2006/1082, dated the 4th May, 2006 (Extraordinary) published in Government Gazette on 4th May, 2006 and Controlled Area around Dada Chavan Rishi Temple at village Kharawar under section 4-(1) (b) of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 declared vide Haryana Government, Town and Country Planning Department, notification No. CCP (NCR) NH10/RTK/5/C.A./B/ 2006/1380, dated the 13th June, 2006, published in Haryana Government Gazette (Extra.), dated the 13th June, 2006. The Controlled Area around Radha Krishna Mandir, Chuliana Mor, village Ismaila (9 Biswa) has been declared under section 4-(1) (b) of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 declared vide Haryana Government, Town and Country Planning Department, notification No. CCP (NCR) NH10/RTK/5/C.A./B/ 2006/1381 dated 13th June, 2006, Published in Haryana Government Gazette (Extra.), dated the 13th June, 2006.

Keeping the above factors in view the Draft Development plan has been prepared for the existing controlled area as well as the Additional Controlled Areas II Rohtak, Controlled Area around Dada Chavan Rishi.
Temple at village Kahrawar and Controlled Area around Radha Krishna Mandir, Chulana Mor, village Ismaila (9 Biswa).

5. POPULATION PROJECTION:

<table>
<thead>
<tr>
<th>Census Year</th>
<th>Population</th>
<th>Decennial Growth</th>
</tr>
</thead>
<tbody>
<tr>
<td>1951</td>
<td>71902</td>
<td></td>
</tr>
<tr>
<td>1961</td>
<td>88183</td>
<td>22.5%</td>
</tr>
<tr>
<td>1971</td>
<td>124754</td>
<td>41.4%</td>
</tr>
<tr>
<td>1981</td>
<td>166768</td>
<td>33.68%</td>
</tr>
<tr>
<td>1991</td>
<td>215844</td>
<td>29.43%</td>
</tr>
<tr>
<td>2001</td>
<td>294577</td>
<td>36.30%</td>
</tr>
</tbody>
</table>

2001 is 3,71,415 person ***

*** The population of settlements covered in the urbanisable limit in this proposed Draft Development Plan -2025 as per census 2001 is 3, 71,415 person (Bohar 12807,Garth Bohar 3584, Kheri Sadih 4415, Kahrawar 28135, Sunari Kalan 14073,Sunari Khurd-2928, Kanhel 1747, Maina 4257,Kahrawar 3203). Population of Rohtak Municipal Council was 286807 where out growth as sector was 7770, excluding population of Rohtak (Rural) as 1668 persons.

With coming up of the of Kundli- Manesar- Palwal (KMP) Western Periphery Expressway in the close vicinity (approximately 25 Kilometers away) towards east to this NCR Regional centre, nearness to India's one of the biggest metropolis, Planning of the Rohtak- Hansi Railway link for direct connectivity to the Hisar, a Counter Magnet Town of NCR, Railway link to Jhajjar and Rewari as Regional Rail Network. Four laning of Rohtak-Bahadurgarh (NCR boundary NH-10) as well as Rohtak -NCR boundary (National Highway-71); Grid Roads from Rohtak- Jhajjar and Rohtak-Sonipat The pace of development now observing the Rohtak city in view of the above factors and the development of the southern bye-pass, development projects started in the towns for construction of road over bridges, rail over bridges, development of transport nager and auto market, widening of roads, augmentation of water supply, effective measures of flood control, efforts of solid waste management, improvement of infrastructures in the educational, health-care and sports institutions not only attracting the private sector in the urban land development but generated an atmosphere of development towards Delhi as well as southern side of the town. It may lead to setting up of Industrial Modern Township (IMT) and rapid industrial development in this heartland of Haryana. It will increase the Job opportunity, connectivity and demand of land.

In consideration of the above scenario and pace of development in Rohtak options of different growth rates of population existing in the urbanisable area have been worked out and it is found appropriate that population growth rate for Rohtak may be as per below:

<table>
<thead>
<tr>
<th>Serial Number</th>
<th>Year</th>
<th>Decennial Population Growth rate</th>
<th>Projected population</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>2001</td>
<td>-</td>
<td>3,71,415</td>
</tr>
<tr>
<td>2</td>
<td>2001-2011</td>
<td>45 %</td>
<td>5,38,552</td>
</tr>
<tr>
<td>3</td>
<td>2011-2021</td>
<td>50 %</td>
<td>8,07,828</td>
</tr>
<tr>
<td>4</td>
<td>2021-2025</td>
<td>55 %</td>
<td>9,85,550**</td>
</tr>
</tbody>
</table>

** Projected population of 4 years from 2021-2025 AD.

These factors prima facie caused to Re-Revise the published Revised Final Development Plan as Draft Development Plan for a population of 9.86 lacs by 2025 AD.
6. Development Proposals:

The Draft Development Plan has been prepared for the projected population of 8.07 lacs persons by 2021 AD and for 9.86 lacs by 2025 AD, which will be implemented in a phased manner with town density of 101 persons per hectare. This existing town and villages in the urbanisable area covers total built-up area of about 2004 hectares and it will accommodate the population of about 3.0 lacs persons. The planning in this area is conspicuously absent and it is thickly populated.

The residential density of 125-150 persons per hectare proposed in published plan has to be revised to the realistic density of about 250 persons per hectare.

The extent of various land uses is given below:

<table>
<thead>
<tr>
<th>S.No.</th>
<th>Land use</th>
<th>Area within Municipal Limit (Hectare)</th>
<th>Area Outside Municipal Limit (Hectare)</th>
<th>Total (Hectare)</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Residential</td>
<td>352</td>
<td>2388</td>
<td>2740</td>
<td>35.37</td>
</tr>
<tr>
<td>2</td>
<td>Commercial</td>
<td>152</td>
<td>308</td>
<td>460</td>
<td>5.94</td>
</tr>
<tr>
<td>3</td>
<td>Industrial</td>
<td>163</td>
<td>1079</td>
<td>1242</td>
<td>16.02</td>
</tr>
<tr>
<td>4</td>
<td>Transport and Communication</td>
<td>47</td>
<td>869</td>
<td>916</td>
<td>11.82</td>
</tr>
<tr>
<td>5</td>
<td>Public Utility</td>
<td>48</td>
<td>314</td>
<td>362</td>
<td>4.67</td>
</tr>
<tr>
<td>6</td>
<td>Public and Semi Uses</td>
<td>132</td>
<td>820</td>
<td>952</td>
<td>12.29</td>
</tr>
<tr>
<td>7</td>
<td>Open spaces</td>
<td>152</td>
<td>856</td>
<td>1008</td>
<td>13.01</td>
</tr>
<tr>
<td>8</td>
<td>Special Zone</td>
<td>34</td>
<td>34</td>
<td>68</td>
<td>0.88</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>1080</td>
<td>6668</td>
<td>7748</td>
<td>100.00</td>
</tr>
</tbody>
</table>

Existing area of the town = 1804 hectares
Existing area of the villages in Urbanisable limit = 200 hectares

Total proposed area = 1804 + 200 = 7748 = 9752 Hectares

Residential:

To provide for the projected population an area of 2740 hectares has been proposed in sectors 1, 2, 3, 4, 5, 6, 7, 9, 10, 14, 18 part, 19, 21-E, 21-F, 22, 23, 24, 25, 26, 27, 27-C, 27-D, 28, 30, 30-B, 30-C, 30-D, 31-A, 31-B, 33, 33-A, 33-B, 34 part, 35, 36, 36-A and 37 in addition to the existing town area. The average density of the residential sectors works out to be about 250 persons per hectare.

Commercial:

An area of about 460 hectares has been provided in sector 18-A, 30, 30-A, 24, 25, 27-C, 31 (all party). Sector 18-A for commercial uses viz trade, ware - housing, storage and wholesale trade etc. Sector 30 and 30-A are proposed to be developed as City Centre. Besides a few commercial belts have also been provided in sectors 6, 28, 29, 21-C, 21-E, 34, 37 and opposite to sector 7, 8, 20, 22-D, 27-D, 33, 35-A and 37 along development plan roads.

Industrial:

The industrial sectors have been taken on southern side keeping in view the proposal of final development plan published in 1982 as well as the Revised Final Development Plan published in 1998 in sectors 20, 22A. New sectors towards South viz. Sector no 25-A, 25-C, 25-D, 25-E, 22-B, 22-C part, 22-D, 21-C, 21-D part have been proposed primarily for the industrial purposes and setting up of Industrial Modern Township (IMT) in view of the wind direction, proposed Bye-pass, vicinity to the railway line, existing NH-71 and its long distanced heavy traffic. An area of about 1242 hectare has been kept as against 388 and 810 hectares provided in the earlier published plans. Keeping pace with the policies of the National Capital Region to develop Rohtak as the Regional Centre, for balanced development of the region, it is essential to provide sound economic base for the town through Industrial activities by means of induced growth, setting up IMT, oil and food grain, agro-industrial units, a large scale mother industrial unit in addition to the Automobile industry, in view of the location of town on junction of NH-10, 71 and 71-A, are some of the industrial sectors have enormous potential in this town.

Transport and Communication:

Keeping in view the trend of expansion of urbanisable areas towards south and in east viz. a viz keeping with the view land use in vicinity to the Rohtak and Asthal Bohar railway station and abutting to the grain fodder...
and vegetable market and NH-71 bye pass towards south Sector 18 part,21-A, 25-B 26 Part have been added. Proposal of Transport Nagar has been made in sector 18 part and 21-A. An area of 429 and 498 hectares (Including major roads) was provided in earlier published plans where as now proposal has been made for 916 hectares (Including major roads and bye pass). In Sector-6, the New Bus Stand already exists. Land of Sector 5 which was reserved for transport and communication zone has now been converted to public and semi public and residential in the changing scenario the appropriateness of Transport Nagar will be nearer to the railway station end grain, fodder and vegetable market (sector 18) and 125 acres of area has been proposed for Truck Parking along Jhajjar Road at Southern Bypass.

Sector 25-B has been proposed near railway station and industrial sectors for railway siding, loading unloading platforms yard, inland container depot, weigh bridges, FCI Godowns, Fuel storage, pipe lines, storage of heavy building material.

Widening of the V2 road of 45 Meters has been made for 60 meters with 30mts green belt, and all the 30 meters sector dividing roads, which have not yet been developed, have been proposed for 45 meters width, in view of the recent directions. For streamlining the traffic between the various components of the existing and proposed town and to provide un – hindered traffic on the bye - pass, circular roads, provisions of rail over bridges, in phased manner, has been proposed on Jhajjar road, Delhi road, Double Fatak Junction. Southern bye pass crossing Rohtak-Delhi segment, Southern bye pass crossing Rohtak-Bhiwani and proposed Hisar segment, northern bye pass crossing Rohtak-Gohana segment, Western circular road crossing Rohtak-Jind segment, Bhiwani Rohtak Road. In addition flyovers are proposed for the smooth flow of traffic at Sheela Junction (Sonipat road), Southern bye pass crossing Rohtak-Jhajjar NH-71, Southern bye pass crossing Rohtak-Bhiwani scheduled road. The hierarchy of roads proposed, as per latest guidelines, in this plan prima-facie includes:-

<table>
<thead>
<tr>
<th>Road Category</th>
<th>Name</th>
<th>Width</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>V I</td>
<td>Bye pass</td>
<td>75 Meters</td>
<td>100 Meters Green Belt on both the sides of the bye pass</td>
</tr>
<tr>
<td>V 1 C</td>
<td>National High Way</td>
<td>Existing width</td>
<td>60 Meters Green Belt on both the sides of the National High Way</td>
</tr>
<tr>
<td>V 2</td>
<td>Major Road</td>
<td>60 Meters</td>
<td>Widened from earlier 45 meters width and proposed 30 meters green belt on both sides</td>
</tr>
<tr>
<td>V 2 A</td>
<td>Part of NH10 from village Kheri Sadh to Jawaharlal Nehru (JLN) Canal</td>
<td>60 Meters</td>
<td>150 meters green belt on both sides.</td>
</tr>
<tr>
<td>V 2 A</td>
<td>Sector Dividing Road</td>
<td>45 Meters</td>
<td>Widened from earlier 30 meters width where such roads have not been constructed/plan implemented.</td>
</tr>
<tr>
<td>V 3</td>
<td>Sector Dividing Road</td>
<td>30 Meters</td>
<td>Earlier 30 Meters such roads, which has been constructed/plan implemented.</td>
</tr>
</tbody>
</table>

Approach to the Asthal Bohar railway station (near sector 26) has been made with supporting land uses to avoid traffic congestion in old Town to provide facility to the residents of this entire newly planned area. Since Rohtak town developed in a linear pattern along the NH-10 hence there is no proper connectivity between areas across railway line. A 45 meter wide road has been proposed through Maharishi Dayanand University near Jawaharlal Nehru (JLN) Canal having access from Sector-28 and linking NH-71A through Sector 24-25 dividing road with ROB on Delhi- Rohtak Railway segment.

The site of airstrip has been omitted which was provided in the initial published development plans and the same The provision of Air Strip will be made in rural zone as soon as the recommendation for the same is received from the Director Civil Aviation, New Delhi. For High Speed Tramway system a strip of land along the Rohtak – Delhi railway line is reserved on northern side in this plan.

Public Utilities:
- An area of about 362 hectares, in place of the earlier plan’s 241 hectares, has been provided for public utility service like water supply, grid sub station, and disposal works etc. in different sectors. Sites of the earlier plan has been accommodated in this plan viz Sectors 1,2,7, 23, 25 and 34 as well as on Hisar road near Drain No.8 near IDC colony. Sites being developed by the public health Department for Disposal works near village Singhupura Kalan and in Sector 21-B near Drain No.8 have been incorporated in the Development plan. Additional sites in
sector 22-C, 25-C, 26, 27-C and 31-C have been proposed for their balanced spatial distribution, from operational and economic considerations, to cope with the demands from time to time in addition to the existing water services. For solid waste disposal an area of about 20 hectares has been proposed along drain No. 8 in sector 21-B.

Public and Semi – Public Uses:
The Draft Development Plan envisages Rohtak as an Educational Hub. Vast land has been reserved for institutional purpose between NH-10 and Delhi - Rohtak railway segment. An area of 952 hectares, in place of the earlier plans 610 hectares, has been proposed for this use in sector 7 part, 26-A, 26-B, 27-A, 27-B, 29, 31 and partly in sector 5, 21-C, 21-D, 22-C in addition to strips in sector 36,36-A and strips opposite to sector 9 ,10, on Hahar Road near southern by-pass, 27-D, 33-A, 36-A. Sufficient vacant pockets are available in Maharishi Dayanand University and Post Graduate Institute of Medical sciences Campus in sector 15. The town has high potential for higher and technical education hence such institutions have been proposed in sector 29 and 31, 27-A 27-B in addition to other institutions and organizations. Provisions of various Defense, Police and Jail institutions have been proposed near Southern Bypass for an area of about 140 hectares to facilitate the housing of various same character institutions. The site has been proposed in the revenue estate of village Sunari Kalan in the south-west direction.

Open Space:
An area of about 1008 hectares, in place to 244 hectares of earlier approved plan has been proposed. Vast open space along NH-10 as V2A road from Kheri Sahu to Jawaharlal Nehru (JLN) Canal with 150 meter wide green belt on both sides has been proposed near new Town Centre in sector 30 and 30-A as well as in the vicinity of the proposed educational hub site in Sector 26-A, 26-B, 27-A, 27-B. Sector (21- B) as regional level open space has been proposed. The green belt along V-1 Road and other roads will also come under open spaces. Along V2 roads of 60 meter width green belt of 30 meter width has been proposed. The areas of Tlyar complex – sector – 32 and the areas of Renakpura reserved by archeology Department are taken in this zone. Green belt of 100 meters width on both the sides of the by- passes has been provided; Green belt of 60 meters width on both the sides of the National Highways has been provided widening of the width of green belt from 30 meters. Open spaces of different levels have been proposed in the Development Plan. Town level open spaces proposed in sector 22-A, 25 and 30-C where as neighbour hood level open spaces in sector 25-C, 26, 28 and 37. A green buffer between residential sector (22) and Industrial sector (22-A) has also been proposed.

Special Zone:
An area of 68 hectares (app.) has been reserved for special zone, which shall include recreation and entertainment, commercial, group housing and institutional uses in sector 21.

Agricultural Zone:
A sizeable area has been reserved as agricultural zone. This zone will, however, not eliminate the essential building development within this area, such as the extension of existing village contiguous to abadi – deh if undertaken under project approval or sponsored by Government for other ancillary and allied facilities necessary for maintenance and improvement of an agricultural area.

Phasing of Development plan

<table>
<thead>
<tr>
<th>Serial No.</th>
<th>Period</th>
<th>Sectors to be developed</th>
<th>Development activities to be taken up</th>
</tr>
</thead>
</table>
Governing law

Governing law.

Zoning Regulations:
The legal sanctity to the proposals regarding land use is being given to the 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.

Zoning Regulations:

ANNEXURE-B

Governing use and development of land in the Controlled Areas of Rohtak as shown in Draft Development Plan Drawing No. DTP(R) 1611/06, dated 20th June, 2006

General:

(1) These zoning Regulations, forming part of the Development Plan for the Controlled Areas Rohtak shall be called Zoning Regulations of the Draft Development Plan for the Controlled Areas Rohtak.

(2) The requirement of these regulations shall extend to the whole of the area covered by the development plan and shall be in addition to the requirements of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act no. 41 of 1963), and the rules framed thereunder.

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(R) 1611/06, dated 20th June, 2006;

(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 of fuel provided they do not have any obnoxious features;

(j) "Heavy Industry" means an industry to be set up in public or semi-public or private sector with the permission of the Government (the cost of plant, machinery etc. as defined in the industrial policy of the Government);

(k) "Obnoxious or hazardous Industry" means an industry set up with the permission of the Government and is highly capital intensive associated with such features as excessive smoke, noise, vibration, stench, unpleasant or injurious effluent, explosive inflammable material etc. and other hazards to the health and safety of the community;
"Material Date" means the date of publication of notification of various controlled area declared as under:

<table>
<thead>
<tr>
<th>Serial Number</th>
<th>Name of the Controlled Area and Notification number</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 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 as bounded within the major road system shown on drawing;

Explanation:

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

2. For the purposes of calculation of sector density or colony density, it shall be assumed that 55 percent of the sector area or colony area will be available for residential plots including the area under Group Housing and that every building plot shall on the average contain three dwelling units each with a population of 4.5 persons per dwelling unit or 13.5 persons building plot or as incorporated in the Zoning Plan of the colony/group housing complex. In the case of shop-cum-residential plots, 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", "Coloniser", "Development Plan", "Sector" and "Sector Plan" shall have the same meaning as assigned to them in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (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
HARYANA GOVT. GAZ. (EXTRA.), SEPT. 8, 2006 (BHDR. 17, 1928 SAKA) 2633

(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;

(b) "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 roof, above normal floor level with a maximum height of 1.5 meters and which is constructed or adopted for storage purposes;
(w) "Mezzanine Floor" 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 tube wells, pump chambers, wind mills, irrigation’s drains, pucca platforms, fencing and boundary walls, water hydrants etc;
(y) "Rural Industries Schemes" means industrial units, which is registered as rural industries schemes by the Industries Department;
(z) "Small Scale Industries" means industrial units, 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 (Punjab Act 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;
(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.

III. Major Land Uses/Zone

(1) 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) Parks and Open Spaces Zone
(viii) Agriculture Zone
(ix) Special Zone

(2) Classification of major land uses is according to Appendix A.

IV. Division into Sectors

Major land uses mentioned at serial Nos.(i) to (vii) in zoning regulation-III above, which are land uses for building purposes, have been divided into sectors as shown, bounded by the major road reservations and each sector shall be designated by the number as indicated on the drawing.

V. Detailed land uses within major uses

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

VI. Sectors not ripe for development

Notwithstanding the reservation of various sectors for respective land uses for building purposes, the Director may not permit any changes in their land use or allow construction of building thereon from consideration.
of compact and economical development of the controlled area till such time as availability of water supply, drainage arrangement and other facilities for these sectors are ensured to his satisfaction.

VII Sectors to be developed exclusively through Government Enterprises

(1) Change of land use and development in sectors which are reserved for the commercial zone and the semi-public zone shall be taken only and exclusively through the Government or a Government undertaking or a public authority approved by the Government in this behalf and no permission shall be given for development of any colony within these sectors.

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

VIII. Land Reservations for Major Roads

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

<table>
<thead>
<tr>
<th>Road Category</th>
<th>Name</th>
<th>ROW</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>V I</td>
<td>Bye pass</td>
<td>75 Meters</td>
<td>100 Meters Green Belt on both the sides of the bye pass</td>
</tr>
<tr>
<td>V I C</td>
<td>National High Way</td>
<td>Existing width</td>
<td>60 Meters Green Belt on both the sides of the National High Way</td>
</tr>
<tr>
<td>V 2</td>
<td>Major Road</td>
<td>60 Meters</td>
<td>Widened from earlier 45 Meters width and proposed 30 meters green belt on both sides</td>
</tr>
<tr>
<td>V 2 AA</td>
<td>Part of NH10 from village Kheri Sadh to Jawaharlal Nehru (JLN) Canal</td>
<td>60 Meters</td>
<td>150 Meters green belt on both sides.</td>
</tr>
<tr>
<td>V 2 A</td>
<td>Sector Dividing Road</td>
<td>45 Meters</td>
<td>Widened from earlier 30 Meters width where such roads have not been constructed/plan implemented</td>
</tr>
<tr>
<td>V 3</td>
<td>Sector Dividing Road</td>
<td>30 Meters</td>
<td>Earlier 30 Meters such roads which has been constructed/plan implemented</td>
</tr>
</tbody>
</table>

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

IX. Industrial non-conforming uses

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; and

(c) no further expansion shall be allowed within the area of the non-conforming use.

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 a lapse of period fixed under clause IX, the land shall be allowed to be redeveloped or used only for conforming use.

XI. The development to conform to sector plan and zoning plan

Except as provided in regulation IX, no land within major land use shall be allowed to be used and developed for building 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 XVI; and
(ii) the plot is accessible through roads laid out and constructed up to the satisfaction of the Director.

XIII. Minimum size of plots for various types of building
(1) The minimum size of the plots for various types of uses shall be as below:-

<table>
<thead>
<tr>
<th>Serial No.</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>Residential plot</td>
<td>50 Square meters</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Residential plot in subsidised industrial housing or slum dwellers housing scheme approved by the Government</td>
<td>35 Square meters</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Shop-cum-residential plot</td>
<td>100 Square meters</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Shopping booths including covered corridor or pavement in front</td>
<td>20 Square meters</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Local service industry plot</td>
<td>100 Square meters</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Light industry plot</td>
<td>250 Square meters</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>Medium industry plot</td>
<td>8000 Square meters</td>
<td></td>
</tr>
</tbody>
</table>

(2) The minimum area under a group-housing scheme will be 5 acres if it forms a part of a licensed colony and 10 acres if it is developed independently. However, in case a group housing scheme is floated by Haryana Urban Development Authority or any other Government agency, the size of group housing sites 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 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:

<table>
<thead>
<tr>
<th>Serial No.</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>33%</td>
<td>175</td>
</tr>
<tr>
<td>2</td>
<td>Government offices</td>
<td>25%</td>
<td>150</td>
</tr>
<tr>
<td>3</td>
<td>Commercial</td>
<td>In accordance with the terms and conditions specified in the zoning plan of sites approved by the competent authority.</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Warehousing</td>
<td>75%</td>
<td>150</td>
</tr>
</tbody>
</table>

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

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

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

XVII. Relaxation of agricultural zone
In the case of any land lying in Agriculture zone, Government may relax the provisions of this development plan-
(a) for use and development of the land into a residential or industrial colony provided the coloniser has purchased the land for the said use and developed prior to the material date and the coloniser secures permission for this purpose as per Rules.
(b) for use of land as an individual site (as distinct from an industrial colony)
Provided that-
(i) the land was purchased prior to the material date;
(ii) the Government is satisfied that the need of the industry is such that it cannot await alternative allotment in the proper zone;
(iii) the owner of the land secures permission for building as required under the Rules;
(iv) the owner of the land undertakes to pay to the Director, as determined by him, the proportionate charges as and when called upon by the Director in this behalf and during the interim period makes satisfactory arrangement for discharge of effluent.

**Explanation**

The word 'purchase' in the regulation shall mean acquisition of full proprietary rights and no lesser title, such as agreement to purchase etc.

**XVIII Density**

Every residential sector shall be developed to the sector density indicated as prescribed for it in the drawing subject to a maximum of 20 percent variation allowed on either side of the prescribed sector density.

**XIX. Provision of Farm House outside Abadi-Deh in Agricultural Zone:**

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

<table>
<thead>
<tr>
<th>Size of farm house</th>
<th>Main building of the dwelling unit</th>
<th>Ancillary building of main dwelling unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>(i) Site coverage</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2 Acres minimum</td>
<td>As applicable to residential plot equivalent to 500 square yards.</td>
<td>1 percent of the farm land (not more than 40 percent shall be used for labour/ servant quarters)</td>
</tr>
<tr>
<td>Upto 3 acres</td>
<td>As applicable to residential plot equivalent to 750 square yards.</td>
<td>do-</td>
</tr>
<tr>
<td>Upto 4 acres and above.</td>
<td>As applicable to residential plot equivalent to 1000 square yards.</td>
<td>do-</td>
</tr>
<tr>
<td>(ii) Height and storey</td>
<td>11 Meters, three storeyed</td>
<td>4 meters, single storey.</td>
</tr>
</tbody>
</table>

(iii) Set back:

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

- (a) Where the road is bye-pass to a scheduled road - 100 meters
- (b) Where the road is a scheduled road - 30 meters
- (c) Any other road - 15 meters

(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:

- (a) Good potable water supply should be available in the farm for human consumption in case farm house is built.
- (b) Open Sanitary drains or covered drains to be provided to clean the sheds in case of Dairy farms. Drains are to be provided for carrying rain water in case of all buildings.
(c) Septic tank to be provided for disposal of human and animals waste as per provisions of the Rules.

(d) The distance between the septic tank and open well or tubewell shall be as provided in the Rules:

Provided that Government may amend the minimum size of the farm for any scheme sponsored by the State Government/State Agency for the proper utilizations of the rural zone.

XX. Relaxation of development plan

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

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/Residential Zones abutting on V-1/M-1 and V-2/M-2 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

<table>
<thead>
<tr>
<th>Serial No.</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>

(iii) MISCELLANEOUS

I Parking

(a) one Equivalent Car Space for every 50 square meters of floor area shall be provided for parking in cyber park/Information Technology Park, 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 requirement.

II Other Activities

(a) incidental commercial activities like Banks, Restaurants, Insurance Offices etc. shall be permitted subject to restriction of 4% of the gross 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 /Rural 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.
### APPENDIX A

#### CLASSIFICATION OF LAND USES

<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 Sector 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>230</td>
<td></td>
<td>Warehousing and Storage</td>
</tr>
<tr>
<td></td>
<td>240</td>
<td></td>
<td>Office and Banks including Government Office</td>
</tr>
<tr>
<td></td>
<td>250</td>
<td></td>
<td>Restaurants, Hotels and Transient Boarding Houses, and public assistance</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>accommodation institutions providing residential accommodation like</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Dharamshala, Tourist House etc.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Cinema and other places of public assembly on a commercial basis.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Professional Establishments</td>
</tr>
<tr>
<td>300</td>
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<td>Industrial</td>
<td>Service Industry</td>
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<td>320</td>
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<td>330</td>
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<td>340</td>
<td></td>
<td>Heavy Industry</td>
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<tr>
<td>400</td>
<td>410</td>
<td>Transport and</td>
<td>Railway Yards, Railway Station and Sidings.</td>
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<td></td>
<td>420</td>
<td>Communication</td>
<td>Roads, Road Transport Depots and Parking Areas</td>
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<td>430</td>
<td></td>
<td>Dockyards, Jetties</td>
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<td>440</td>
<td></td>
<td>Airport/ Air Stations</td>
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<td>450</td>
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<td>Telegraph offices, Telephone Exchanges etc.</td>
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<td>460</td>
<td></td>
<td>Broadcasting Station</td>
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<td>Television Station</td>
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<td>510</td>
<td>Public Utilities</td>
<td>Water Supply installation including treatment plants</td>
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<td>520</td>
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<td>Drainage and Sanitary installation including disposal works</td>
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<td>Electric power plants substation etc.</td>
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<td>Gas Installation and Gas work</td>
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<td>Public and semi</td>
<td>Government Administrative Central Secretariat District Offices, Law Courts,</td>
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<td></td>
<td>public</td>
<td>Jails, Police Stations, Governors and President's Residence</td>
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<td></td>
<td>620</td>
<td></td>
<td>Education, Cultural and Religious Institutions</td>
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<td>630</td>
<td></td>
<td>Medical and Health Institutions</td>
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<td>640</td>
<td></td>
<td>Cultural institution like Theatres, Opera Houses etc. of a predominantly</td>
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<td></td>
<td>650</td>
<td></td>
<td>non commercial nature</td>
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<tr>
<td>700</td>
<td>710</td>
<td>Open Spaces</td>
<td>Land belonging to defence</td>
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<td></td>
<td>720</td>
<td></td>
<td>Sports Grounds, Stadium and Play Grounds</td>
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<td>730</td>
<td></td>
<td>Parks</td>
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<td></td>
<td>740</td>
<td></td>
<td>Green Belts, Garden and other Recreationa Uses</td>
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<tr>
<td></td>
<td>750</td>
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<td>Cemeteries, crematories etc.</td>
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<tr>
<td>800</td>
<td>810</td>
<td>Agricultural land</td>
<td>Fuel filling stations and Bus Queue shelters</td>
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<td></td>
<td>820</td>
<td></td>
<td>Market Garden</td>
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<td></td>
<td>830</td>
<td></td>
<td>Orchards and Nurseries</td>
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<td></td>
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<td></td>
<td>Land Under staple crops</td>
</tr>
</tbody>
</table>
I. RESIDENTIAL ZONE:
(i) Residence
(ii) Boarding house
(iii) Social community religious and recreational buildings
(iv) Public utility building
(v) Educational buildings and all types of school and college where necessary
(vi) Health institutions
(vii) Cinemas
(viii) Commercial and professional offices
(ix) Retail shops and restaurants
(x) Local service industries
(xi) Petrol filling stations
(xii) Bus stops, tonga, taxi, scooter and rickshaw stand
(xiii) Nurseries and green houses
(xiv) Any other minor needs to ancillary to residential use
(xv) Starred hotels
(xvi) Any other use, which the Government may in public interest decide
(xvii) Cyber Parks/Information Technology Park

II. COMMERCIAL ZONE
(i) Retail Trade
(ii) Wholesale Trade
(iii) Warehouses and storages
(iv) Commercial offices and banks
(v) Restaurant and Transient Boarding Houses including public assistance institutions providing residential accommodation like Dharamshala, Tourist House etc
(vi) Cinemas, Hotels, Motels and other places of public assembly like theatres, club, Dramatic Club, etc. run on commercial basis
(vii) Professional establishments
(viii) Residences on the first and higher floors
(ix) Local service industry
(x) Public utility buildings
(xi) Petrol filling stations and service garages
(xii) Loading and unloading yards
(xiii) Parking spaces, bus stops, taxis, tonga and rickshaw stand
(xiv) Town parks
(xv) Any other use which the Director in public interest may decide

III. INDUSTRIAL ZONE
(i) Light industry
(ii) Medium industry
(iii) Obnoxious and Hazardous Industry

APPENDIX B

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 parameters decided by the Government

At sites earmarked for them in the sector plan or in the approved layout plan of the colonies
(iv) Heavy industry
(v) Service industry
(vi) Warehouse and storages
(vii) Parking, loading and unloading area
(viii) Truck stand/bus stops, taxi, tonga and rickshaw stand
(ix) Public utility, community buildings and retail shops
(x) Petrol filling stations and service garages.
(xi) Liquid Petroleum Gas godowns permitted by the Director.
(xii) Any other use permitted by the Director.
(xiii) Cyber Parks/Information Technology Parks/ Information Technology Industrial Units

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

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

VI. OPEN SPACES
(i) Sports ground, stadium and play grounds
(ii) Parks and green belts
(iii) Cemeteries crematories etc.
(iv) Motor fuel filling stations, bus queue shelter along roads with the permission of Director
(v) Any other recreational use with the permission of Director.
(vi) Public utility services like transmission lines, communication lines, water supply lines, sewage lines, drainage lines in the green belts along the scheduled roads and major roads

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

VIII. USES STRICTLY PROHIBITED:
(i) Storages of petroleum and other inflammable material without proper license.

IX. AGRICULTURE ZONE
(i) Agricultural, Horticultural, dairy and poultry farming.
(ii) Village houses within Ahadi-veh
(iii) Farm houses outside ahadi-veh subject to restriction as laid down in zoning regulation XIX
X. SPECIAL ZONE

(i) Recreation and entertainment, commercial, group housing and institutional uses

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
Processors Processor/Processor Power Module/Upgrade

(C) Storage Units including:
- Hard Disk Drives/Hard Drives
- RAID Devices and their Controllers
- Floppy Disk Drives
- C.D. ROM Drives
- Tape Drives DLT Drives/DAT
- Optical Disk Drives
- Other Digital Storage Devices

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

(E) Printers and Output Devices including
- Dot matrix
- Laserjet
- Inkjet
- Desjet
- 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
Consumables including:
- Compact Disc
- Floppy Disk
- IBM DLT/Tapes DAT/CTO
- Ribbons
- Tapes
- Toner Cartridges
- Inks for Output devices

Electronic Components:
- Printed Circuit Board/populated 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

Telecommunication Equipment including:
- Telephones
- Videophones
- Facsimile machines/Fax cards
- Tele-Printers/Telex machines
- PABX/EPABX/RAX/MAX Telephone Exchange
- Multiplexers/Muxes
- Modems
- Telephone answering machines
- Telecommunication Switching Apparatus
- Antenna 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.

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

- Delivered outside India.
- Delivered over communication networks, and
- Either externally contracted (out-sourced) or provided by a remote subsidiary of the same company (out-located).

Note: Services which would not be included are:

- Remote production/manufacturing units
- The Corporate offices of companies or their local branches
- Virtual business on Internet

The following services which meet the above criteria would be included:

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

SHAKUNTALA JAKHU,
Financial Commissioner and Principal Secretary to Government Haryana,
Town and Country Planning Department.