

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

The 24th May, 2011

No.CCP(NCR)/FDP(G)/2011/1386

-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 1963) and with reference to Haryana Government, Town and Country Planning Department, notification No. CCP (NCR) DDP (G)/ 2010 / 3785, dated the 4th October, 2010 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 2025 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)1936/2010, dated the 16th April, 2010.
2. Gurgaon-Manesar Urban Complex Final Development Plan-2025 Drawing No. DTP(G) 2006 /2011, dated the 28th April, 2011.

Annexure A

Explanatory note on the Final Development Plan 2025 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 Number 8, only at a distance of 4 kilometres from the Indra-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 fame 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 Limited, 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 kilometres 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, 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 demands 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 Infrastructure 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 22223 hectares has been added in the form of urbanisable area for the said complex to accommodate 18.00 lacs additional population. Thus, the total urbanisable area of Gurgaon- Manesar Urban Complex would accommodate 40.00 lacs population by 2025 AD.

The Gurgaon-Manesar Urban Complex Final Development Plan for 2025 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 metres wide road link between Vasant Kunj (Delhi Border) in Delhi to Mehrauli road in Gurgaon.
- (ii) 90 metres wide road link from Andheria Mor in Delhi to Gurgaon - Faridabad road in Gurgaon through Mandi and Gual Pahari.
- (iii) 150 metres wide road link between Dwarka residential complex of Delhi to National Highway number 8 before Toll-Plaza towards Gurgaon.

Provision of 150 metres 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 metres wide northern peripheral road and 90 metres wide southern periphery road has been proposed. The take-off point of this road from National Highway-8 shall be before Toll-Plaza towards Gurgaon.

Provision of 75 metres and 60 metres wide sector dividing roads.

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

(2) Provision of storm water drain:

In the published Final Development Plan-2021 of Gurgaon-Manesar Urban Complex a nallah was proposed passing through residential sector-58 to 66. A technical committee, on the basis of topographical survey, conducted a feasibility study for construction of nallah and recommended to re-align this nallah along 90 metres wide Southern Periphery Road. The committee observed that the proposed nallah was passing through the residential zone and recommended that it should be in the form of a covered drain or a box drain as per the design to be prepared by Engineering Wing of Haryana Urban Development Authority. Therefore, a storm water box type drain is proposed to be constructed parallel to 30 metres wide green belt along the Southern Periphery Road from sector-58 to 66 i.e. upto Sohna road beyond the southern edge of the green belt.

(3) Provision of Special Economic Zone:

In order to facilitate the Indian entrepreneurs to compete with 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. Apart from above special economic zone shown in development plan some more special economic zones like DLF special economic zone, Unitech special economic zone, Orient Craft special economic zone, Metro Valley special economic zone etc. are also notified by Government of India in different zones of this development plan, but the same have not been shown in the development plan as notified / denotification of Special Economic zone is a continues process.

Proposed land uses: -

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

Serial number	Land use	Area in hectares
1	Residential	15148
2	Commercial	1429
3	Industrial	5431
4	Transport and communication	4289
5	Public utilities	609
6	Public and semi public use(Institutional)	1775
7	Open spaces	2688
8	Special zone	106
9	Defence land	633
Total land		32108
10	Special Economic Zone	4570
11	Existing town	406
12	Village abadies	428
Grand total		37512

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

In order to cater to the projected population of 40.00 lacs, an area of 15148 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 to the residential demand of rest of the 18.00 lacs projected population. The residential areas proposed in the Development Plan shall be developed on neighbourhood concept by making provision of all community facilities and services within the sectors on average net residential density of 250 persons per hectare.

The government vide order dated 26th August, 2009 approved the following provisions to be incorporated in the Development Plan while increasing the density:-

- The additional area for infrastructure shall be provided in the already planned/developed residential sectors to meet out the requirement of the additional population.
- The minimum width of the roads in a residential colony/sector shall not be less than 12 metres.
- The minimum area for parks/open spaces in a residential colony/sector shall be planned in such a manner that it shall meet the minimum norm of 2.5 square metres per persons.

2 Commercial:

In the Development Plan an area of 1429 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 to 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-up with the demand of software industries, Auto Mobile industries and other pollution free high-tech industries an area of 5431 hectares has been reserved for industrial use. The Haryana State Industrial Infrastructure 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 Industrial Modern Township Manesar.

4 Transport and communication:

For solving the intercity and intracity 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 metres wide road link between Vasant Kunj in Delhi to Mehrauli road in Gurgaon.
- (ii) 90 metres wide road link from Andheria Mor in Delhi to Gurgaon-Faridabad road in Gurgaon through Mandi and Gual Pahari.
- (iii) 150 metres wide road link between Dwarka residential complex of Delhi to Gurgaon at National Highway number 8 before Toll Plaza towards Gurgaon.

In the new urbanisable area the width of sector dividing roads have been proposed as 75 metres and 60 metres. 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 to the 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 metres northern link to Delhi extending from "Dwarka" in Delhi has been proposed in the Final Development Plan 2025, extending upto Inter State Bus Terminal proposed near village Kherki Duala. 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 metres road of sector 28-29, the same is proposed to be extended upto 90 metres link road (proposed to Delhi via Gual Pahari) and then further along the said 90 metres road upto the Inter State Bus Terminal thereby completing the "Mass Rapid Transit System" loop, and then extending thereonwards to Manesar.

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

Serial number	Classification		Land reservation
(i)	Kundli-Manesar-Palwal Expressway	Arterial road	100 metres wide road with 100 metres green belt on both sides
(ii)	Orbital Rail Corridor		100 metres wide
(iii)	V-1 road Existing Delhi-Jaipur National Highway and other roads connecting the Gurgaon-Manesar Urban Complex with other towns.		Existing width
(iv)	V-1(a) road		150 metres wide road with 60 metres green belt on both sides
(v)	V-1(b) road		Existing Gurgaon-Mehrauli road with 100 metres green belt on both side.
(vi)	V-2 (a) road		150 metres wide road with 30 metres green belt on both sides
(vii)	V-2(e) road		90 metres wide road with 30 metres green belt on both sides
(viii)	V-2 (b) road	Sub arterial road	75 metres wide road with 30 metres green belt on both sides
(ix)	V-2(c) road		75 metres wide road with 60 metres utility corridor on one side
(x)	V-2(d) road		75 metres wide road
(xi)	V-2 road		60 metres wide road
(xii)	V-3 road		30 metres wide road
(xiii)	V-3(a)		60 metres wide road with 50 metres green belt on outer side.
(xiv)	V-3(b) road		30 metres wide road with 30 metres green belt on both sides
(xv)	V-4 road		24 metres wide road.

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 Haryana Urban Development Authority and private developers. The Floor Area Ratio (FAR) and saleable area shall continue to be permitted only on the net planned area. Wherever roads shown in Development Plan are found to be non-feasible, as per ground condition, Government shall be competent to change the same after recording the reasons for doing so.

5 Public Utilities:

An area of approximately 609 hectares has been proposed for public utilities in sector 100, 101 and 107 to meet out the future need of the proposed population. Electric lines upto 66 Kilovolt in the urbanizable area shall be laid underground.

6 Public and Semi-Public:

In order to cater the institutional demand of 40.00 lacs population, an area of 1775 hectares has been proposed for public and semi public uses out of which an area of 135 hectares has already been developed by Haryana Urban Development Authority. In the proposed 200 metres wide institutional belt towards south of 60 metres outer periphery road, the Government offices and semi-Government offices will be permitted.

7 Open Space:

A 900 metres 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 eventuality 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 recharging 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) 2006/2011, dated the 28th April 2011.

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 draft 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 draft 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) "Agro based industries" means an industrial unit, which uses food grains, fruits or agro waste as a raw material; and
- (c) 'building rules' means the rules contained in Part-VII of the rules;
- (d) "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;
- (e) "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;
- (f) "Drawing" means drawing no. DTP (G) 2006/2011, dated the 28th April, 2011
- (g) "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;
- (h) "Floor Area Ration" (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;
- (i) "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 XIX regarding "Provision of Farm House outside abadi-deh in Agricultural Zone",
- (2) The farm sheds regarding building control and site specifications shall be governed by the restrictions mentioned in clause XIX,
- (j) "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;
- (k) "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
- (l) "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);
- (m) "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;
- (n) "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 metres;
- (o) "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;
- (p) "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
- (q) "Loft" means an intermediary floor on a residual space in a pitched roof; above normal floor level with a maximum height of 1.5 metres and which is constructed or adopted for storage purposes;
- (r) "Material Date" means the date of publication of notification of various controlled area declared as under:-

Serial number	Controlled area	Material date
1	Controlled Area (1) around municipal town Gurgaon declared vide Punjab Government Gazette notification No. 2319-2TCP-64, dated the 3 rd July, 1964 published on 10 th July, 1964.	10 th July, 1964
2	Additional controlled area (II) around municipal town Gurgaon declared vide Haryana Government Gazette notification No. 12002-10DP-79/15003 dated 15 th November, 1979 published on 19 th February, 1980.	19 th February, 1980
3	Additional controlled area (III) around municipal town Gurgaon declared vide Haryana Government Gazette notification No. 10DP-81/8039, dated the 21 st May, 1981 published on 16 th June, 1981.	16 th June, 1981
4	Additional controlled area (1V) around municipal town Gurgaon declared vide Haryana Government Gazette notification No. 10DP-81/8039, dated the 21 st May, 1981 published on 16 th June, 1981.	16 th June, 1981
5	Controlled area around Sultanpur Tourist Complex and Bird Sanctuary, tahsil and district Gurgaon declared vide Haryana Government Gazette notification No. 13281-10DP-83/2596, dated the 22 nd /23 rd February, 1983 published on 12 th March, 1983.	12 th March, 1983
6	Controlled area around Government High School, village Manesar, district Gurgaon declared vide Haryana Government Gazette notification No. JD-91/750, dated the 22 nd , January, 1991 published on 28 th January, 1991.	28 th January, 1991

7	Controlled area around Primary School, village Naurangpur, district Gurgaon declared vide Haryana Government Gazette notification No. JD-91/725, dated the 22 nd January, 1991 published on 28 th January, 1991.	28 th January, 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 the 25 th January, 1994 published on 31 st January, 1994.	31 st January, 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 the 25 th January, 1994 published on 31 st January, 1994.	31 st January, 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 the 25 th January, 1994 published on 31 st January, 1994.	31 st January, 1994
11	Controlled area around Government Primary School, village Hamirpur, tahsil and district Gurgaon declared vide Haryana Government Gazette notification No. PC-94/795, dated the 25 th January, 1994 published on 31 st January, 1994.	31 st January, 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 the 25 th January, 1994 published on 31 st January, 1994.	31 st January, 1994
13	Controlled area around Government Primary School, village Dhanawas, tahsil and district Gurgaon declared vide Haryana Government Gazette notification No. PC-94/797 dated the 25 th January, 1994 published on 31 st January, 1994.	31 st January, 1994
14	Controlled area around Government Primary School, village Jhund Sarai Abad, tahsil and district Gurgaon declared vide Haryana Government Gazette notification No. PC-94/803 dated the 25 th January, 1994 published on 31 st January, 1994.	31 st January, 1994
15	Controlled Area around Government Primary School, village Fazalwas, tahsil and district Gurgaon declared vide Haryana Government Gazette notification No. PC-94/810 dated the 25 th January, 1994 published on 31 st January, 1994.	31 st January, 1994
16	Controlled area around Government Primary School, village Baslambi, tahsil and district Gurgaon declared vide Haryana Government Gazette notification No. PC-94/806 dated the 25 th January, 1994 published on 31 st January, 1994.	31 st January, 1994
17	Controlled area around Government Primary School, village Dhana, tahsil and district Gurgaon declared vide Haryana Government Gazette notification No. PC-94/802 dated the 25 th January, 1994 published on 31 st January, 1994.	31 st January, 1994
18	Controlled area around Government Primary School, village Bhangraula, tahsil and district Gurgaon declared vide Haryana	31 st January, 1994

	Government Gazette notification No. PC-94/799 dated the 25 th January, 1994 published on 31 st January, 1994.	
19	Controlled area around Government Primary School, village Dhorka, tahsil and district Gurgaon declared vide Haryana Government Gazette notification No. PC-94/798 dated the 25 th January, 1994 published on 31 st January, 1994.	31 st January, 1994
20	Controlled area around Government Middle School, village Hayatpur, tahsil and district Gurgaon declared vide Haryana Government Gazette notification No. PC-94/793 dated the 25 th January, 1994 published on 31 st January, 1994.	31 st January, 1994
21	Controlled area around Government Primary School, village Babrauli of revenue estate of village Hayatpur, tahsil and district Gurgaon declared vide Haryana Government Gazette notification No. PC-94/792 dated the 25 th January, 1994 published on 31 st January, 1994,	31 st January, 1994
22	Controlled area around Government Primary School, village Nawadha, tahsil and district Fatehpur Gurgaon declared vide Haryana Government Gazette notification No. PC-94/790 dated the 25 th January, 1994 published on 31 st January, 1994.	31 st January, 1994
23	Controlled area around Government Primary School, village Naharpur Kasan, tahsil and district Gurgaon declared vide Haryana Government Gazette notification No. PC-94/800 dated the 25 th January, 1994 published on 31 st January, 1994,	31 st January, 1994
24	Controlled area around Government Primary School, village Baskusla, tahsil and district Gurgaon declared vide Haryana Government Gazette notification No. PC-94/801 dated the 25 th January, 1994 published on 31 st January, 1994.	31 st January, 1994
25	Controlled area around Government High School, village Kasan, tahsil and district Gurgaon declared vide Haryana Government Gazette notification No. PC-94/807 dated the 25 th January, 1994 published on 31 st January, 1994.	31 st January, 1994
26	Controlled area around Government Middle School, village Mokalwas, tahsil and district Gurgaon declared vide Haryana Government Gazette notification No. PC-94/813 dated the 25 th January, 1994 published on 31 st January, 1994,	31 st January, 1994
27	Controlled area around Government Primary School, village Kharkari, district Gurgaon declared vide Haryana Government Gazette notification No. PC-94/811 dated the 25 th January, 1994 published on 31 st January, 1994.	31 st January, 1994
28	Controlled area around Hanuman Mandir, village Gwalior, tahsil and district Gurgaon declared vide Haryana Government Gazette notification No. PC-94/812 dated the 25 th January, 1994 published on 31 st January, 1994.	31 st January, 1994
29	Controlled Area around Government Primary School, village Sairawan, tahsil and district Gurgaon declared vide Haryana Government Gazette notification No. PC-94/809 dated the 25 th January, 1994 published on 31 st January, 1994.	31 st January, 1994
30	Controlled area around Government Primary School, village Khoh,	31 st January,

	tahsil and district Gurgaon declared vide Haryana Government Gazette notification No. PC-94/808 dated the 25 th January, 1994 published on 31 st January, 1994.	1994
31	Controlled area around Government High School, village Lakhnaula, tahsil and district Gurgaon declared vide Haryana Government Gazette notification No. PC-94/791 dated the 25 th January, 1994 published on 31 st January, 1994.	31 st January, 1994
32	Controlled area around Government Primary School, village Rampur of revenue estate of village Shikohpur, tahsil and district Gurgaon declared vide Haryana Government Gazette notification No. PC-94/789 dated the 25 th January, 1994 published on 31 st January, 1994.	31 st January, 1994
33	Controlled area around Government High School, village Shikohpur, tahsil and district Gurgaon declared vide Haryana Government Gazette notification No. PC-94/788 dated the 25 th January, 1994 published on 31 st January, 1994.	31 st January, 1994
34	Controlled area around Government Primary School, village Naurangpur, tahsil and district Gurgaon declared vide Haryana Government Gazette notification No. PC-94/815 dated the 25 th January, 1994 published on 31 st January, 1994.	31 st January, 1994
35	Controlled area around Government Primary School, village Nainwal, tahsil and district Gurgaon declared vide Haryana Government Gazette notification No. PC-94/814 dated the 25 th January, 1994 published on 31 st January, 1994.	31 st January, 1994
36	Additional controlled area (V) around Municipal Town Gurgaon declared vide Haryana Government Gazette notification No. JD-95/5566, dated the 12 th May, 1995 published on 12 th May, 1995.	12 th May, 1995
37	Additional controlled area (VI) around Municipal Town Gurgaon declared vide Haryana Government Gazette notification No. JD-95/5566, dated the 12 th May, 1995 published on 12 th May, 1995.	12 th May, 1995
38	Controlled area around Government Primary School, village Saidpur-Mohammadpur, district Gurgaon declared vide Haryana Government Gazette notification No. JD/95/5568, dated the 12 th May, 1995 published on 12 th May, 1995.	12 th May, 1995
39	Controlled area around Government Primary School, village Sadhrana, district Gurgaon declared vide Haryana Government Gazette notification No. JD/95/5567, dated the 12 th May, 1995 published on 12 th May, 1995.	12 th May, 1995
40	Controlled area around Government High School, village Garhi Harsaru, district Gurgaon declared vide Haryana Government Gazette notification No. JD-95/5565, dated the 12 th May, 1995 published on 12 th May, 1995.	12 th May, 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 the 27 th October, 2005 published on 27 th October, 2005.	27 th October, 2005
42.	Controlled area around Boys High School, village Badshahpur, district Gurgaon declared vide Haryana Government Gazette notification No. JD/90/4175, dated the 28 th March, 1990 Published on 30 th March, 1990.	30 th March, 1990
43.	Controlled area around Satika Mandir, Bhondsi, district Gurgaon declared vide Haryana Government Gazette notification No.	30 th March, 1990

	JD/90/4173, dated the 28 th March, 1990 Published on 30 th March, 1990.	
44.	Controlled area around Government Primary School, village Abad Naya Gaon, district Gurgaon declared vide Haryana Government Gazette notification No. JD/97/13572, dated the 28 th March, 1997 Published on 28 th August, 1997.	28 th August, 1997
45.	Controlled area around Government Primary School, village Medawas, district Gurgaon declared vide Haryana Government Gazette notification No. JD/97/13573, dated the 28 th March, 1997 Published on 28 th August, 1997.	28 th August, 1997
46.	Controlled area around High School, village Quaderpur, district Gurgaon declared vide Haryana Government Gazette notification No. JD/91/751 dated the 22 nd January, 1991 Published on 28 th January, 1991.	28 th January, 1991
47.	Controlled area around Government Primary School, village Behrampur, district Gurgaon declared vide Haryana Government Gazette notification No. JD/91/749 dated the 22 nd January, 1991 Published on 28 th January, 1991.	28 th January, 1991

- (s) "Medium Industry" means all industries other than 'Light Industry' and Local Service Industry and not emitting obnoxious or injurious fumes and odors;
- (t) "Mezzanine Floor" means an intermediate floor above ground level with area of mezzanine restricted to 1/3rd of the area of that floor and with a minimum height of 2.2 metres
- (u) "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.
- (v) "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.
- (w) "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.
- (x) "Rules" means the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965;
- (y) "Rural Industries Schemes" means industrial unit, which is registered as rural industries schemes by the Industries Department.
- (z) "Sector Density" and "Colony Density" shall mean the number of persons per hectare in sector area or colony area, as the case may be;
- (za) "Sector Area" and "Colony Area" means the area of sector or of colony as shown on the drawing;

Explanation:-

- (1) In this definition the "Sector Area" or "Colony Area" shall mean the area of the Sector or of Colony as shown on the drawing and on the approved layout plan of the Colony/sector. Benefit of 50% of the area falling under major roads and their adjoining green belts, if any, shall be allowed for plotable area/floor area ratio (FAR) in case of plotted/group housing colony; and excluding the area unfit for building development within the sector or the colony as the case may be. In the layout plan of colony or sector, other than industrial colony/sector, the land reserved for roads, open space, schools, public and community building and other common uses shall not be less than 45 percent of the gross area of the land under the colony/sector;
- (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;
- (zb) "Site Coverage" means ratio expressed in percentage between the area covered by the ground floor of building and the area of the site;

- (zc) "Small Scale Industries" means industrial unit, which is registered as small scale industries by the Industries Department
- (zd) "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, wind mills, irrigation's drains, pucca platforms, fencing and boundary walls, water hydrants etc
- (ze) 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 (Punjab Act 41 of 1963) and Rules, 1965;
- (zf) Any other terms shall have the same meaning as assigned to it in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1963).

III. Major land uses/zone:

- (1)
- (i) Residential zone
 - (ii) Commercial zone
 - (iii) Industrial zone
 - (iv) Transport and communication zone
 - (v) Public Utility Zone
 - (vi) Public and semi public zone (institutional zone)
 - (vii) Open spaces zone
 - (viii) Special zone
 - (ix) Special economic zone
 - (x) 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 (ix) in zoning regulation-III above, which are land uses for building purposes, have been divided into sectors as shown on the drawing, each sector shall be designated by the number as indicated on the drawing.

V Detailed land uses within major uses

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

VI Sectors not ripe for development

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

VII Sectors to be developed exclusively through Government enterprises

(1) 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.

(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 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)	Kundli-Manesar-Palwal Expressway	Arterial road	100 metres wide road with 100 metres green belt on both sides	
(ii)	Orbital Rail Corridor		100 metres wide	
(iii)	V-1 road Existing Delhi-Jaipur National Highway and other roads connecting the Gurgaon-Manesar Urban Complex with other towns.		Existing width	
(iv)	V-1(a) road		150 metres wide road with 60 metres green belt on both sides	
(v)	V-1(b) road		Existing Gurgaon-Mehrauli road with 100 metres green belt on both side.	
(vi)	V-2 (a) road		150 metres wide road with 30 metres green belt on both sides	
(vii)	V-2(e) road		90 metres wide road with 30 metres green belt on both sides	
(viii)	V-2 (b) road		Sub arterial road	75 metres wide road with 30 metres green belt on both sides
(ix)	V-2(c) road			75 metres wide road with 60 metres utility corridor on one side
(x)	V-2(d) road			75 metres wide road
(xi)	V-2 road			60 metres wide road
(xii)	V-3 road			30 metres wide road
(xiii)	V-3(a)			60 metres wide road with 50 metres green belt on outer side.
(xiv)	V-3(b) road			30 metres wide road with 30 metres green belt on both sides
(xv)	V-4 road			24 metres wide road.

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

(3) Benefit of only 50% of the area falling under major roads and adjoining green belts, if any, shall be allowed towards plotable area/floor area ratio (FAR) in the plotted/group housing colony; while approving the layout plans for the sector/colony to be developed by Haryana Urban Development Authority and private colonizers. In case of commercial colony and Information Technology Park/Cyber City the benefit of 10% of floor area ratio of the total area of the site or area falling under green belt and sector roads whichever is less shall be allowed.

IX Non-conforming uses either existing or having valid change of land use permission

- (1) With regard to the existing 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 road laid out and constructed upto the situation of the plot to the satisfaction of the Director.

XIII Minimum size of plots for various types of buildings

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

(i)	Residential plot	:	50 Square metres
(ii)	Residential plot on subsidised 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 licenced 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 site 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 number	Type of use	Maximum ground floor coverage	Maximum floor area ratio
1	Group housing	35%	175
2	Government	25%	150

	offices		
3	Commercial	In accordance with the terms and conditions specified in the zoning plan of sites approved by the competent authority.	
4	Warehousing	60%	75

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

XV Building lines in front and rear of buildings

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

XVI Architectural control

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

XVII Relaxation of agricultural zone

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

- (a) for use and development of the land into a residential or industrial colony provided the coloniser has purchased the land for the said use and developed prior to the material date and the coloniser secures permission for this purpose as per Rules.

- (b) for use of land as an individual site (as distinct from an industrial colony)

Provided that:

- (i) the land was purchased prior to the material date;
- (ii) the Government is satisfied that the need of the industry is such that it cannot await alternative allotment in the proper zone;
- (iii) the owner of the land secures permission for building as required under the Rules;
- (iv) the owner of the land undertakes to pay to the Director, as determined by him, the proportionate charges as and when called upon by the Director in this behalf and during the interim period makes satisfactory arrangement for discharge of effluent.

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

- (c) (i) for use of non/less polluting Rural Industrial Scheme/Small Scale Industrial Units upto two acres in the Agriculture Zone of the Controlled Areas of High/Hyper potential zones falling in industrially backward blocks on public roads/rastas (other than scheduled road and National Highway) of minimum 12 metres width after leaving at least 20 metres wide strip of green belt along the road to be used for its development in future.
- (ii) for use of non/less polluting medium and large scale units in Agriculture Zone of Controlled Areas of High/Hyper potential zones falling in industrially backward blocks mentioned in industrial policy on roads of minimum 24 metres width (including scheduled road) after leaving at least 30 metres wide green belt along the road to be used for its development in future.
- (iii) the site should not fall within restricted belt notified under " the Works of Defence Act, 1903' around Defence installations, if any."

XVIII Density

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

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

	Size of farm house	Main building of the dwelling unit.	Ancillary building of main dwelling unit.
(i) Site coverage	2 acres (8094 Sq m) minimum	As applicable to residential plot equivalent to 500 sq. yd (418 sq m).	1 percent of the farm land (not more than 40 percent shall be used for labour/ servant quarters)
	Upto 3 acres	As applicable to residential plot	-do-

	(12140 Sq m).	equivalent to 750 sq yd. (627 sq m)	
	Upto 4 acres (16187 sq m) and above.	As applicable to residential plot equivalent to 1000 sq yd. (836 sq m)	-do-
(ii) Height and storey		11 metres, three storeyed	4 metres, single storey.

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

- | | | |
|---|---|---|
| (a) Where the road is bye-pass to a scheduled road or an expressway | : | 100 metres |
| (b) Where the road is a scheduled road | : | 30 metres or as shown in the development plan |
| (c) Any other road | : | 15 metres |

(iv) Approach road Any revenue rasta/road defined in the revenue record.

(v) Basement Basement shall be permitted to the maximum extent of ground floor coverage but in the basement water closet and bathroom shall not be permitted.

(vi) Ledge, loft and mezzanine floor Ledge, loft and mezzanine floor shall be permitted within the building subject to the restrictions above as well as the restrictions stipulated in the definition given under sub-clause (u), (v) and (w) of clause-II.

(vii) Services, water supply and drainage

(a)	Good potable water supply should be available in the farm for human consumption in case farm house is built.
(b)	Open sanitary drains or covered drains to be provided to clean the sheds in case of dairy farms, Drains are to be provided for carrying rain water in case of all buildings.
(c)	Septic tank to be provided for disposal of human and animals waste as per provisions of the Rules.
(d)	The distance between the septic tank and open well or tubewell shall be as provided in the Rules.

Provided that Government may amend the minimum size of the farm for any scheme sponsored by the State Government/State agency for the proper utilisation of the agricultural zone.

XX Relaxation of development plan

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

XXI Provisions of information technology units and cyber parks/cyber cities

(i) Location

- | | |
|-----|---|
| (a) | Information technology industrial units will be located in industrial areas/industrial zones only; |
| (b) | Cyber parks/ information technology parks will be located either in industrial areas or industrial/residential zones abutting on minimum 60 metres road of width (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; |

(i) **Size**

Serial number	Type	Size
1	Information technology industrial unit	1 to 5 acres
2	Cyber park / information technology park	5 to 15 acres
3	Cyber city	minimum 50 Acres

(ii) **Miscellaneous 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) Four tier basement for information technology industry for meeting the requirement of parking shall be allowed subject to clearance from Public Health Department.

II Other activities

- (a) Incidental commercial activities like banks, restaurants, insurance offices etc. shall be permitted subject to restriction of 4% of the total area of the cyber park/information technology park;
- (b) Only 5% of the area of the cyber city shall be allowed for group housing and 4% of the total area of the cyber city shall be permitted for commercial/institutional uses;
- (c) No residential plotted development shall be allowed in a cyber city;
- (d) For a cyber city project if allowed in agricultural zone, the entrepreneur shall make the arrangement of water supply and other facilities like sewerage disposal/drainage etc;
- (e) The Government may impose any other condition as deemed necessary from time to time.

XXII Setting up of communication towers

- (i) **Location:** The communication towers can be setup in residential, transport and communication, public and semi-public, open spaces, special and agricultural zones with the permission of the competent authority.
- (ii) **Approach:** 11.0 feet in agriculture zone and 30.0 feet in other zones/open spaces.
- (iii) **Height:** The maximum height of the tower from the ground level should not exceed 60 metres subject to clearance from the Defence, Civil Aviation and Doordarshan .

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.
	550		Solid waste sites
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		Cemetresies, 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
	890		Dairy farming
900		Special zone	

Appendix B

I Residential zone

- (i) Residence
- (ii) Social community religious and recreational buildings
- (iii) Public utility building.
- (iv) Educational buildings and all types of school and college where necessary.
- (v) Health institutions.
- (vi) Cinemas
- (vii) Commercial and professional offices.
- (viii) Retail shops and restaurants.
- (ix) Local service industries.
- (x) Petrol filling stations.
- (xi) Bus stops, tonga, taxi, scooter and rickshaw stand.
- (xii) Nurseries and green houses.
- (xiii) Any other minor needs to ancillary to residential use
- (xiv) Starred hotels
- (xv) Cyber Parks/Information Technology Park
- (xvi) Communication Towers
- (xvii) Any other use, which the Government may in public interest decide

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

As per the policy/parametres decided by the Government

II Commercial zone

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

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

III Industrial zone

- (i) Light industry
- (ii) Medium industry
- (iii) Obnoxious and Hazardous Industry
- (iv) Heavy industry
- (v) Service industry
- (vi) Warehouse and storages
- (vii) Parking, loading and unloading area
- (viii) Truck stand/bus stops, taxi, tonga and rickshaw stand
- (ix) Public utility, community buildings, retail shops, banks, dhabas, restaurants, two/three/five star hotels and insurance offices subject to a maximum limit of 3 percent of the total area of the sector as under: -

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

Sr. No.	Name of Facility	Area		No. of facilities in a sector	Commercial component	Maximum Ground Coverage	Floor Area Ratio	Approach Road
		Minimum	Maximum					
1	Dhabas	500 sq m	1000 sq m	2	50 sqm	50 %	50 %	Minimum 18 meters
2	Restaurants	1000 sq m	2000 sqm	2	10 %	30 %	150 %	Minimum 18 meters
3	Two/ Three Star Hotels	1.0 Acre	2.5 Acres	2	15 %	30 %	As per commercial policy	Minimum 24 meters
4	Five Star Hotels	2.5 Acres	4.0 Acres	1	15 % (commercial)	30 %	As per commercial policy	Sector Dividing Road with the provision of a service road

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

- (x) Petrol filling stations and service garages.
 (xi) Liquid Petroleum Gas godowns permitted by the Director.
 (xii) Cyber Parks/Information Technology Parks/ Information Technology Industrial Units
 (xiii) Health Facilities like Hospital, Dispensary, Nursing Home, Clinic as under:

Sr. No.	Name of facility	Area		No. of facilities in a sector	Residential component	Maximum ground coverage	Floor area ratio
		Minimum	Maximum				
1	Hospital	2.5 Acres	5.0 Acres	1	15 %	33 %	100 %
2	Dispensary	1.0 Acre	1.5 Acres	1	15 %	33 %	100 %
3	Nursing Home	250 sq. m	500 sq. m	2	Nil	60 %	100 %
4	Clinic	250 sq. m	500 sq. m	2	Nil	60 %	100 %

- (xiv) Industrial Colony with a minimum area of 50 acres. The area utilisation shall be as under: -

Sr. No.	Land use	Percentage of total area of the colony	
1	Industrial	51	65
2	Residential	10	
3	Commercial	4	
4	Public Buildings and Utilities	10	35
5	Roads / Open Spaces	25	
	Total	100	

(xvi) Communication Towers

(xvii) Any other use permitted by the Director.

(x) Petrol filling stations and service garages.

(xi) Liquid Petroleum Gas godowns permitted by the Director General.

(xii) Cyber Parks/Information Technology Parks/ Information Technology Industrial Units

(xiii) Health Facilities like Hospital, Dispensary, Nursing Home, Clinic as under:-

Sr. No.	Name of facility	Area		No. of facilities in a sector	Residential component	Maximum ground coverage	Floor area ratio
		Minimum	Maximum				
1	Hospital	2.5 Acres	5.0 Acres	1	15 %	33 %	100 %
2	Dispensary	1.0 Acre	1.5 Acres	1	15 %	33 %	100 %
3	Nursing Home	250 sq. m	500 sq. m	2	Nil	60 %	100 %
4	Clinic	250 sq. m	500 sq. m	2	Nil	60 %	100 %

(xv) Industrial Colony with a minimum area of 50 acres. The area utilisation shall be as under: -

Sr. No.	Land use	Percentage of total area of the colony	
1	Industrial	51	65
2	Residential	10	
3	Commercial	4	
4	Public Buildings and Utilities	10	35
5	Roads / Open Spaces	25	
	Total	100	

(xiv) Communication Towers

(xv) Ready mix Concrete Plant, Wet Mix Plants, Hot Mix Plants

(xvi) Any other use permitted by the Director General.

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

At sites earmarked in the sector plan

- (viii) Petrol filling stations and service garages
- (ix) Parking spaces ,bus stop-shelters, taxi, Tonga and rickshaw stands
- (x) Communication Towers
- (xi) Warehouses upto a maximum limit of 5% of the total area of the sector

V Public utilities

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

At sites earmarked in the sector plan

VI Public and semi public uses zone

- (i) Government offices ,Government Administration centres, secretariats and police station
- (ii) Educational, cultural and religious institutions
- (iii) Medical health institutions
- (iv) Civic/cultural and social institutions like theatres, opera houses etc. of predominantly noncommercial nature
- (v) Land belonging to Defence
- (vi) Dhabas, Restaurants as under: -

Sr. No.	Name of Facility	Area		No. of facilities in a sector	Commercial component	Maximum Ground Coverage	Floor Area Ratio
		Minimum	Maximum				
1	Dhabas	500 sq. m	1000 sq. m	2	50 sq. m	50 %	50 %
2	Restaurants	1000 sq. m	2000 sq. m	2	10 %	30 %	150 %

At sites earmarked in the sector plan

- (vii) Communication Towers
- (viii) Any other use which Government in public interest may decide

VII Open spaces

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

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

VIII Uses strictly prohibited:

Storages of petroleum and other inflammable material without proper license.

IX 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

X Agriculture zone

- (i) Agricultural, Horticultural, dairy and poultry farming.

- (ii) Village houses within Abadi-deh
- (iii) Farm houses outside abadi-deh subject to restriction as laid down in zoning regulation XIX
- (iv) Afforestation development of any of the part for recreation
- (v) Expansion of existing village contiguous to abadi-deh if undertaken a project approved or sponsored by the Central Government, or State Government
- (vi) Milk chilling station and pasteurisation plant
- (vii) Bus Stand and railway station
- (viii) Air ports with necessary buildings
- (ix) Wireless stations
- (x) Grain godowns, storage space at sites approved by the Director
- (xi) Weather stations
- (xii) Land drainage and irrigation, hydroelectric works and tubewell for irrigation
- (xiii) Telephone and electric transmission lines and poles
- (xiv) Mining and extraction operations including lime and brick kilns, stones, quarries and crushing subject to the rules and at approved site
- (xv) Cremation and burial grounds
- (xvi) Petrol filling station and service garages
- (xvii) Hydro electric/thermal power plant sub-station
- (xviii) Liquid Petroleum Gas storage godowns with the approval of the Director
- (xix) Dhabas, Banquet Hall, Small Restaurants, Motels, Hotels, Resort and Amusement Park/ Theme Park along National Highway / Scheduled Roads in the area outside restricted/ green belt as under:

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

Sr. No.	Permissible Activity	Area		Commercial Component	Maximum Ground Coverage	Floor Area Ratio
		Minimum	Maximum			
1.	Dhabas	1000 sq. metres	1 acre	50 Sqmt.	40%	40%
2.	Restaurant	2000 sq. metres	1 acre	15%	30%	150%
3.	Motel without banquet facilities	1 acres	3 acres	15%	30%	150%
4.	Motel with banquet facilities	2.5 acres	5 acres	15%	30%	150%
5.	5-Star Hotel	4 acres	15 acres	15%	30%	150%
6.	Resort	4 acres	10 acres	15%	30%	150%
7.	Amusement Park/Theme Park	2.5 acres	10 acres	15%	30%	50%

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

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

(xxi) Banquet Hall as per the following norms:-

Permissible Zone	Agriculture Zone
Approach	1. Minimum width of the approach road must be 18 meters 2. The access permission is required from XEN, PWD (B&R) if the site is located on scheduled road. 3. Approach from National Highways can be considered, if the site fulfills minimum distance norm from intersection/access and is located on minimum 7 meters wide service road or the applicant submits prior permission of access from NHAI
Area Required	Minimum area :- 2.5 acres Maximum area :- 5.00 acres
FAR	50%

Ground Coverage	30%
Conversion Charges	50% of the rates prescribed for Commercial use
Permissible Ancillary uses within FAR	10% of the allowed FAR for Gift Shop, STD Booth, Toy Centre and Flower Shops etc.
Parking	Minimum 25% of the site area.

- (xxii) Microwave Towers/Stations, Seismic Centers and Telecommunication Centers
 (xxiii) Communication Towers
 (xxiv) Ready Mix Concrete Plants, Wet Mix Plants, Hot Mix Plants connected with the projects for which contract or work is assigned by Government or Government agency and to be set up on short term basis.
 (xxv) Any other use, which Government may in Public Interest, decide

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
 Facsimile machines/Fax cards
 Tele-Printers/Telex machine
 PABX/EPABX/ RAX/MAX Telephone Exchange

Multiplexers/Muxes
 Modems
 Telephone answering machines
 Telecommunication Switching Apparatus
 Anetna and Mast
 Wireless datacom equipment
 Receiving equipments like Pagers, mobile/Cellular Phones, etc.

VSATs

Video Conferencing Equipments
 * Including Set Top Boxes for both Video and Digital Signaling.

(M) IT Enabled Services 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,
 Financial Commissioner and Principal Secretary to Government Haryana,
 Town and Country Planning Department