

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

The 5<sup>th</sup> February, 2007

**No. CCP (NCR) FDP (G) /2007/359** .-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 (41 of 1963) and with reference to Haryana Government, Town and Country Planning Department, Notification No. CCP(NCR) DDP(G)/ 2006 /1697, dated the 11<sup>th</sup> July, 2006 and in supersession of all other notifications issued in this behalf from time to time, the Governor of Haryana hereby publishes the final development plan 2021 AD for Gurgaon-Manesar Urban Complex, along with restrictions and conditions as given in Annexures A and B proposed to be made applicable to the controlled areas specified in Annexure B.

**Drawings**

1. Gurgaon-Manesar Urban Complex Existing Land Use Plan Drawing No. DTP(G)1405/05, dated the 22<sup>nd</sup> July, 2005. (already published vide Haryana Government, Town and Country Planning Department, Notification No. CCP(NCR) DDP(G)/ 2006 /1697, dated the 11<sup>th</sup> July, 2006).
2. Gurgaon -Manesar Urban Complex Final Development Plan-2021 Drawing No. DTP(G)1520/06, dated the 14<sup>th</sup> November, 2006.

**Annexure 'A'**

**EXPLANATORY NOTE ON THE FINAL DEVELOPMENT PLAN 2021 A.D. FOR THE CONTROLLED AREA OF GURGAON-MANESAR URBAN COMPLEX.**

**Introduction:**

The Gurgaon-Manesar Urban Complex which is known for Automobile Industries, Modern Commercial Malls, Towers of Cyber Parks and Software Development is situated on prime location on National Highway No. 8, only at a distance of 4 kilometers from the Indira-Gandhi International Air Port and is well linked with all capitals of the world through airways. The name of this town emerged on the world map in 1972, when world famed Maruti Industry was set up in Gurgaon with the collaboration of Suzuki Company of Japan. Now with the coming up of multinational companies like Hero Honda Motor, Honda Motors Ltd, Denso etc. in automobile sector and Microsoft, I.B.M. Nokia, Canon, Dupont, Sapient, British Airways, American Express, ABN Amro Bank, Alcatel, Nestle, Convergys, Hewitt, Vertex, Fidelity Investment, E.Vallue, Keine World India, Becton Dickinson India Private Limited in software development sector; the Gurgaon-Manesar Urban Complex has become abode of International Companies. With the result, the biggest cyber city of India spreading in an area of about 90 acres in addition to numerous cyber parks are being developed in Gurgaon itself within a radius of 15 kilometers from the International airport in private sector to accommodate the needs of software development units of multinational companies.

The availability of high level infrastructure of Airways, Railways, Highways, International Embassies and world famed medical and educational institutions in its close proximity at National Capital of Delhi have become the main factors of attraction for international companies for setting up their business at Gurgaon. In order to meet the demand of foreign investors and also to set up high-tech non polluting industrial units, the Haryana Government initially with the collaboration of Japanese entrepreneurs started setting up Industrial Model Township at Manesar in 1992 through Haryana State Industrial Development Corporation. The said Corporation has developed about 700 hectares land at Manesar and now the developed land is being made available to all entrepreneurs of the world including India.

The Haryana Urban Development Authority in public sector and licenced colonizers in private sector through Town and Country Planning Department have also played prime role in achieving planned development in Gurgaon-Manesar Urban Complex. The Haryana Urban Development Authority and the licenced colonizers collectively have developed about 8000 hectares land for residential, commercial, institutional and industrial purposes to meet the increasing demand of the public.

The areas of Gurgaon-Manesar Urban Complex which have so far been developed in public and private sector including existing town and village abadies would accommodate 22 lacs population. In order to cater the

future demand of Gurgaon-Manesar Urban Complex an additional area of 21733 hectares has been added in the form of urbanisable area for the said complex to accommodate 15 lacs additional population. Thus, the total urbanisable area of Gurgaon- Manesar Urban Complex would accommodate 37 lacs population by 2021 AD.

The Gurgaon-Manesar Urban Complex Development Plan for 2021 AD has been prepared on the basis of following planning principles.

**(1) Provision of additional road links between Delhi and Gurgaon.**

Since Gurgaon-Manesar Urban Complex adjoins Delhi Metropolitan City: mobility between these two urban complexes has been increased by proposing following new road links in consultation with National Capital Region Planning Board and Delhi Government.

- (i) 90 meter wide road link between Vasant Kunj (Delhi Border) in Delhi to Mehrauli road in Gurgaon.
- (ii) 90 meter wide road link from Andheria Mor in Delhi to Gurgaon - Faridabad road in Gurgaon through Mandi and Gual Pahari .
- (iii) 150 Meter wide road link between Dwarka residential complex of Delhi to Palam Vihar of Gurgaon.

**Provision of 150 meter wide northern peripheral road and 90 metres wide southern peripheral road.**

For smooth flow of inter-city traffic and intra-city traffic of Gurgaon -Manesar Urban Complex, a 150 meter wide northern peripheral road and 90 meter wide southern periphery road has been proposed. The take-off point of this road from NH-8 shall be before Toll-Plaza towards Gurgaon.

**Provision of 75 meter and 60 meter wide sector dividing roads.**

For new urbanisable area, the widths of all sector dividing roads have been kept as 75 meter and 60 meters.

**(2) Provision of special economic zone.**

In order to facilitate the Indian entrepreneurs to compete foreign market, under the Special Economic Zone Act and for the purpose of boosting the economy of the state, a provision of special economic zone has been made in the Development Plan wherein non polluting industrial units associated with high technology and high precision would be set up.

**Proposed Land Uses: -**

The extent of various land uses as proposed in the Development Plan 2021 are given as below: -

Serial No	Land Use	Area (in Hectares)
1	Residential	14930
2	Commercial	1404
3	Industrial	5441
4	Transport and Communication	4231
5	Public Utilities	564
6	Public and Semi public use(Institutional)	1630
7	Open Spaces	2675
8	Special Zone	106
9	Defence Land	633
<b>Total Area</b>		<b>31614</b>
10	Special Economic Zone	4570
11	Existing Town	406
12	Village Abadies	428
<b>Grand Total</b>		<b>37069</b>

### **1- Residential :**

In order to cater the projected population of 37 lacs, an area of 14930 hectares has been reserved for residential purpose. The Haryana Urban Development Authority and licensed colonizers have already developed residential area of 8000 hectares in various residential sectors of this Development Plan. The aforesaid residential areas developed in public and private sectors would accommodate population of 20 lacs. The existing town and village abadies falling within the urbanisable area are also accommodating 2 lacs population. The additional residential area proposed in the Development Plan would cater the residential demand of rest of the 15 lacs projected population. The residential areas proposed in the Development Plan shall be developed on neighbor-hood concept by making provision of all community facilities and services within the sectors on average net residential density of 200 persons per hectare.

### **2. Commercial**

In the Development Plan an area of 1404 hectares land has been reserved for commercial purpose, out of which Haryana Urban Development Authority has developed 480 hectares land. The new commercial areas proposed in the Development Plan shall be developed in the form of big commercial malls and corporate commercial complexes. In addition, the commercial belts with a width of 200 metres have also been provided along the selected roads to cater the needs of the surrounding areas.

### **3-Industrial**

The demand for developed industrial plots / land in Gurgaon-Manesar Urban Complex is increasing day by day. In order to cope with the demand of software industries, Auto Mobile industries and other pollution free high-tech industries; an area of 5441 hectares has been reserved for industrial use. The Haryana State Industrial Development Corporation and Haryana Urban Development Authority have already developed an area of 1246 hectares in the said complex. The new industrial areas have been proposed along express highway adjacent to IMT Manesar.

### **4. Transport and Communication.**

For solving the intercity and intercity traffic problems of Gurgaon-Manesar Urban Complex, the new road links between Delhi Metropolitan City and the said Complex have been proposed as mentioned below: -

- (i) 90 meter wide road link between Vasant Kunj in Delhi to Mehrauli road in Gurgaon.
- (ii) 90 meter wide road link from Andheria Mor in Delhi to Gurgaon - Faridabad road in Gurgaon through Mandi and Gwal Pahari.
- (iii) 150 Meter wide road link between Dwarka residential complex of Delhi to Palam Vihar of Gurgaon.

In the new urbanisable area the width of sector dividing roads have been proposed as 75 meters and 60 meters. Haryana Urban Development Authority has already developed Auto Market in sector 10 in an area of 16 hectares. A Transport Nagar has also been developed by Haryana Urban Development Authority in an area of 28 hectares in sector 33. In order to cater future demand of the public, the Transport Nagar and Container Depot have been proposed adjoining to Delhi- Rewari Railway Line.

An additional "Mass Rapid Transit System Corridor" along the 150 m northern link to Delhi extending from "Dwarka" in Delhi has been proposed in the Final Development Plan 2021, extending upto Inter State Bus Terminal proposed near village kherki Daula. The area shown under Inter State Bus Terminal is approximately 400 acres, which can be very appropriately used for Inter State Bus Terminal-cum-Mass Rapid Transit System Depot. Another Mass Rapid Transit System Corridor has been proposed along Mehrauli Road, 60 meters road of sector 28-29, the same is proposed to be extended upto the 90 meters link road (proposed to Delhi via, Gwal Pahari), and then further along the said 90 meters road upto the Inter State Bus Terminal, thereby completing the "Mass Rapid Transit System loop"; and then extending there-onwards to Manesar.

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

Serial Number	Classification	Land Reservation
(i)	<b>Kundli-Manesar-Palwal Expressway</b>	100 meters wide with 100 meters green belt on both sides
(ii)	<b>Orbital Rail Corridor</b>	100 meters
(iii)	<b>V-1 Road</b> Existing Delhi-Jaipur National Highway and other roads connecting the Gurgaon-Manesar Urban Complex with other towns of the area.	Existing widths
(iv)	<b>V-1(a) Road</b>	150 meters wide with 60 meters green belt on both sides
(v)	<b>V-2(a) Road</b>	150 meters wide with 30 meters green belt on both sides
(vi)	<b>V-2 (e) Road</b>	90 meters wide with 30 meter green belt on both sides
(vii)	<b>V-2(b) Road</b>	75 meters with 30 metres green belt on both sides
(viii)	<b>V-2(c) Road</b>	75 meters with 60 metres utility corridor on one side
(ix)	<b>V-2(d) Road</b>	75 meters
(x)	<b>V-2 Road</b>	60 meters
(xi)	<b>V-3 Road</b>	30 meters
(xii)	<b>V-3(a) Road</b>	60 meters
(xiii)	<b>V-3(b) Road</b>	30 meters with 30 metres green belt on both sides
(xiv)	<b>V-4 Road</b>	24 meters

The width and alignment of other roads shall be as per sector plans or as per approved layout plans of colonies. The area under green belt and sector roads shall not be included under 'net planned area' while approving layout plans for colonies to be developed by HUDA and private developers. The Floor Area Ratio and saleable area shall continue to be permitted only on the net planned area.

#### 5. Public Utilities

An area of approximately 564 hectares has been proposed for public utilities in sectors 100, 101 and 107 to meet out the future need of the proposed population.

#### 6. Public and Semi-Public

In order to cater the institutional demand of 37 lacs population, an area of 1630 hectares has been proposed for public and semi public uses out of which an area of 135 hectares have already been developed by Haryana Urban Development Authority.

#### 7. Open Space

A 900-meter wide strip of land around the ammunition Depot has to be kept free from urbanization under the provision of the Works of Defence Act, 1903(Act 7 of 1903). Provision of green belts along Delhi-Jaipur Highway, Railway line and Badshahpur Nallah has also been made to meet any eventually of their possible widening in future. Large open spaces have been proposed near Village Basai, Dhanwapur, Medawas and flowing greens in other residential areas.

In the open space shown in sector 72 and sector 72-A, the storage of water in the form of artificial water body shall be planned. This would help in re-charging the ground water on the one hand and would also avoid flash floods. Besides, it will add to the aesthetic beauty of the area.

The green belt shown along the sector/ arterial roads shall be primarily meant for the widening of the sector/arterial road in future. However, till such time the widening does not take place, the said area may be utilized for nursery/plantations, fuel-filling station, communication lines, utility services etc. with the prior approval of the Director.

#### 8. Special Zone

Special zone shall include recreation and entertainment, commercial, group housing and institutional uses.

## **9. Agricultural Zone**

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

## **ZONING REGULATIONS**

The legal sanctity to the proposal regarding land use is being given effect by a set of zoning regulations which form part of this development plan. These regulations will govern the change of land use and standards of development. This also very elaborately detail out allied and ancillary uses which will be permitted in the various major land uses and stipulate that all the 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 control.

## **ANNEXURE-B**

### **Zoning Regulation**

Governing use and development of land in the controlled areas around Gurgaon-Manesar Urban Complex as shown in drawing no. DTP (G) 1520/06, dated the 14<sup>th</sup> November, 2006.

#### **I. General**

1. These Zoning regulations, forming part of the development plan for the controlled areas and additional controlled area around Gurgaon-Manesar Urban Complex shall be called zoning regulations of final development plan for Controlled Areas, Gurgaon-Manesar Urban Complex.
2. The requirement of these regulations shall extend to the whole of the area covered by the final development plan and shall be in addition to the requirements of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (41 of 1963) and the rules framed there under.

#### **II. Definitions.**

In these regulations;-

- (a) 'approved' means approved under the rules;
- (b) 'building rules' means the rules contained in Part-VII of the rules;
- (c) 'Drawing' means drawing no. DTP (G) 1520 / 06, dated the 14<sup>th</sup> November, 2006.
- (d) 'Floor Area Ration' (FAR) means the ration 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 of appurtenant building including community facilities, public amenities and public utility as may be prescribed and approved by the Director, Town and Country Planning, Haryana;
- (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 odors;
- (i) 'Extensive Industry' means an industry setup with the permission of the Government and in extensive employing more than 100 workers and may use any kind of captive power of fuel provided they do not have any obnoxious features;
- (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;

- (1) 'Material Date' means the date of publication of notification of various controlled area declared as under:

<b>Serial Number</b>	<b>Controlled Area</b>	<b>Material Date</b>
1	Controlled Area (I) around Municipal Town Gurgaon declared vide Punjab Government Gazette Notification No. 2319-2TCP-64, dated 3.7.1964 published on 10.7.1964.	10.07.1964
2	Additional Controlled Area (II) around Municipal Town Gurgaon declared vide Haryana Government Gazette Notification No. 12002-10DP-79/15003, dated 15.11.1979 published on 19.2.1980.	19.02.1980
3	Additional Controlled Area (III) around Municipal Town Gurgaon declared vide Haryana Government Gazette Notification No. 10DP-81/8039, dated 21.5.1981 published on 16.6.1981	16.06.1981
4	Additional Controlled Area (IV) around Municipal Town Gurgaon declared vide Haryana Government Gazette Notification No. 10DP-81/8039, dated 21.5.1981 published on 16.06.1981.	16.06.1981
5	Controlled Area around Sultanpur Tourist Complex and Bird Sanctuary, tehsil and district Gurgaon declared vide Haryana Government Gazette Notification No. 13281-10DP-83/2596, dated 22/23.2.1983 published on 12.4.1983.	12.04.1983
6	Controlled Area around Government High School, village Manesar, district Gurgaon declared vide Haryana Government Gazette Notification No. JD-91/750, dated 22.1.1991 published on 28.1.1991.	28.01.1991
7	Controlled Area around Primary School, village Naurangpur, district Gurgaon declared vide Haryana Government Gazette Notification No. JD-91/725, dated 22.1.1991 published on 28.1.1991.	28.01.1991
8	Controlled Area around Government Primary School, village Babra Bakipur, tehsil and district Gurgaon declared vide Haryana Government Gazette Notification No. PC-94/805, dated 25.1.1994 published on 31.1.1994.	31.01.1994
9	Controlled Area around Government High School, village Patli Hazipur, tehsil and district Gurgaon declared vide Haryana Government Gazette Notification No. PC-94/804, dated 25.1.1994 published on 31.1.1994.	31.01.1994
10	Controlled Area around Government Primary School, village Khaintawas, tehsil and district Gurgaon declared vide Haryana Government Gazette Notification No. PC-94/796, dated 25.1.1994 published on 31.1.1994.	31.01.1994
11	Controlled Area around Government Primary School, village Hamirpur, tehsil and district Gurgaon declared vide Haryana Government Gazette Notification No. PC-94/795, dated 25.1.1994 published on 31.1.1994.	31.01.1994
12	Controlled Area around Government Primary School, village Wazirpur, tehsil and district Gurgaon declared vide Haryana Government Gazette Notification No. PC-94/794, dated 25.1.1994 published on 31.1.1994.	31.01.1994
13	Controlled Area around Government Primary School, village Dhanawas, tehsil and district Gurgaon declared vide Haryana Government Gazette Notification No. PC-94/797, dated 25.1.1994 published on 31.1.1994	31.01.1994
14	Controlled Area Around Government Primary School, village Jhund Sarai Abad, tehsil and district Gurgaon declared vide Haryana Government Gazette Notification No. PC-94/803, dated 25.1.1994 published on 31.1.1994	31.01.1994
15	Controlled Area around Government Primary School, village Fazalwas, tehsil and district Gurgaon declared vide Haryana Government Gazette Notification No. PC-94/810, dated 25.1.1994 published on 31.1.1994	31.01.1994
16	Controlled Area around Government Primary School, village Baslambi, tehsil and district Gurgaon declared vide Haryana Government Gazette Notification No. PC-94/806, dated 25.1.1994 published on 31.1.1994	31.01.1994
17	Controlled Area around Government Primary School, village Dhana, tehsil	31.01.1994

	and district Gurgaon declared vide Haryana Government Gazette Notification No. PC-94/802, dated 25.1.1994 published on 31.1.1994	
18	Controlled Area around Government Primary School, village Bhangraula, tehsil and district Gurgaon declared vide Haryana Government Gazette Notification No. PC-94/799, dated 25.1.1994 published on 31.1.1994.	31.01.1994
19	Controlled Area around Government Primary School, village Dhorka, tehsil and district Gurgaon declared vide Haryana Government Gazette Notification No. PC-94/798, dated 25.1.1994 published on 31.1.1994.	31.01.1994
20	Controlled Area around Government Middle School, village Hayatpur, tehsil and district Gurgaon declared vide Haryana Government Gazette Notification No. PC-94/793, dated 25.1.1994 published on 31.1.1994.	31.01.1994
21	Controlled Area around Government Primary School, village Babrauli of revenue estate of village Hayatpur, tehsil and district Gurgaon declared vide Haryana Government Gazette Notification No. PC-94/792, dated 25.1.1994 published on 31.1.1994	31.01.1994
22	Controlled Area around Government Primary School, village Nawadha, tehsil and district Fatehpur Gurgaon declared vide Haryana Government Gazette Notification No. PC-94/790, dated 25.1.1994 published on 31.1.1994	31.01.1994
23	Controlled Area around Government Primary School, village Naharpur Kasan, tehsil and district Gurgaon declared vide Haryana Government Gazette Notification No. PC-94/800, dated 25.1.1994 published on 31.1.1994	31.01.1994
24	Controlled Area around Government Primary School, village Baskusla, tehsil and district Gurgaon declared vide Haryana Government Gazette Notification No. PC-94/801, dated 25.1.1994 published on 31.1.1994	31.01.1994
25	Controlled Area around Government High School, village Kasan, tehsil and district Gurgaon declared vide Haryana Government Gazette Notification No. PC-94/807, dated 25.1.1994 published on 31.1.1994	31.01.1994
26	Controlled Area around Government Middle School, village Mokalwas, tehsil and district Gurgaon declared vide Haryana Government Gazette Notification No. PC-94/813, dated 25.1.1994 published on 31.1.1994	31.01.1994
27	Controlled Area around Government Primary School, village Kharkari, district Gurgaon declared vide Haryana Government Gazette Notification No. PC-94/811, dated 25.1.1994 published on 31.1.1994	31.01.1994
28	Controlled Area around Hanuman Mandir, village Gwalior, tehsil and district Gurgaon declared vide Haryana Government Gazette Notification No. PC-94/812, dated 25.1.1994 published on 31.1.1994	31.01.1994
29	Controlled Area around Government Primary School, village Sairawan, tehsil and district Gurgaon declared vide Haryana Government Gazette Notification No. PC-94/809, dated 25.1.1994 published on 31.1.1994	31.01.1994
30	Controlled Area around Government Primary School, village Khoh, tehsil and district Gurgaon declared vide Haryana Government Gazette Notification No. PC-94/808, dated 25.1.1994 published on 31.1.1994.	31.01.1994
31	Controlled Area around Government High School, village Lakhnaula, tehsil and district Gurgaon declared vide Haryana Government Gazette Notification No. PC-94/791, dated 25.1.1994 published on 31.1.1994	31.01.1994
32	Controlled Area around Government Primary School, village Rampur of revenue estate of village Shikohpur, tehsil and district Gurgaon declared vide Haryana Government Gazette Notification No. PC-94/789, dated 25.1.1994 published on 31.1.1994	31.01.1994
33	Controlled Area around Government High School, village Shikohpur, tehsil and district Gurgaon declared vide Haryana Government Gazette Notification No. PC-94/788 dated 25.1.1994 published on 31.1.1994	31.01.1994
34	Controlled Area around Government Primary School, village Naurangpur, tehsil and district Gurgaon declared vide Haryana Government Gazette Notification No. PC-94/815, dated 25.1.1994 published on 31.1.1994	31.01.1994
35	Controlled Area around Government Primary School, village Nainwal,	31.01.1994

	tehsil and district Gurgaon declared vide Haryana Government Gazette Notification No. PC-94/814, dated 25.1.1994 published on 31.1.1994	
36	Additional Controlled Area (V) around Municipal Town Gurgaon declared vide Haryana Government Gazette Notification No. JD-95/5566, dated 12.5.1995 published on 12.5.1995	12.05.1995
37	Additional Controlled Area (VI) around Municipal Town Gurgaon declared vide Haryana Government Gazette Notification No. JD-95/5566, dated 12.5.1995 published on 12.5.1995.	12.05.1995
38	Controlled Area around Government Primary School, village Saidpur-Mohammadpur, district Gurgaon declared vide Haryana Government Gazette Notification No. JD/95/5568, dated 12.5.1995 published on 12.5.1995	12.05.1995
39	Controlled Area around Government Primary School, village Sadhrana, district Gurgaon declared vide Haryana Government Gazette Notification No. JD/95/5567, dated 12.5.1995 published on 12.5.1995	12.05.1995
40	Controlled Area around Government High School, village Garhi Harsaru, district Gurgaon declared vide Haryana Government Gazette Notification No. JD-95/5565, dated 12.5.1995 published on 12.5.1995	12.05.1995
41	Additional Controlled Area around Jain Mandir (Sidhant Teertha Kshetra) village Shikohpur Gurgaon declared vide Haryana Government Gazette Notification No. CCP(NCR)/EW/GGN/23/CA/B/2005/1677, dated 27.10.2005 published on 27.10.2005	27.10.2005

- (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 acre 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 bound within the major road system shown on drawing;

**Explanation:**

- (1) In this definition the "Sector Area" or "Colony Area" shall mean the area of the Sector or of Colony as bounded within the major road system shown on the drawing in the case of Sector and on the approved layout plan of the Colony in the case of colony excluding the land under major roads and their adjoining green belts, if any, 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 by the restrictions given under clause regarding “provision of farm house outside abadi-deh in rural/agricultural zone”.
- (2) The farm sheds shall be governed by the restrictions mentioned in clause regarding building control and site specifications.
- (u) ‘Ledge or Tand’ means a shelf-like projection, supported in any manner whatsoever, except by means of vertical supports within a room itself but not having projection wider than one meter;
- (v) ‘Loft’:- An intermediary floor on a residual space in a pitched 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 intermediate floor above ground level with area of mezzanine restricted to 1/3<sup>rd</sup> 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 tube wells, pump chambers, wind mills, irrigation’s drains, pucca platforms, fencing and boundary walls, water hydrants etc;
- (y) ‘Rural Industries Schemes’ means industrial unit, which is registered as rural industries schemes by the Industries Department;
- (z) “Small Scale Industries” means industrial unit, which is registered as small scale industries by the Industries Department;
- (Za) ‘Agro based industries’ means an industrial unit, which uses food 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).
- (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-1 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.
- "(zf) "Green Belt" shall mean, strips of land along sector/arterial road shown in the development plan, primarily meant for the widening of the sector/arterial road in future.

**III. Major Land Uses/Zone:**

- (i) Residential Zone
  - (ii) Commercial Zone
  - (iii) Industrial Zone
  - (iv) Transport and Communication Zone
  - (v) Public Utility Zone
  - (vi) Public and Semi Public Zone (institutional Zone)
  - (vii) Open Spaces Zone
  - (viii) Special Zone
  - (ix) 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 (viii) 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 there-on 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 public and 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) For the development of sectors reserved for commercial use, private developers shall be permitted to develop to the extent of 50% of the sector area as per the layout plan approved by competent authority, after obtaining license under Act No. 8 of 1975. Balance 50% area shall be developed exclusively by the Government or a Government undertaking or by a public authority approved by the Government.

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

## VIII. Land Reservations for Major Roads:

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

Serial Number	Classification	Land Reservation
(i)	<b>Kundli-Manesar-Palwal Expressway</b>	100 meters wide with 100 meters green belt on both sides
(ii)	<b>Orbital Rail Corridor</b>	100 meters
(iii)	<b>V-1 Road</b> Existing Delhi-Jaipur National Highway and other roads connecting the Gurgaon-Manesar Urban Complex with other towns of the area.	Existing widths
(iv)	<b>V-1(a) Road</b>	150 meters wide with 60 meters green belt on both sides
(v)	<b>V-2(a) Road</b>	150 meters wide with 30 meters green belt on both sides
(vi)	<b>V-2 (e) Road</b>	90 meters wide with 30 meter green belt on both sides
(vii)	<b>V-2(b) Road</b>	75 meters with 30 metres green belt on both sides
(viii)	<b>V-2(c) Road</b>	75 meters with 60 metres utility corridor on one side
(ix)	<b>V-2(d) Road</b>	75 meters
(x)	<b>V-2 Road</b>	60 meters
(xi)	<b>V-3 Road</b>	30 meters
(xii)	<b>V-3(a) Road</b>	60 meters
(xiii)	<b>V-3(b) Road</b>	30 meters with 30 metres green belt on both sides
(xiv)	<b>V-4 Road</b>	24 meters

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

(3) The area under green belt and sector roads shall not be included under 'net planned area' while approving layout plans for colonies to be developed by HUDA and private developers. The FAR and saleable area shall continue to be permitted only on the net planned area.

## IX. Non-conforming uses either existing or having valid CLU permission:

(1) With regard to the existing projects located in the zones other than conforming-use zone in the Development Plan, such non-conforming uses shall be allowed to continue for a fixed period to be determined by the Director, but not exceeding ten years; provided that the owner of the building concerned:

(a) undertakes to pay to the Director, as determined by him the proportionate charges towards the external development of the site as and when called upon by the Director to do so in this behalf;

- (b) during the interim period makes satisfactory arrangements for the discharge of effluent to the satisfaction of the Director; and
  - (c) shall not be allowed to expand the existing project within the area of non conforming use.
- (2) With regard to the projects having valid change of land use permissions, and located in the zones other than conforming-use zone in the Development Plan, such non-conforming uses shall be allowed to continue, provided that the owner of the building concerned:
- (a) undertakes to pay to the Director, as determined by him the proportionate charges towards the external development of the site as and when called upon by the Director to do so in this behalf; and,
  - (b) during the interim period makes satisfactory arrangements for the discharge of effluent to the satisfaction of the Director.

**X. Discontinuance of non conforming uses:**

- (1) If a non-conforming use of land has remained discontinued continuously for a period of two years or more, it shall be deemed to have been terminated and the land shall be allowed to be re-used or re-developed only according to the conforming use.
- (2) If a non-conforming use building is damaged to the extent of 50 percent or more of its re-production value by fire, flood, explosion, earthquake, war, riot or any other natural calamity, it shall be allowed to be re-developed only for a conforming use.
- (3) After the discontinuance of projects included under clause IX, the land shall be allowed to be redeveloped or used only for conforming use.
- (4) After a lapse of period fixed under clause IX (1), the land shall be allowed to be redeveloped or used only for conforming use.

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

Except as provided in regulation IX, no land within major land use shall be allowed to be used and developed for building purposes unless the proposed use and development is according to the details indicated in the sector plan and zoning plan or the approved colony plan in which the land is situated.

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

No permission for erection or re-erection of building on a plot shall be given unless-

- (i) the plot forms a part of an approved colony or the plot is in such area for which relaxation has been granted as provided in regulation XVII; and
- (ii) the plot is accessible through a roads laid out and constructed up dated[to the situation of the plot 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:-

- |   |                    |
|---|--------------------|
| (i) Residential plot  | 50 Square metres   |
| (ii) Residential plot on subsidized industrial housing or slum dwellers housing scheme approved by the Government | 35 Square metres   |
| (iii) Shop-cum-residential plot   | 100 Square metres  |
| (iv) Shopping booths including covered corridor or pavement in front  | 20 Square metres   |
| (v) Local service industry plot   | 100 Square metres  |
| (vi) Light industry plot  | 250 Square metres  |
| (vii) Medium industry plot  | 8000 Square metres |

(2) The minimum area under a group-housing 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:

Serial No.	Type of use	Maximum Ground Floor Coverage	Maximum Floor Area Ratio	Remarks
1	Group housing	35%	175	-
2	Government offices	25%	150	-
3	Commercial	In accordance with the terms and conditions specified in the zoning plan of sites approved by the competent authority.		
4	Warehousing	75%	150	-

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

**XV. Building lines in front and rear of building:**

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 agricultural zone:**

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

- (a) for use and development of the land into a residential or industrial colony provided the 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 on the following conditions:-

	Size of farm house	Main building of the dwelling unit.	Ancillary building of main dwelling unit.
<b>(i)Site coverage</b>	2 Acres minimum upto 3 acres.	As applicable to residential plot equivalent to 500 square Yards.	1 percent of the farm land (not more than 40 percent shall be used for labour/ servant quarters)
	3 to 4 acres	As applicable to residential plot equivalent to 750 square yards.	-do-
	Above 4 acres	As applicable to residential plot equivalent to 1000 square yards.	-do-
<b>(ii) Height and storey.</b>		11 Metres, three storeyed	4 metres, single storey.

**(iii) Set back:**

It shall be at least 15metres 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

- (viii) Services, Water supply and drainage**
- (a) Good potable water supply should be available in the farm for human consumption in case of farm house is built.
  - (b) Open Sanitary drains or covered drains to be provided to clean the sheds incase 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 tube well 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 utilization 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 minimum 60 metres ROW sector roads in the form of integrated development. However, no manufacturing units will be permitted in such parks.
- (c) Cyber Cities:- The location of such a facility will be decided by the Government.

**(ii) SIZE**

Serial No.	Type	Size
1	Information Technology Industrial Unit	1 to 5 acres
2	Cyber Park / Information Technology Park	5 to 15 acres
3.	Cyber City	Minimum 50 Acres

**(iii) MISCELLANEOUS**

**I Parking**

- (a) One Equivalent Car Space for every 50 square metres 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 I.T. Industry for meeting the requirement of parking shall be allowed subject to clearance from Public Health requirement.

**II Other Activities**

- (a) Incidental commercial activities like Banks, Restaurants, Insurance Offices etc. shall be permitted subject to restriction of 4% of the total area of the Cyber Park/Information Technology Park.
- (b) Only 5% of the area of the Cyber City shall be allowed for Group Housing and 4% of the total area of the cyber city shall be permitted for Commercial/Institutional uses.
- (c) No residential plotted development shall be allowed in a Cyber City.
- (d) For a Cyber City Project if allowed in Agricultural /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**

Main code	Sub code	Main group	Sub group
100		Residential	Residential Sector on neighborhood pattern
200		Commercial	
	210		Retail Trade
	220		Wholesale Trade
	230		Warehousing and Storage
	240		Office and Banks including Government Office
	250		Restaurants, Hotels and Transient Boarding Houses including public assistance institutions providing residential accommodation like Dharamshala, Tourist House etc.
	260		Cinema and other places of public assembly on a commercial basis.
	270		Professional Establishments
300		Industrial	
	310		Service Industry
	320		Light Industry
	330		Extensive Industry
	340		Heavy Industry.
400		Transport and Communication	
	410		Railway Yards, Railway Station and Sidings.
	420		Roads, Road Transport Depots and Parking Areas
	430		Dockyards, Jetties
	440		Airport/Air Stations
	450		Telegraph offices, Telephone Exchanges etc
	460		Broadcasting Station
	470		Television Station

500		Public Utilities	
	510		Water Supply installation including treatment plants
	520		Drainage and Sanitary installation including disposal works
	530		Electric power plants substation etc.
	540		Gas Installation and Gas work.
600		Public and semi public	
	610		Government Administrative Central Secretariat District Offices, Law Courts, Jails, Police Stations, Governors and President's Residence.
	620		Education, Cultural and Religious Institutions
	630		Medical and Health Institutions
	640		Cultural institution like Theatres, Opera Houses etc. of a predominantly non commercial nature
	650		Land belonging to defence
700		Open Spaces	
	710		Sports Grounds, Stadium and Play Grounds
	720		Parks
	730		Green Belts, Garden and other Recreational Uses.
	740		Cemeteries, crematories etc
	750		Fuel filling stations and Bus Queue shelters
	760		Water bodies / Lakes
800		Agricultural land	
	810		Market Garden
	820		Orchards and Nurseries
	830		Land Under staple crops
	840		Grazing and Land pastures
	850		Forest Land.
	860		Marshy Land
	870		Barren Land
	880		Land under water
900		Special zone	

## 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/ CNG Station.
- (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

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

### II. COMMERCIAL ZONE

- (i) Retail Trade.

As required for the local need

- (ii) Whole sale 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/ CNG station.
- (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

of major use at site earmarked for them in the sector plan or in the approved layout plan of the colonies

### **III. INDUSTRIAL ZONE**

- (i) Light industry
- (ii) Medium Industry
- (iii) Obnoxious and Hazardous Industry.
- (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

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

### **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, Telecommunication towers.
- (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 stand

At sites earmarked in the sector plan

### **V PUBLIC UTILITIES**

- (i) Water supply installations including Treatment plants.
- (ii) Drainage Sanitary installations. Disposal works.
- (iii) Electric Power plant and sub-station including Grid substation.
- (iv) Gas installations and Gas works.

At sites earmarked in the sector plan

### **VI. Public and Semi Public Uses Zone**

- (i) Government offices, Government Administration Centres, Secretariats and Police Station.
- (ii) Educational, cultural and Religious institutions.
- (iii) Medical Health Institutions.

At sites earmarked in the sector plan



- (iv) Civic/Cultural and social institutions like theatres, Film City (Production Facilities), opera houses etc. of predominantly noncommercial nature.
- (v) Land belonging to defence.
- (vi) Any other use which Government in public interest made decide.

**VII. OPEN SPACES**

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

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

**VIII. USES STRICTLY PROHIBITED:**

Storages of petroleum and other inflammable material without proper license.

**IX. AGRICULTURE ZONE**

- (i) Agricultural, Horticultural, dairy and poultry farming.
- (ii) Village houses within Abadi-deh
- (iii) Farm Houses outside abadi-deh subject to restriction as laid down in zoning regulation XIX.
- (iv) Afforestation development of any of the part for recreation.
- (v) Expansion of existing village continuous to abadi-deh if undertaken a project approved or sponsored by the central Government, or State Government
- (vi) Milk chilling station and pasteuriation 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 tube well for irrigation.
- (xiii) Telephone and electric transmission lines and poles, tele communication towers.
- (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) Small Restaurants and Motels along National Highways
- (xx) Microwave Towers/Stations, Seismic Centers and Telecommunication Centers
- (xxi) Any other use, which Government may in Public Interest, decide.

As approved by Director,  
Town and Country Planning  
Department Haryana

**X Special Zone:**

Recreational uses like zoo, wild life Sanctuary, lake, Tourist Complex, Golf club, Swimming pool, Boating Club, Air strips, five star hotel. Only one per cent of the total special zone area may be used for uses like restaurants, dhabas, dispensary, police post. And any other use with the permission of the government.

As approved by Director,  
Town and Country Planning  
Department Haryana

## 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/DLT  
Ribbons  
Toners  
Inkjet Cartridges  
Inks for Output devices
- (K) **Electronic Components:**  
Printed Circuit Board/populated PCB  
Printed Circuit Board/PCB  
Transistors  
Integrated Circuits/ICs  
Diodes/Thyristor/LED  
Resistors  
Capacitors  
Switches(On/Off, Push button, Rocker, etc.)  
Plugs/sockets/relays  
Magnetic heads, Print heads  
Connectors  
Microphones/Speakers  
Fuses
- (L) **Telecommunication Equipment including:**  
Telephones  
Videophones  
Fascimile machines/Fax cards  
Tele-Printers/Telex machine  
PABX/EPABX/ RAX/MAX Telephone Exchange  
Multiplexers/Muxes  
Modems  
Telephone answering machines  
Telecommunication Switching Apparatus  
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) IT Enabled Services are business processes and services, the end products/services of which are:-

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

Note:

Services which would not be included are:-

- (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 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.

S. S. DHILLON,  
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Town and Country Planning Department