HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT

Notification

The 2nd September, 2003

No. CCP (NCR) SCA/2003/1917.—In exercise of the powers conferred by sub-section (7) of section 5 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1961), and all other powers enabling him in this behalf, and with reference to Haryana Government, Town and Country Planning Department, notification No. CCP (NCR) SCA-1999/1386, dated the 7th October, 1999, the Governor of Haryana hereby, decides and publishes the final development plan Sonipat-Kundli-Multifunctional Urban Complex along with restrictions and conditions to be made applicable to the controlled areas covered by it given in Annexures A and B to the final development plan of Sonipat-Kundli-Multifunctional Urban Complex.

Drawings

Sonipat-Kundli Multifunctional Urban Complex Existing Land Use Plan Drawing No. DTP (S) 796/95, dated 27th May, 1995.


ANNEXURE "A"

PLANATORY NOTE ON THE FINAL DEVELOPMENT PLAN FOR SONIPAT-KUNDLI MULTIFUNCTIONAL URBAN COMPLEX-2021 AD.

(I) Introduction.—Sonipat town came into the light as a District Headquarter in 1972 comprising the tahsils of Sonipat, Gohana and Ganaur. Sonipat town is linked with Delhi, Uttar Pradesh and Haryana with road and rail links. The name of Sonipat town was formed on the name of Raja Soni or a town called Swaran Pratap during Mahabharata time. This town is conveniently linked with Delhi and Chandigarh by rail but the interiors of Haryana by roads only.

(II) Location and Regional Settings.—Sonipat town is located at a distance of 52 kilometers by road and 44 kilometers by rail from Delhi. National Highway No. 1 lies 8 kilometers away in the east from the main town. The town is well linked with the National and State Capital by road and rail links. The town has also well connectivity with the interiors of the State as well as the neighbouring state of Uttar Pradesh.

(III) Physiography.—The physiography of this region is characterised by the presence of Yamuna River in the west which forms boundary between Haryana and Uttar Pradesh States. The featureless plain area lacks topographic features. The physical landscape is broken at places by small irrigation minor canals. The slope of the area is gentle running from north-west to south-east with a level variation of 13 degree. The soil of this area known as khaddar is fine clay. The storm water of the area is collected in the drains and then into River Yamuna. The region falls in the region of India. It is characterised by hot summer and a severe winter. The average rain falls in 50 to 70 cm. The sweet ground water is available at the depth of 10 to 15 metres. The town is free from floods. The wind blows from west in winter and east in summer.

(IV) Availability of Infrastructure.—It has been proposed to equip the town with all the infrastructures required for it to act as self-contained and self-sufficient entity and to serve the surrounding region. As compared to existing norms the available infrastructure and facilities are lacking and to cope with these, full-fledged developed sectors have been proposed in the development plan. As per standard norms, social infrastructure has been provided in the proposed sectors mentioned in the development plan.

(V) Economic base of the town/status.—Although Sonipat town is noted for industrial activities but industrial character is changing fast. 24.04% of the total workers are engaged in trade and commerce whereas 23.98% of workers are engaged in manufacturing activities. Similarly 32.60% of the workers are engaged in other services. Distribution of workers in Sonipat town is given in the following table :
Distribution of workers in Sonipat – 1991

<table>
<thead>
<tr>
<th>Serial Number</th>
<th>Categories of employment</th>
<th>No. of workers</th>
<th>% age of total workers</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Cultivators</td>
<td>1043</td>
<td>2.64%</td>
</tr>
<tr>
<td>2.</td>
<td>Agricultural Labourers</td>
<td>1857</td>
<td>4.70%</td>
</tr>
<tr>
<td>3.</td>
<td>Live Stock Forestry etc.</td>
<td>175</td>
<td>0.44%</td>
</tr>
<tr>
<td>4.</td>
<td>Mining and Quarrying</td>
<td>6</td>
<td>0.02%</td>
</tr>
<tr>
<td>5.</td>
<td>Household Industry</td>
<td>1300</td>
<td>3.29%</td>
</tr>
<tr>
<td>6.</td>
<td>Other than household Industries</td>
<td>8139</td>
<td>20.69%</td>
</tr>
<tr>
<td>7.</td>
<td>Constructions</td>
<td>1625</td>
<td>4.12%</td>
</tr>
<tr>
<td>8.</td>
<td>Trade and Commerce</td>
<td>9489</td>
<td>24.04%</td>
</tr>
<tr>
<td>9.</td>
<td>Transport, storage and communication</td>
<td>2946</td>
<td>7.46%</td>
</tr>
<tr>
<td>10.</td>
<td>Other Services</td>
<td>12903</td>
<td></td>
</tr>
<tr>
<td><strong>Total Workers</strong></td>
<td></td>
<td><strong>39483</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>

Keeping in view the above distribution of workers in mind, land use proposals have been formulated on the consideration that industrial activities and trade and commerce will continue to remain the major economic base of the town. The town is growing as a major industrial centre of the State as well as of the region. The Haryana State Industrial Development Corporation has already developed its industrial estates around the town at various places and a number of industrial activities have already come up in the controlled areas after obtaining the change of land use permission from the Department/Government.

(VI) Population/demography.—The growth trend of the population in Sonipat town has been given in the following table:

<table>
<thead>
<tr>
<th>Year</th>
<th>Population</th>
<th>Growth Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>1941</td>
<td>17,781</td>
<td></td>
</tr>
<tr>
<td>1951</td>
<td>30,189</td>
<td>69.78%</td>
</tr>
<tr>
<td>1961</td>
<td>45,882</td>
<td>51.98%</td>
</tr>
<tr>
<td>1971</td>
<td>62,393</td>
<td>35.99%</td>
</tr>
<tr>
<td>1981</td>
<td>1,09,369</td>
<td>75.29%</td>
</tr>
<tr>
<td>1991</td>
<td>1,43,922</td>
<td>31.59%</td>
</tr>
<tr>
<td>2001</td>
<td>2,25,151</td>
<td>56.44%</td>
</tr>
<tr>
<td>2011</td>
<td>3,57,990*</td>
<td>59.0%</td>
</tr>
<tr>
<td>2021</td>
<td>5,76,364*</td>
<td>61.0%</td>
</tr>
</tbody>
</table>

Note: * indicates the projected population.

Sonipat had increased its population rapidly during the decade 1971-81 i.e. 75.29%. Perhaps this was due to the elevation of Sonipat town to a District Headquarters in the year 1972. Before this, Sonipat was a tehsil headquarters of one of the four tehsils of Rohtak. A study of the demographic profile reveals that Sonipat Town has maintained a more or less consistent moderate growth rate. However, this moderate growth rate is likely to increase due to the provision of quality infrastructure. The expressway will facilitate the introduction of the mass rapid transit system or electric fast moving trains.

National Capital Region (NCR) Plan 2001 has recognized Kundli area to be developed as a Delhi Metropolitan Area (DMA) town having a population of 1.5 lacs by 2001 AD. Although Kundli has been recorded as a village having a population of 3360 persons in 1991. However, in view of NCR Planning Board’s thrust on the development of DMA town and available developmental potential, Haryana Government has taken a conscious decision to develop an integrated complex comprising of controlled areas declared around Sonipat town and for Kundli township. Sonipat – Kundli Multifunctional Urban Complex for a population of 10 lacs persons for 2021 AD.


A composite final development plan —2021 AD of all above controlled areas has been prepared as Sonipat-Kundli Multifunctional Urban Complex Plan.

(VIII) Proposals

Land use proposals.—The land use proposals of the Final Development Plan have been formulated in a pragmatic manner keeping in view the existing ground realities. The Final Development Plan of Sonipat has been partly executed. These proposals have been retained accordingly with minor modifications. The total urbanisable area for the Sonipat—Kundli Multifunctional Urban Complex has been worked out by assigning a town density of approximately 80 persons per hectare. This would require an urbanisable area of 12468 hectares.

The detailed descriptions and provisions of major land uses in the plan are as under:

<table>
<thead>
<tr>
<th>Land use</th>
<th>Area (Hectares)</th>
<th>Percentage of Total Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>4186</td>
<td>33.57</td>
</tr>
<tr>
<td>Commercial</td>
<td>1811</td>
<td>14.53</td>
</tr>
<tr>
<td>Industrial</td>
<td>2790</td>
<td>22.38</td>
</tr>
<tr>
<td>Transport and Communications</td>
<td>1257</td>
<td>10.08</td>
</tr>
<tr>
<td>Public Utility</td>
<td>0301</td>
<td>02.41</td>
</tr>
<tr>
<td>Public and Semi Public uses</td>
<td>1058</td>
<td>08.49</td>
</tr>
<tr>
<td>Green Belts and Open spaces</td>
<td>1065</td>
<td>08.54</td>
</tr>
<tr>
<td>Total</td>
<td>12468</td>
<td>100.00</td>
</tr>
</tbody>
</table>
Description of various land uses:

Residential.—The total area reserved for the residential purposes in the form of sectors in Final Development Plan is 4186 hectares which is 33.57% of the total area of the complex. The main thrust of residential development is towards Shershah Suri Marg. Sectors 14, 15, 12 (part), 13 (part), 7 and 8 (part) and sector-23 have already been developed. Land for Sector-3 has been acquired for commercial purpose and acquisition proceedings for other potential residential sectors like sector 2, 5 and 6 are under consideration with the Government. A new residential sector in Kundli township (sector 58) is also under acquisition proceedings. There is an immense demand of a few residential sectors in Kundli area due to coming up of a lot of industrial activities in that area. Residential sector-23 has been developed on west of the Delhi-Ambala railway line due to its close proximity with the existing Mini-Secretariat. The residential areas have been earmarked keeping in view the place of work and other economic activities which are required to be developed on neighborhood pattern. All the services and utilities needed for day to day living shall be provided in the Sector itself. Hence, each sector will have a local market or shopping centre, education, health, recreational facilities etc. located in close proximity of the residential houses. In sector plan, provision for sites for basic amenities like electric substation, telecom etc. would be made. The city level facilities like college, cremation grounds, club, telephone exchange etc. would be accommodated in various sectors of the complex. In first phase, the area between existing town and Kundli area have been proposed for development.

Commercial.—The land earmarked for commercial purposes in the Final Development Plan is 1811 hectares which is 14.53% of the total area of the complex. Land for sector-3 has been acquired which is proposed to serve as one of the commercial centres of the Multifunctional Urban Complex for Sonipat area and another sector 66 adjoining proposed Faridabad-Noida-Ghaziabad Express Highway has been proposed for Kundli area. The commercial sub-centres have been proposed keeping in view of their utility and accessibility. Natural existing features such as drain, major road system etc. Have also influenced their locations. Care has been taken to locate these commercial centres on major road network and along Express highways and National Highway. In first phase, already acquired commercial sectors have been envisaged to be developed.

Industrial.—Keeping in mind the over spill of industrial activities from Delhi 2790 hectares of land has been earmarked for industrial purposes which is 22.38% of the total area of the complex. The allocation of land for this purpose has taken into consideration the existing industrial infrastructure apart from the growth potential of industrial activities. Sectors 42 and 43 have been proposed adjoining the railway line for light industrial units and similarly other industrial sector have been reserved for industrial units raising from light to large and medium industries. In first phase, the thrust for industrial development has been kept towards National Capital Territory Delhi and along National Highway. Industrial Sector 38 is especially developed by Haryana State Industrial Development Corporation to attract attention of industrialists who want to shift their industries from Delhi. The industrial sectors 53, 54, 55, 56 and 57 have been proposed for this where development activities would be completed in this phase. Development of other industrial sectors would be taken later in next phase.

Transport and Communication.—Shershah Suri Marg and railway line have been retained in the Final Development Plan as guiding factors with the allocation of land uses and other road/railway network. The road network has been planned in a hierarchical manner to facilitate easy movement to traffic and people. The width of this road network is designated as follows:

- V-I: Proposed Express Highways and Grand Trunk Road
- V-II: 65 meters
- V-II(a): 45 meters
- V-III: 30 meters
- V-III(a): Roads with existing width
- Tram way: 30 meters Green belt.

The road network has been planned by keeping in view the inter-city and intra-city traffic as well as the location of the town in its regional setting. The Sonipat town is mainly connected with the national capital, state capital, city of handlooms Panipat, heartland of state Rohtak through Gohana, Baghat and Meerut in the neighbouring state of Uttar Pradesh. For a smooth and fast movement of inter-city traffic 65 metres wide roads have been proposed. An outer peripheral road has also been proposed to link the major existing roads with the Grand Trunk Road. This will by-pass the regional traffic. The sector dividing roads have been proposed as V-III with a minimum width of 30 metres. Where ever necessary, V-II (a) sector roads with a width of 45 metres have been proposed in the Final Development Plan.
Keeping in view the proposals of National Capital Region Planning Board an express highway namely Eastern Peripheral Expressway and Western Peripheral Expressway (Faridabad-Noida-Ghaziabad-Kundli Expressway) has been proposed to link the Delhi Metropolitan Area towns of National Capital. This will facilitate to reduce the journey time between these towns and will help in reducing the traffic load on the national capital. Adequate bridges on drains, under passes to express highways and flyovers are proposed on Shershah Suri Marg. A sizeable area adjoining the Haryana State Industrial Development Corporation sector-38 is proposed to be developed as a transport Nagar and for bus stand. The portions of National Highway -1 have been proposed to be elevated in order to segregate the local market traffic and to facilitate the smooth flow of traffic on National Highway -1 starting from Bahalgah chowk to Kundli border.

The National Capital Region Planning Board has proposed to strengthen the regional transport system by suggesting connecting the priority towns and Delhi Metropolitan Area towns through regional rapid transit system. The proposals have been adopted in the Final Development Plan by envisaging Rapid Transit Corridors from Sonipat to Delhi and from Sonipat to Panipat along which local electric trains (R.M.T.S) could be run at 10 to 15 minutes interval. This would ideally connect the Sonipat town to Delhi and Panipat which will make commutation from and Delhi and ipat easy and fast thereby giving the town tremendous boost. This will also help in reducing the pressure on road transportation along the National Highway No. 1. In the first phase of development strengthening colour light signalling of these railway lines is proposed. However, in second phase of development dedicated road gauge electrified double line is proposed. To facilitate the commuters and other passengers railway stations at various places have been proposed. These railway stations have been facilitated with strengthening and augmentation of access roads. A new railway line has been proposed to link the multifunctional complex with Ghaziabad and Bhiawara towns. This will serve the purpose of National Capital Region ring railway network. A railway siding has been proposed for sector 37, proposed for transport Nagar.

Apart from above tramways with 30 metres width have been provided in the Final Development Plan for the introduction of rapid transit system and for strengthening of mass transport system. The whole complex is suitably well connected with the tramways. These tramways will connect the Sonipat town with the Kundli township.

Public Utilities.—The land earmarked for public utilities such as major disposal works and grid sub-station is 301 hectares, which is 2.41 % of the total area of the complex. The major disposal works are proposed to be located on both sides of Drain No.8 on the out skirts of the Kundli township in the eastern side of National Highway -1. A sizeable area has also been reserved for disposal works adjoining sector-2. The disposal works at this site has already been completed under Yamuna Action Plan. This disposal is proposed to treat the sewerage of existing Sonipat Town along with its adjoining areas and discharge the same in the adjoining drain no.6 after treatment. The under ground water in most of the urbanisable area is potable but the water supply west of Shershah Suri Marg needs to be augmented with the tubewells located on east of this road. Regarding the supply of water to the west of railway line water treatment plants near sector-3 has been proposed which is proposed to be maintained from the Western Yamuna Canal as the underground water in this area is unfit for human consumption. Each sector or group of sectors will have its own waste works / boosting systems to ensure adequate supply of water. Suitable sites for solid waste disposal have been provided in the plan.

Public and Semi-Public Uses.—Engineering College has already been established in sector 18-B and other suitable areas on Sonipat-Mutthal road have been earmarked for educational institution purposes which would also serve as a buffer between other urbanis able area and agricultural zone. Sector-4 has been earmarked for the establishment government, Semi Government and other offices. Similarly sectors-39, 47, 65, 67 and 68 have also been earmarked for recreational use. In all 1058 hectares of land has been earmarked for this land use which is 8.49% of the total area of the complex.

Open Spaces.—Suitable open spaces totaling to 1065 hectares, i.e. 8.54% of the total area of the complex, have been proposed to be developed for sports activities, parks, green belts and recreational uses. The proposal for uniform green belt of 50 meters width along National Highway has been made. A 100 meters wide green belt adjoining the proposed railway siding has been provided. This green belt stretches between the proposed ring railway and 65 metres wide peripheral road from drain No.6 up to recreational zone in the east of the National Highway No. 1. 50 meters wide green belt on both sides of express highways within urbanisable zone have been kept. As per requirement 30/50 meters wide green belt have been proposed along the Tramways and other major road system. 50 meters wide green belt is provided along the Drain No.6 and 8, 30 metres wide green belt along Sonipat-Rohtak Road, Sonipat-Gohana road, Sonipat-Mutthal Road, Sonipat-Bahalgah road and along the railway lines have been provided. These green belts are proposed to contain the ill effects of non-conforming land uses and noise pollution etc. A huge town level park in an area of approximately 16 hectares has been proposed along National Highway -1 in sector-7 which is being developed. Half of the sector is proposed to be developed as another Town Level Park besides public and semi public land uses. A strip of one kilometer wide has been earmarked for recreational use. The site for solid wastes disposal near sector 54 has been proposed which will be put to recreational use after land filling. Green belt has been provided along Delhi border in rural ze.
Agricultural Zone.—Rest of the controlled areas have been designated as rural zone with a view to keep it free from large scale building activities so that it could be further utilised for expansion of the town. However, rural and small scale industries and farm houses are permissible in the zone subject to the conditions stipulated in zoning regulations and policy framed by the Government.

Phasing of Land use proposals.—Keeping in view the developmental potentials and immediate thrust of development, this final development plan 2021 AD for Sonipat Kundli Multi-Functional Urban Complex has been phased as under:

1. Phase-I up to year 2011 AD
2. Phase-II Year 2011 to 2021 AD

For phase-I, Sonipat and Kundli have been conceived as two different nodes. Sonipat is proposed to house 3.57 Lac persons. In this phase, the residential and commercial sectors between existing town and National Highway -1 have been proposed for development. As per regional plan of National Capital Region, Kundli the Delhi Metropolitan Area town has been proposed to house 1.5 lac persons which is likely to be accommodated due to impetus of industries this phase, industrial, commercial and residential sectors along National Highway-1 have been proposed for development.

The rest of development has been proposed to be taken up in the second phase.

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 and uses and stipulate that all change of land use and development shall be in accordance with the details shown in the sector plan thereby ensuring the preparation of detailed sector plans for each sector to guide the development and enforce proper control.

ANNEXURE "B"

Governing use and development of land in the controlled areas of Sonipat-Kundli Multifunctional Urban Complex as shown in drawing No. DTP(S) 931/2003, dated the 7th January, 2003.

I. General—(1) These Zoning Regulations, forming part of the development plan for the controlled areas of Sonipat-Kundli Multifunctional Urban Complex shall be called Zoning Regulations of Development Plan for Sonipat-Kundli Controlled Area.

(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 (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(S) 931/2003, dated the 7th January, 2003.
(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 utilities 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 Chakki's with power, laundry, dry-cleaning and dyeing, repair and service of automobile, scooter 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.
"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;

"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);

"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 No.</th>
<th>Name of the controlled area and notification No.</th>
<th>Material date</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Controlled area declared around municipal town of Sonipat vide Haryana Government; Town and Country Planning Department, notification No. 2366-2TCP-64/24048, dated the 23rd September, 1964, published in the Haryana Government Gazette, dated the 9th October, 1964.</td>
<td>9th October, 1964</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>---</td>
<td>---</td>
<td>---</td>
</tr>
</tbody>
</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' 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' shall mean the area of sector or of colony as bounded within the major road system shown on drawing;

Planation: (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 plot however, only one dwelling unit shall be assumed;

(r) "Site Coverage" means ratio expressed in percentage between the area covered by the ground floor of building and the area of the site;

(s) The terms "Act", "Colony", "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;

(t) "Farm House" shall mean a house constructed by the owner of a Farm at his land for the purpose of:

(i) Dwelling unit, i.e. main use

(ii) Farm Shed i.e. Ancillary use

Notes: (1) The construction of the farm house shall be governed regarding the restrictions given under clause regarding "provision of farm house outside abadi-deh in rural/agricultural zone;

(2) The farm sheds shall be governed by the restrictions mentioned in clause regarding building control and site specifications;

(u) 'Ledge or Tand' means a shelf-like projection, supported in any manner whatsoever, except by means of vertical supports, within a room itself but not having projection wider than one meter;

(v) 'Loft': An intermediary floor on a residual space in a pitched roof; above normal floor level with a maximum height of 1.5 meter and which is constructed or adopted for storage purposes;

(w) 'Mezzanine Floor': An intermediary 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': shall mean development and activities, which are required to assist in carrying out the process of "agriculture" such as tubewells, pump chambers, windmills, irrigation's drains, pucca platforms, fencing and boundary walls, water hydrants etc.

(y) "Rural Industries Schemes" means industrial unit, which is registered as rural industries schemes by the Industries Department;
(2) "Small Scale Industries" means industrial unit, which is registered as small scale industries by the Industries Department;

(za) "Agro based industries" means an industrial unit, which uses food grain, fruits or Agro waste as a raw material; and

(zb) any other terms shall have the same meaning as assigned to it in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963, (41 of 1963);

(ze) "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, 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, surrounding and high speed communication access to be developed for nurturing the Information Technology concept and germination of medium and large software companies;

III. Major Land Uses/Zone.—

(i) Residential Zone

(ii) Commercial Zone

(iii) Industrial Zone

(iv) Transport and Communication Zone

(v) Public and Semi-Public Zone (Institutional Zone)

(vi) Public Utility Zone

(vii) Open Spaces Zone

(viii) Agriculture Zone

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

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

V. Detailed land uses within major uses.—Main, ancillary and allied uses, which are subject to the other requirements of these regulations and of the rules, may be permitted in the respective major land uses zones are 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>Sr.No.</th>
<th>Classification</th>
<th>Roads</th>
<th>Land Reservation</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>V-I</td>
<td>Proposed Express Highways and Grand Trunk Road</td>
<td>Existing Width</td>
</tr>
<tr>
<td>2</td>
<td>V-I(a)</td>
<td>Roads with existing width</td>
<td>Existing width</td>
</tr>
<tr>
<td>3</td>
<td>V-I(b)</td>
<td>Existing Roads to be widened</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>V-II</td>
<td>Main Roads</td>
<td>65 meters</td>
</tr>
<tr>
<td>5</td>
<td>V-III(a)</td>
<td>Sector Peripheral Roads</td>
<td>45 meters</td>
</tr>
<tr>
<td>6</td>
<td>V-III</td>
<td>Sector Peripheral Roads</td>
<td>30 meters</td>
</tr>
<tr>
<td>7</td>
<td></td>
<td>Tramway</td>
<td>30 meters green belt</td>
</tr>
</tbody>
</table>

(2) The brand alignment of other roads shall be as per sector plans or as per approved layout plans of zones.

IX. Industrial non-conforming uses.—With regard to the existing industries shown in the zones other than those shown 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 a sector or within a zone 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 or a plot shall be given unless:
(i) the plot forms a part of an approved colony or the plot is in such area for which relaxation has been granted as provided in regulation XVII; and
(ii) the plot is accessible through roads laid out and constructed up to the situation of the plot to the satisfaction of the Director.

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

(i) Residential plot
(ii) Residential plot unsubsidized industrial housing Or slum dwellers housing scheme approved by the Government schemes
(iii) Shop-cum-residential plot
(iv) Shopping booths including covered corridor or pavement in front
(v) Local service industry plot
(vi) Light industry plot
(vii) Medium industry plot

<table>
<thead>
<tr>
<th>Type of Plot</th>
<th>Minimum Size (Square metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>50</td>
</tr>
<tr>
<td>Residential (subsidized)</td>
<td>35</td>
</tr>
<tr>
<td>Residential (unsubsidized)</td>
<td>100</td>
</tr>
<tr>
<td>Shopping Booths</td>
<td>20</td>
</tr>
<tr>
<td>Local service industry</td>
<td>100</td>
</tr>
<tr>
<td>Light industry</td>
<td>250</td>
</tr>
<tr>
<td>Medium industry</td>
<td>8000</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.

**XIV. Site coverage, Height and bulk of building under various types of buildings.** Site coverage and the height up to which building may be erected within independent residential and industrial plots, shall be according to the provisions contained in Chapter VII of the rules. In the case of other categories, the maximum coverage and the floor area ratio subject to architectural control, as may be imposed under regulation XVI shall be as under:

<table>
<thead>
<tr>
<th>Serial Number</th>
<th>Type of use</th>
<th>Maximum Ground Floor coverage</th>
<th>Maximum Floor Area Ratio</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Group Housing</td>
<td>35%</td>
<td>175</td>
<td></td>
</tr>
<tr>
<td>2.</td>
<td>Government Offices</td>
<td>25%</td>
<td>150</td>
<td></td>
</tr>
<tr>
<td>3.</td>
<td>Commercial</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(a)</td>
<td>Integrated corporate</td>
<td>40%</td>
<td>150</td>
<td>The total area of the commercial plot is to be considered as plottable area while working out the total plottable area of the sector.</td>
</tr>
<tr>
<td>(b)</td>
<td>Individual site</td>
<td>100%</td>
<td>300*</td>
<td>Only 35% of the total area of commercial pocket in which sites have been planned be counted as plottable area for working out the plottable area of this sector.</td>
</tr>
<tr>
<td>4.</td>
<td>Warehousing</td>
<td>75%</td>
<td>150</td>
<td></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 purpose.

**XV. Building lines in front and rear of buildings.** These shall be provided in accordance with rules 51, 52 and 53 of the rules.

**XVI. Architectural control.** Every building shall conform to architectural control prepared under rule 50 of the rules.

**XVII. Relaxation of land use within agricultural zone.** In the case of any land laying in Agricultural 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 right 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</th>
<th>Maximum coverage on ground for dwelling unit (main building)</th>
<th>Maximum coverage on ground shed (ancillary building)</th>
</tr>
</thead>
<tbody>
<tr>
<td>(i) Site coverage</td>
<td>2 Acres</td>
<td>100 square metres</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>(II) Maximum height</th>
<th>(III) Height and storey</th>
<th>(iv) Approach Road —</th>
<th>(v) Basement:</th>
<th>(vi) Ledge, loft and Mezzanine floor</th>
<th>(vii) Services, Water supply and drainage</th>
</tr>
</thead>
<tbody>
<tr>
<td>(a) 100 metres</td>
<td>(b) 6 metres single storeyed</td>
<td>(a) The approach road to the farm shall have a minimum right of way to 13.5 metres (45 feet).</td>
<td>Basement shall be permitted to the maximum extent of ground floor coverage but in the basement water closet and bathroom shall not be permitted.</td>
<td>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.</td>
<td>Good potable water supply should be available in the farm for human consumption in case of farm house is built.</td>
</tr>
<tr>
<td>(b) 30 metres</td>
<td></td>
<td>(b) When the approach road serves more than one farm than the minimum right of way should be 18.30 metres (60 feet)</td>
<td></td>
<td></td>
<td>(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.</td>
</tr>
<tr>
<td>(c) 15 metres</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>(c) Septic tank to be provided for disposal of human and animals waste as per provisions of the Rules.</td>
</tr>
</tbody>
</table>

Provided that Government may amend the minimum size of the farm for any scheme sponsored by the State Government/State Agency for the proper utilisation of the 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</td>
</tr>
</tbody>
</table>

(iii) MISCELLANEOUS:—

(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) The 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 sewage 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></td>
</tr>
<tr>
<td>200</td>
<td></td>
<td>Commercial</td>
<td></td>
</tr>
<tr>
<td>210</td>
<td></td>
<td></td>
<td>Retail Trade</td>
</tr>
<tr>
<td>220</td>
<td></td>
<td></td>
<td>Wholesale Trade</td>
</tr>
<tr>
<td>230</td>
<td></td>
<td></td>
<td>Warehousing and Storage</td>
</tr>
<tr>
<td>240</td>
<td></td>
<td></td>
<td>Office and Banks including Government Office</td>
</tr>
<tr>
<td>250</td>
<td></td>
<td></td>
<td>Restaurants, Hotels and Transient Boarding Houses including public assistance institutions providing residential accommodation like Dharamshala, Tourist House etc.</td>
</tr>
<tr>
<td>1</td>
<td>2</td>
<td>3</td>
<td>4</td>
</tr>
<tr>
<td>-----</td>
<td>-----</td>
<td>---------------------------------------------</td>
<td>-------------------------------------------------------------------</td>
</tr>
<tr>
<td>260</td>
<td></td>
<td>300 Industrial</td>
<td>Cinema and other places of public assembly on a commercial basis.</td>
</tr>
<tr>
<td>270</td>
<td></td>
<td>Professional Establishments</td>
<td></td>
</tr>
<tr>
<td>310</td>
<td></td>
<td>Service Industry</td>
<td></td>
</tr>
<tr>
<td>320</td>
<td></td>
<td>Light Industry</td>
<td></td>
</tr>
<tr>
<td>330</td>
<td></td>
<td>Extensive Industry</td>
<td></td>
</tr>
<tr>
<td>340</td>
<td></td>
<td>Heavy Industry</td>
<td></td>
</tr>
<tr>
<td>400</td>
<td>Transport and Communication</td>
<td>Railway Yards, Railway Station and Sidings,</td>
<td></td>
</tr>
<tr>
<td>410</td>
<td></td>
<td>Roads, Road Transport Depots and Parking Areas</td>
<td></td>
</tr>
<tr>
<td>420</td>
<td></td>
<td>Dockyards, Jetties</td>
<td></td>
</tr>
<tr>
<td>430</td>
<td></td>
<td>Airport/Air Stations</td>
<td></td>
</tr>
<tr>
<td>440</td>
<td></td>
<td>Telegraph offices, Telephone Exchanges etc</td>
<td></td>
</tr>
<tr>
<td>450</td>
<td></td>
<td>Broadcasting Station</td>
<td></td>
</tr>
<tr>
<td>460</td>
<td></td>
<td>Television Station</td>
<td></td>
</tr>
<tr>
<td>470</td>
<td></td>
<td>Water Supply installation including treatment plants</td>
<td></td>
</tr>
<tr>
<td>500</td>
<td>Public Utilities</td>
<td>Drainage and Sanitary installation including disposal works</td>
<td></td>
</tr>
<tr>
<td>510</td>
<td></td>
<td>Electric power plants substation etc.</td>
<td></td>
</tr>
<tr>
<td>520</td>
<td></td>
<td>Gas Installation and Gas work.</td>
<td></td>
</tr>
<tr>
<td>530</td>
<td></td>
<td>Government Administrative Central Secretarial District Offices,</td>
<td></td>
</tr>
<tr>
<td>540</td>
<td></td>
<td>Law Courts, Jails, Police Stations, Governors and President's Residence</td>
<td></td>
</tr>
<tr>
<td>600</td>
<td>Public and semi public</td>
<td>Education, Cultural and Religious Institutions</td>
<td></td>
</tr>
<tr>
<td>610</td>
<td></td>
<td>Medical and Health Institutions</td>
<td></td>
</tr>
<tr>
<td>620</td>
<td></td>
<td>Cultural institution like Theatres, Opera Houses etc. of a predominately non commercial nature</td>
<td></td>
</tr>
<tr>
<td>630</td>
<td></td>
<td>Land belonging to defence</td>
<td></td>
</tr>
<tr>
<td>640</td>
<td></td>
<td>Sports Grounds, Stadium and Play Grounds</td>
<td></td>
</tr>
<tr>
<td>650</td>
<td></td>
<td>Parks</td>
<td></td>
</tr>
<tr>
<td>700</td>
<td>Open Spaces</td>
<td>Green Belts, Garden and other Recreational Uses.</td>
<td></td>
</tr>
<tr>
<td>710</td>
<td></td>
<td>Cemeteries, crematories etc.</td>
<td></td>
</tr>
<tr>
<td>720</td>
<td></td>
<td>Fuel filling stations and Bus Queue shelters</td>
<td></td>
</tr>
<tr>
<td>730</td>
<td></td>
<td>Market Garden</td>
<td></td>
</tr>
<tr>
<td>740</td>
<td></td>
<td>Orchards and Nurseries</td>
<td></td>
</tr>
<tr>
<td>750</td>
<td></td>
<td>Land under staple crops</td>
<td></td>
</tr>
<tr>
<td>800</td>
<td>Agricultural land</td>
<td>Grazing and Land pastures</td>
<td></td>
</tr>
<tr>
<td>810</td>
<td></td>
<td>Forest Land</td>
<td></td>
</tr>
<tr>
<td>820</td>
<td></td>
<td>Marshy Land</td>
<td></td>
</tr>
<tr>
<td>830</td>
<td></td>
<td>Bairen Land</td>
<td></td>
</tr>
<tr>
<td>840</td>
<td></td>
<td>Land under water</td>
<td></td>
</tr>
<tr>
<td>850</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>860</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>870</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>880</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
APPENDIX - B

I. Residential Zone:

(i) Residence
(ii) Boarding House.
(iii) Social community religious and recreational buildings
(iv) Public Utility Building.
(v) Educational Buildings and all types of school and college where necessary.
(vi) Health Institutions.
(vii) Cinemas
(viii) Commercial and Professional offices.
(ix) Retail shops and Restaurants.
(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) Whole sale Trade.
(iii) Warehouses and storages.
(iv) Commercial offices and Banks.
(v) Restaurant and Transient Boarding Houses

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.

As required for the local need of major use at site earned by them in the sector plan approved layout plan of...
III. Industrial Zone:

(i) Light industry
(ii) Medium Industry
(iii) Obnoxious and Hazardous.
(iv) Heavy Industry.
(v) Service Industry.
(vi) Warehouse and storage.
(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 stops, shelters, taxi, tonga and rickshaw stand.

V. Public and Semi-Public Zone:

(i) Government offices, Government Administration Centres, Secretariats and Police Station.
(ii) Educational, cultural and Religious institutions.
(iii) Medical Health Institutions.
(iv) Civic/Cultural and social institutions like theatres, opera houses etc. of predominantly non-commercial nature.
(v) Land belonging to defence.
(vi) Any other use which Government in public interest made 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, sewerage lines, drainage lines in the green belts along the scheduled roads and major roads

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

At sites earmarked in the sector plan.

At sites earmarked in the sector plan.

At sites approved by Director, Town and Country Planning, Haryana.
VII. Public Utilities—
(i) Water supply installations including Treatment plants.
(ii) Drainage Sanitary installations, including Disposal works.
(iii) Electric Power plant and sub-station including Grid substation.
(iv) Gas installations and Gas works.

VIII Uses Strictly Prohibited:
Storages of petroleum and other inflammable material without proper license.

IX. Agricultural Zone:
(i) Agricultural, Horticulural, dairy and poultry Farming.
(ii) Village houses within Abadi-deh
(iii) Farm Houses outside abadi-deh subject to restriction as laid down in zoning regulation XIX.
(iv) Afforestation development of any of the part for recreation.
(v) Expansion of existing village continuous to abadi-deh if undertaken a project approved or sponsored by the central Government or semi Government
(vi) Milk chilling station and pasteurisation plant.
(vii) Bus Stand and railway station.
(viii) Air ports with necessary buildings.
(ix) Wireless station.
(x) Grain godowns, storage space at sites approved by the Director.
(xi) Weather stations
(xii) Land drainage And irrigation, hydroelectric works and tubewell for Irrigation.
(xiii) Telephone and electric transmission lines and poles.
(xiv) Mining and extractions including lime and brick kilns, stones, quarries and crushing subject to the rules and at approved site.
(xv) Cremation and burial grounds.
(xvi) Petrol filling station and service garages.
(xvii) Hydro electric/thermal power plant sub. station.
(xviii) Liquid Petroleum Gas storage godowns with the approval of Director.

(xix)(A) Non Polluting industries registered as Rural Industry Scheme/Small Scale Industrial units Subject to one of the following conditions:
(i) Located within half kilometre belt encircling the existing village Abadi-deh and approachable from public road/rasta other than scheduled road, National Highway and State Highway.
(ii) On Public road/rasta not less than 30 feet wide (other than scheduled roads, National Highway and State Highway) outside the half kilometer zone referred to in (1) above upto a depth of 100 metres along the approach road.
(iii) With an area upto two acres.
(iv) The site should not fall within 900 metres restricted belt around Defence installations.

(xx) Small Restaurants and Motels along National Highways.

(xxii) Any other use, which Government may in Public Interest, decide.
## APPENDIX-C

The list of controlled areas for which Sonipat-Kundli Multifunctional Urban Complex Plan 2021AD has been prepared is as under:

<table>
<thead>
<tr>
<th>Serial No.</th>
<th>Name of the controlled area and notification No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Controlled area declared around municipal town of Sonipat vide Haryana Government, Town and Country Planning Department, notification No. 2366-2TCP-6424048, dated the 23rd September, 1964, published in the Haryana Government Gazette, dated the 9th October 1964.</td>
</tr>
<tr>
<td>8</td>
<td>Controlled area declared around Primary School at Safidabad Pana Paposition vide Haryana Government, Town and Country Planning Department, notification No. 10DP-81/14203, dated the 1st September, 1981, published in the Haryana Government Gazette, dated the 29th September, 1981.</td>
</tr>
<tr>
<td>11</td>
<td>Controlled area declared around Middle School at Kundli vide Haryana Government, Town and Country Planning Department, notification No. 10DP-81/14212, dated the 1st September, 1981, published in the Haryana Government Gazette, dated the 29th September, 1981.</td>
</tr>
</tbody>
</table>

13 Controlled area declared around Primary School at Raisi vide Haryana Government, Town and Country Planning Department, notification No. 10DP-81/14218, dated the 1st September, 1981, published in the Haryana Government Gazette, dated the 29th September, 1981.


15 Controlled area declared around Primary School at Sewli vide Haryana Government, Town and Country Planning Department, notification No. 10DP-81/14224, dated the 1st September, 1981, published in the Haryana Government Gazette, dated the 6th October, 1981.


17 Controlled area declared around Middle School at Pabirsia vide Haryana Government, Town and Country Planning Department, notification No. 10DP-81/14230, dated the 1st September, 1981, published in the Haryana Government Gazette, dated the 6th October, 1981.

18 Controlled area declared around Middle School at Manoli vide Haryana Government, Town and Country Planning Department, notification No. 10DP-81/14233, dated the 1st September, 1981, published in the Haryana Government Gazette, dated the 6th October, 1981.


21 Controlled area declared around Primary School at Bakipur vide Haryana Government, Town and Country Planning Department, notification No. 10DP-81/14242, dated the 1st September, 1981 published in the Haryana Government Gazette, dated the 6th October, 1981.


APPENDIX -1

Categories of Industries included in the scope / definition of Information Technology Industry.

(A) Computing Devices including
   - Desktop
   - Personal Computer
   - Servers
   - Work-station
   - Nodes
   - Terminals
   - Network P.C.
   - Home P.C.
   - Lap-top Computers
   - Note Book Computers
   - Palm top Computer/PDA

(B) Network Controller Card/ Memories including
   - Network Interface Card (NIC)
   - Adaptor Ethernet/PCI/EISA/Combo/PCMICA
   - SIMMs Memory
   - DIMMs Memory
   - Central processing Unit (CPU)
   - Controller SCSI/Array
   - Processors Processor/Processor Power Module/Upgrade

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

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

(E) Printers and Output Devices including
   Dot matrix
   Laserjet
   Inkjet
   Deskjet
   LED Printers
   Line Printers
   Plotters
   Pass-book Printers

(F) Networking products including
   Hubs
   Routers
   Switches
   Concentrators
   Trans-receivers

(G) Software including
   Application Software
   Operating system
   Middleware/Firmware

(H) Power supplies to Computer Systems including
   Switch mode power supplies
   Uninterrupted Power supplies

(I) Networking/Cabling and related accessories
   (related to IT Industry)
   Fibre Cable
   Copper Cable
   Cables
   Connectors, Terminal blocks
   Jack panels, patch cord
   mounting cord/wiring blocks
   Surface mount boxes
(J) Consumables including
C.D-ROM / Compact Disk
Floppy Disk
Tapes DAT/LT
Ribbons
Toners
Inkjet Cartridges
Inks for output devices

Electronic Components
Integrated Circuit Board/populated PCB
Printed Circuit Board/PCB
Transistors
Integrated Circuits/ICs
Diodes/Thyristor/LED
Resistors
Capacitors
Switches (On/Off, Push button, Rocker, etc.)
Plugs/sockets/relays
Magnetic heads, Print heads
Connectors
Microphones/Speakers
Fuses

(L) Telecommunication Equipment including
Telephones
Telephones and the
Fascimile machines/Fax cards
Tele-Printers/Telex machine
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.

(M) Information Technology Enabled Services are business processes and services, the end products/services of which are:
(a) Delivered outside India;
(b) Delivered over communication network; and
(c) Either externally contracted (out-sourced) or provided by a remote subsidiary of the same parent company (out-located).

Note:—Services which would not be included are:
(i) remote production/manufacturing units
(ii) the Corporate offices of companies or their local branches
(iii) virtual business on Internet.

The following services which meet the above criteria shall 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
(xv) Web-site Services"