

**HARYANA GOVERNMENT**  
**TOWN AND COUNTRY PLANNING DEPARTMENT**  
**NOTIFICATION**  
The 28 January, 2013

**No. CCP (NCR)/GGN/FDP-2031/PTD-HMD/2013/308.-** 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 (Act 41 of 1963) and with reference to Haryana Government, Town and Country Planning Department, notification no. CCP(NCR)/GGN/DDP/PTD-HMD/2012/1507 dated the 17<sup>th</sup> May, 2012, the Governor of Haryana, hereby publishes the Final Development Plan-2031AD of Pataudi-Haily Mandi after considering the objections and suggestions, received on said Draft Plan, alongwith 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. Existing Land Use Plan bearing drawing No. DTP(G)1987/2010 dated the 21<sup>st</sup> December, 2010 (already published in Haryana Government Gazette on 17<sup>th</sup> May, 2012, vide Haryana Government, Town & Country Planning Department notification No. CCP(NCR)/GGN/DDP/PTD-HMD/2012/1507 dated the 17<sup>th</sup> May, 2012)
2. Final Development Plan bearing drawing No. DTP(G)/2109/2012 dated the 21<sup>st</sup> November, 2012

**Annexure-A**

**Explanatory Note on the Final Development Plan-2031 AD for Controlled Areas of Pataudi-Haily Mandi**

**Introduction:**

**1. Location and Historical Background:**

Pataudi town lies at a distance of about 29 kilometres from Gurgaon. It was founded in the reign of Jalal-Ud-din Khilji by a Mewat Chieftain, Pata, who named it Patodhi, which seems to have been corrupted to Pataudi. During Aurangzeb's reign, it was made a 'Pargana' and was attached to Rewari. But in 1803, it was granted as jagir to Faiz Tabab Khan. The palace of the Nawab built in 1934 is a remarkable building in the town. It has a cricket ground in its premises.

As per historical background given in district gazette in the beginning of nineteenth century a British man established a bungalow near the railway station of village Jatauli. The bungalow is popularly known as Haily in the local language. With the passage of time the commercial activities (Mandi) developed due to the nearness to railway station. The place derives its name from the name of Bungalow i.e. "Haily" and "Mandi". With the passage of time, mandi has been developed in to major grain market and became the main source of employment of the area.

There is a famous temple of Mahadev at Inchhapuri, about 8 kilometres from the town, where a fair is held every year during the month of November. The other important places are like; Ashram, Hari Mandir and Sanskrit Mahavidyalaya.

**2. Climate and Topography:**

Pataudi and Haily Mandi area has a plain terrain. There is a gentle slope from South-West to North-East. Therefore, during the rainy season the storm water flows towards the Northern-Eastern side and the areas of the towns are not submerged with water. Hot summer, cool winter and unreliable rainfall are the peculiar features of the region. The soil being laterite type is not very fertile. The underground water level is very deep and the irrigation facilities are very poor.

**3. Regional Setting:**

Pataudi town is located on Rewari-Gurgaon State Highway at a distance of about 29 kilometres from Gurgaon and 25 kilometres from Rewari. Haily Mandi a nearby town is located on the Northern side of Pataudi town on Rewari-Delhi railway segment. Pataudi and Haily Mandi are well linked with the surrounding areas through a well developed road network. The growth on either side of this road has already taken place upto the extent that a gap of only 1.5 kilometres is left between the two towns. Pataudi town is the Sub-division of Gurgaon district. The town is having a favourable location being on Rewari-Gurgaon State Highway and adjoining to Haily Mandi, which is well served with rail facilities. The Kundli-Manesar-Palwal Expressway (KMP) is proposed on the eastern side at a distance of approximately 12 kilometres. In this well suiting location, a bigger regional influence zone is expected.

**4. Availability of Infrastructure:**

The various economic and social forces which were operating in the town in the past, have determined the existing land use pattern of the town. Although the old existing Pataudi town settled at junction of Rewari-Gurgaon and Lohari-Bhora Kalan road, yet the newer development is concentrated towards the Nawab's Palace and along Haily Mandi-Pataudi road in the shape of ribbon development. Similarly, Haily Mandi also extends towards Pataudi town due to the commercial activities of grain market. These towns have all the characteristics of haphazard growth and mixed land use. The main public buildings like; Public Works Department Rest House, High School, Tehsil office, Block Development and Panchayat Office etc. are located on Lohari-Bhora Kalan road. Due to construction of over bridge at Haily Mandi, the development activities will be accelerated in the future. However, to accommodate the proposed population, Haryana Urban Development Authority has acquired an area about 98.00 hectares for the residential land use particularly on Lohari-Bhora Kalan road.

**5. Demographic Profile:**

Pataudi and Haily Mandi towns had a total population of 39812 persons as per the Census of 2011. The decade wise population growth rate of both the towns is described as under:-

Serial number	Year	Pataudi	Haily Mandi	Total Population	Decadal Growth Rate (%)
1.	1951	3,688	1,346	5,034	-
2.	1961	4,243	1,728	5,971	18.61
3.	1971	6,045	2,252	8,297	38.95
4.	1981	8,422	10,140	18,562	123.72
5.	1991	11,278	13,263	24,541	32.21
6.	2001	16,085	17,081	33,166	35.15
7.	2011	18,905	20,907	39,812	20.04
8.	2021*	43,481	48,086	91,567	130.00
9.	2031*	91,310	1,00,980	1,92,290	110.00
		<b>Total population = 1,92,290 Say 1,90,000</b>			

Note: \* denotes projected population.

As apparent from above table, the overall population of the twin towns is increasing during every decade. However, from 2011 to 2021 and 2021 to 2031, the increase has been projected by 130% and 110%, which would be due to development impetus in the area.

**6. Economic Base:**

As per Census of 2011, the population of both the towns (Pataudi & Haily Mandi) was 39812 persons. The people are mainly engaged in trade and service. The agricultural economy also has a significant share and the completion of the over bridge at Haily Mandi measuring about 1.0 kilometre has given a boost to the transportation and commercial activities and the economic base of both the towns are improving rapidly. Moreover, the industrial setup at village Bilaspur in vicinity of the Kundli-Manesar-Palwal Expressway will be the other aspect for improving the economy of the twin towns and village Bilaspur.

**7. Existing Transportation Network:**

The region is well connected in terms of road and rail network. The existing broad gauge railway line running from Delhi-Rewari has really made commuting easy for masses and promoted the growth in the region by connecting it to the main town Rewari and the National Capital Delhi.

The existing State Highway i.e. State Highway from Bhora Kalan to Lohari and Gurgaon to Rewari acts as main arteries of the region comprising of town of Haily Mandi and Pataudi. The State Highway from Bhora Kalan to Lohari acts as main spine of the area connecting both the towns.

The another State Highway running from Gurgaon to Rewari connects the region with the two main towns i.e. Gurgaon and Rewari thus providing impetus to the growth of the region.

**PROPOSALS:**

The Final Development Plan has been prepared for accommodating population of 1,90,000 persons. The existing town covers total built up area of about 245 hectares accommodating a population of 39,812 persons. This area is thickly populated. The development plan proposals have been made to accommodate an additional population of approximately 1,50,000 persons by 2031 AD. The residential sectors have been proposed with residential density of 250 persons per hectare. The extent of various land uses is given below:-

Serial number	Land use	Area in hectare	Percentage of total area
1.	Residential	592	40.69
2.	Commercial	124	8.52
3.	Industrial	80	5.50
4.	Transport and Communication	388	26.67
5.	Public Utility	60	4.12
6.	Public and Semi Public	76	5.22
7.	Open Spaces and Green Belts	135	9.28
	Total	1455	100.00

Note: (i) The area of logistics zone (934 hectares), industrial area (66 hectares) along Kundli-Manesar-Palwal Expressway and 245.00 hectares area of the existing towns has not been included in the above area statement.

(ii) National Highway Authority of India is also in the process of coming up with a new township within the agricultural zone of this Development Plan.

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**Description of Land Uses:-**

**1. Residential:**

To accommodate the projected population of 1,50,000 persons, an area of 592 hectares has been proposed for the development of residential sectors 1, 2, 3, 4, 5 and 7. Sectors 3, 4 and 7 have been proposed keeping in view the extension of Pataudi town. The average density of the residential sectors work out to be about 250 persons per hectare. In addition, 120 metres wide strip has been proposed around the abadies of village Jamalpur & Khawaspur falling in the proposed logistic zone for the purposes of village expansion/for providing amenities to the villagers.

The following proposals are made to absorb the impact of increased residential 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 person.

**2. Commercial:**

An area of about 124 hectares has been reserved for this purpose. It has been proposed in Sector 10, 11 and in form of 75 metres wide strip along Gurgaon-Rewari road in Sector 2, 3, 4 and 5 for commercial uses viz. Retail trade, storage and wholesale trade etc. Sector 10 and 11 includes existing Haily Mandi which is functioning here as the regional level commercial activity and gives an overall boost to the economy of the town by providing employment to the large quantum of population.

**3. Industrial:**

About 80 hectares of land has been proposed in Sector 12 for the development of industries. The industrial area has been provided in the eastern side which is kept sufficiently away from the residential sectors. Further the industrial zone has been adequately segregated from the other uses by 125 m wide green belts. In addition to above, an industrial colony at village Bilaspur measuring approximate 45 hectares is being developed by Private Developers and approximately 66 hectares has also been proposed for industrial use along Kundli-Manesar-Palwal Expressway and adjoining to the proposed logistic zone.

**4. Transport and Communication:**

(i) **Road Circulation:**

In order to provide the accessibility from the farthest corner of proposed urbanization, a Transport Nagar has been provided in sector-9, in the vicinity of railway station which also abuts the southern periphery road. An area of about 388 hectares has been provided for the effective circulation and Transport Nagar. An attempt has been made to maintain the hierarchy of roads. The periphery roads have been proposed to be of 75 metres width and the sector dividing roads with a minimum width of 45 metres. In sector 9, 11 and 12, a 30 metres wide V-4 Road has been proposed along existing Railway Line for better circulation. The classification of roads with their land reservations has been indicated in the following table:-

Serial number	Classification of roads	Land reservations
1.	V-1	Existing road 30 metres wide.
2.	V-1(a)	Existing road to be widened to 150 metres with 60 metres wide green belt on both sides.
3.	V-1 (b)	Existing road to be widened to 75 metres with 30 metres wide green belt on both side.
4.	V-2	75 metres wide road with 30 metres wide green belt on both sides.
5.	V-2 (a)	Existing Gurgaon-Pataudi and Pataudi-Haily Mandi road to be widened upto 45 metres with 30 metres wide green belt on both sides.
6.	V-3	Sector road 45 metres wide.
7.	V-4	30 metres wide road.
8.	V-5	24 metres wide road.

**(ii) Logistic Zone:**

In addition to above, a logistic zone over an area of 934 hectares has been proposed considering the emerging demand for warehouses and significant potential in the logistic sector. As per UNCTAD (United Nations Conference on Trade and Development) review of maritime transport, globally about 95% of the general cargo movement is through containers. For this purpose, a multimodal logistic zone is proposed which will act as a hub for handling freight and value added services seamlessly integrated and accessible by multiple modes (i.e. rail, road etc) comprising of container terminals and container freight stations, bulk/break-bulk cargo terminals, warehouses, banking, packing, office spaces and facilities for assembly and parking, mechanized handling, intermodal transfers, loading/unloading platforms, cold storage and other facilities like medical and supporting activities in the logistic zone. The proposed logistic zone will be accessible through rail and road i.e. via Kundli-Manesar-Palwal Expressway, Gurgaon-Pataudi road as well as Delhi-Rewari railway line. In order to have the better accessibility for the logistic zone, the Delhi-Rewari State Highway, emanating from Kundli-Manesar-Palwal Expressway, is proposed to be widened to 75 metres width with 30 metres wide green belt on both sides. The logistic zone will benefit the rapidly growing modern trade as well as retail boom.

**5. Public Utilities:**

An area of about 43 hectares has been provided for public utilities like; water works, grid sub-stations, disposal works etc. in Sector 8 towards western side of existing town. An area of approximately 5 hectares has been proposed in the revenue estate of Village Khandewla for the solid waste disposal works on Khandewla-Jatauli road adjoining revenue rasta, keeping in view the prevailing wind directions. An area of about 12 hectares has been proposed for water treatment plant on Gurgaon-Pataudi scheduled road at village Janaula.

Presently the water requirement of Pataudi and Haily-Mandi towns is being met from 28 tubewells having capacity of 3.3 million litre per day (MLD), whereas the future water requirement of additional 21.4 million litre per day (MLD), will be met out from the newly proposed water supply scheme for which the raw water shall be drawn from National Capital Region (NCR) channel.

The sewage treatment plant has been proposed on Pataudi-Rewari road along periphery road.

**6. Public and Semi Public Uses:**

An area of about 76 hectares has been proposed for this use in sector 1(Part), abutting North-East peripheral road and in sector-6.

**7. Open Spaces:**

An area of about 135 hectares has been proposed under green belts and open spaces, which will include green belt along V-2(a) and V-2 roads and the area reserved in sector 9, 10, 11 and 12 for the town parks. In sector 10, approximately 4 hectares area has been reserved for stadium and approximately 3 hectares area has been reserved for water body.

**8. Agricultural Zone:**

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

9. **Natural Conservation Zone:**

The Natural Conservation Zone in the Plan has been shown in accordance with Regional Plan-2021AD, except the areas forming part of the urbanizable area. Agriculture, horticulture, pisciculture, social forestry, afforestation and regional recreational activities with construction not exceeding 0.5% of the area are the permissible activities in this zone.

10. **Conservation of Heritage Sites:**

The monuments, heritage sites, special areas of aesthetic, sentimental or historic value which require protection shall be protected.

**Zoning Regulations:**

The legal sanctity to the proposals regarding land use is being given effect by a set of zoning regulations which form a part of this development plan. These regulations will govern the change of land use and standards of development. They also very elaborately detail out allied and ancillary uses which will be permitted in the various major land uses and stipulate that all change of land use and development shall be in accordance with the details shown in the sector plan thereby ensuring the preparation of detailed sector plans for each sector to guide the development and enforce proper control.

**Annexure-B**

Governing use and developments of land in the controlled area around Pataudi-Haily Mandi as shown in the drawing No. DTP(G)2109/12 dated the 21<sup>st</sup> November, 2012.

**I. General:**

1. These zoning regulations forming part of the final development plan for the controlled area and additional controlled area shall be called zoning regulations of the final development plan for Pataudi-Haily Mandi controlled area.
2. The requirement of these regulations shall extend to the whole of 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 (Punjab Act 41 of 1963) and the rules framed thereunder.

**II. Definitions:**

**In these regulations:**

- (a) "Approved" means approved under the rules;
- (b) "Building rules" means the rules contained in part VII of the rules;
- (c) "Drawing" means Drawing No. DTP (G) 2109/12 dated the 21<sup>st</sup> November, 2012.
- (d) "Floor Area Ratio" (FAR) means the ratio expressed in percentage between the total floor area of a building on all floors and the total area of the site;
- (e) "Group Housing" shall be the buildings designated in the form of flatted development for residential purpose or any ancillary or appurtenant building including community facilities, public amenities and public utility as may be prescribed and approved by the Director, Town and Country Planning Haryana;
- (f) "Light Industry" means an industry not likely to cause injurious or obnoxious noise, smoke, gas, fumes, odours, dust, effluent and any other nuisance to an excessive degree and motivated by electric power;
- (g) "Local Service Industry" means an industry, the manufacture and product of which is generally consumed within the local area, for example bakeries, ice-cream manufacturing, aerated water, Atta Chakies with power, laundry, dry-cleaning and dyeing, repair and service of automobile, scooters and cycles, repair of house hold utensils, shoe-making and repairing, fuel depot etc. provided no solid fuel is used by them;
- (h) "Medium Industry" means all industries other than 'Light Industry' and Local Service Industry and not emitting obnoxious or injurious fumes and odours;
- (i) "Extensive Industry" means an industry set up with the permission of the Government and in extensive employing more than 100 workers and may use any kind of captive power of fuel provided they do not have any obnoxious features;
- (j) "Heavy Industry" means an industry to be set up in public or semi-public or private sector with the permission of the Government (the cost of plant, machinery etc. as defined in the industrial policy of the Government);

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- (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;
- (l) "Material Date" means the date of publication of notification of various controlled area declared as under:-

No	Name of controlled area	Material date
1.	Controlled Area notified vide Haryana Government, Town and Country Planning Department, Notification No. CCP(NCR)/CAG (PTD)/ 2007/ 1031 dated the 28 <sup>th</sup> February, 2007 published on the 28 <sup>th</sup> February, 2007.	28 <sup>th</sup> February, 2007
2.	Controlled Area notified vide Haryana Government, Town and Country Planning Department, Notification No. CCP(NCR)/GGN-Nurgarh/CA/ 2010/505 dated the 17 <sup>th</sup> February, 2010 published on the 17 <sup>th</sup> February, 2010.	17 <sup>th</sup> February 2010
3.	Controlled Area notified vide Haryana Government, Town and Country Planning Department, Notification No. CCP(NCR)/KMP/CAG/(b)/2005/ 1300 dated the 5 <sup>th</sup> August, 2005 published on the 5 <sup>th</sup> August, 2005.	5 <sup>th</sup> August, 2005,
4.	Controlled Area notified vide Haryana Government, Town and Country Planning Department, Notification No. CCP(NCR)/KMP/CAG/(b)/2005/ 1304 dated the 5 <sup>th</sup> August, 2005 published on the 5 <sup>th</sup> August, 2005.	5 <sup>th</sup> August, 2005,
5.	Controlled Area notified vide Haryana Government, Town and Country Planning Department, Notification No. CCP(NCR)/KMP/CAG/(b)/2005/ 1305 dated the 5 <sup>th</sup> August, 2005 published on the 5 <sup>th</sup> August, 2005.	5 <sup>th</sup> August, 2005,
6.	Controlled Area notified vide Haryana Government, Town and Country Planning Department, Notification No. CCP(NCR)/KMP/CAG/(b)/2005/ 1306 dated the 5 <sup>th</sup> August, 2005 published on the 5 <sup>th</sup> August, 2005.	5 <sup>th</sup> August, 2005,
7.	Controlled Area notified vide Haryana Government, Town and Country Planning Department, Notification No. CCP(NCR)/KMP/CAG/(b)/2005/ 1307 dated the 5 <sup>th</sup> August, 2005 published on the 5 <sup>th</sup> August, 2005.	5 <sup>th</sup> August, 2005,
8.	Controlled Area notified vide Haryana Government, Town and Country Planning Department, Notification No. CCP(NCR)/KMP/CAG/(b)/2005/ 1308 dated the 5 <sup>th</sup> August, 2005 published on the 5 <sup>th</sup> August, 2005.	5 <sup>th</sup> August, 2005,
9.	Controlled Area notified vide Haryana Government, Town and Country Planning Department, Notification No. CCP(NCR)KMP/CAG/(b)/2005/ 1310 dated the 5 <sup>th</sup> August, 2005 published on the 5 <sup>th</sup> August, 2005.	5 <sup>th</sup> August, 2005,
10.	Controlled Area notified vide Haryana Government, Town and Country Planning Department, Notification No. CCP(NCR)KMP/CAG/(b)/2005/ 1311 dated the 5 <sup>th</sup> August, 2005 published on the 5 <sup>th</sup> August, 2005.	5 <sup>th</sup> August, 2005,
11.	Controlled Area notified vide Haryana Government, Town and Country Planning Department, Notification No. CCP(NCR)/EW/GGN/23/CA/B/ 2005/1672 dated the 27 <sup>th</sup> October, 2005 published on the 27 <sup>th</sup> October, 2005.	27 <sup>th</sup> October, 2005
12.	Controlled Area notified vide Haryana Government, Town and Country Planning Department, Notification No. CCP(NCR)/EW/GGN/23/CA/B/ 2005/1661 dated the 27 <sup>th</sup> October, 2005 published on the 27 <sup>th</sup> October, 2005.	27 <sup>th</sup> October, 2005
13.	Controlled Area notified vide Haryana Government, Town and Country Planning Department, Notification No. CCP(NCR)/EW/GGN/23/CA/B/ 2005/1671 dated the 27 <sup>th</sup> October, 2005 published on the 27 <sup>th</sup> October, 2005.	27 <sup>th</sup> October, 2005
14.	Controlled Area notified vide Haryana Government, Town and Country Planning Department, Notification No. CCP(NCR)GGN/CA/2007/4292 dated the 7 <sup>th</sup> December, 2007 published on the 7 <sup>th</sup> December, 2007.	7 <sup>th</sup> December, 2007

- (m) "Non-conforming use" in respect of any land or building in a controlled area means the existing use of such land or building which is contrary to the major land use specified for that part of the area in the development plan;
- (n) "Public Utility Service Building" means any building required for running of public utility services such as water-supply, drainage, electricity, post and telegraph and transport and for any municipal services including a fire station;
- (o) "Rules" means the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965;
- (p) "Sector Density" and "Colony Density" means the number of persons per hectare in sector area or colony area, as the case may be;
- (q) "Sector Area" and "Colony Area" means the area of sector or of colony indicated as such in the Development Plan.

**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 or on the approved layout plan of the Colony/sector which will be excluding the area unfit for building development within the sector or the colony as the case may be.
  - (2) 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.
  - (3) For the purpose 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 per 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", "Colonizer", "Development Plan", "Sector" and "Sector Plan" shall have the same meaning as assigned to them in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (41 of 1963) and Rules, 1965;
  - (t) "Farm House" means a house constructed by the owner of a Farm at his land for the purpose of:-
    - (i) dwelling unit i.e. main use; and
    - (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 agricultural zone";
  - (2) The farm sheds regarding building control and site specifications shall be governed by the restriction mentioned in clause XIX.
- (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 meters and which is constructed or adopted for storage purposes;
  - (w) "Mezzanine Floor" an intermediate floor above ground level with area of mezzanine restricted to 1/3 of the area of that floor and with a minimum height of 2.2 metres;
  - (x) "Subservient to Agriculture" means development and activities, which are required to assist in carrying out the process of agriculture such as tubewells, pump chambers, wind mills, irrigation drains, pucca platforms, fencing and boundary walls, water hydrants etc;
  - (y) "Rural Industries Schemes" mean industrial unit, which is registered as rural industries schemes by the Industries Department;
  - (z) "Small Scale Industries" mean industrial unit, which is registered as small scale industries by the Industries Department;
  - (za) "Agro based industries" mean an industrial unit, which uses food grains, fruits or agro waste as a raw material;

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- (zb) "Information Technology Industrial Units" mean 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;
- (zc) "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;
- (zd) "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.
- (ze) "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; and
- (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 (41 of 1963);

**III. Major land uses/zone:**

1. Residential zone
2. Commercial zone
3. Industrial zone
4. Transport and Communication zone
5. Public utility zone
6. Public and Semi Public Zone
7. Open spaces zone
8. Agriculture zone
9. Natural Conservation zone

Classification of major land uses is according to Appendix A.

**IV. Division into sectors:**

Major land uses mentioned at serial numbers 1 to 7 in zoning regulation-III above, which are land uses for building purposes, have been divided into sectors as shown on the drawing and each sector shall be designated by the number as indicated on the drawing.

**V. Detailed land uses within major uses:**

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

**VI. Sectors not ripe for development:**

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

**VII Sectors to be developed exclusively through Government enterprises:**

- (a) For the development of sector reserved for commercial use, private developers shall be permitted to develop to the extent of 10% of the sector area as per the Layout Plan approved by competent authority. Balance 90% shall be developed exclusively by the Government or a Government undertaking or by a Public authority approved by the Government.
- (b) Notwithstanding the provision of clause (1) above, the Government may reserve at any time, any other sector for development exclusively by it or by the agencies mentioned above.

**VIII. Land reservations for major roads:**

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

Serial number	Classification of roads	Land reservations
1.	V-1	Existing road 30 metres wide.
2.	V-1(a)	Existing road to be widened to 150 metres with 60 metres wide green belt on both sides.
3.	V-1 (b)	Existing road to be widened to 75 metres with 30 metres wide green belt on both side.



4.	V-2	75 metres wide road with 30 metres wide green belt on both sides.
5.	V-2 (a)	Existing Gurgaon-Pataudi and Pataudi-Haily Mandi road to be widened upto 45 metres with 30 metres wide green belt on both sides.
6.	V-3	Sector road 45 metres wide.
7.	V-4	30 metres wide road.
8.	V-5	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 plotted area/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. However, in respect of roads falling within the net planned area indicated in the Sectoral Plan, full FAR shall be allowed. In case of commercial colony and information Technology Park/ Cyber City the benefit of 10% of FAR 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:
- 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;
  - during the interim period makes satisfactory arrangements for the discharge of effluent to the satisfaction of the Director; and
  - 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:
- 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,
  - during the interim period makes satisfactory arrangements for the discharge of effluent to the satisfaction of the Director.

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

- If a non-conforming use of land has remained discontinued continuously for a period of two years or more, it shall be deemed to have terminated and the land shall be allowed to be re-used or re-developed only according to the conforming use.
- 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.
- After the discontinuance of project included under clause IX, the land shall be allowed to be re-developed or used only for conforming use.
- 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. 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-

- 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
- The plot is accessible through roads 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:**

Serial number	Land use	Size
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 colony to be developed either as a part of plotted licenced colony or as independent Group Housing colony will be 5 acres. 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. For the purpose of plotted residential colony minimum area required is 25 acres.

(3) The minimum area required for a commercial colony is 4000 Square metres and the maximum 8000 Square metres.

**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%	1.75
2	Government offices	25%	1.00
3	Commercial	In accordance with the terms and conditions specified in the zoning plan of sites approved by the competent authority.	
4	Warehousing	60%	0.75

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

**XV Building lines in front and rear of buildings:**

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

**XVI Architectural control:**

Every building shall conform to architectural control prepared under Rule 50 of 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 colonizer has purchased the land for the said use and developed prior to the material date and the colonizer secures permission for this purpose as per Rules.

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

Provided that-

(i) the land was purchased prior to the material date;

(ii) the Government is satisfied that the need of the industry is such that it cannot await alternative allotment in the proper zone;

(iii) the owner of the land secures permission for building as required under the Rules;

- (iv) the owner of the land undertakes to pay to the Director, as determined by him, the proportionate charges as and when called upon by the Director in this behalf and during the interim period makes satisfactory arrangement for discharge of effluent.

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

**XVIII Density:**

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

**XIX Provision of farm house outside abadi-deh in agricultural zone:**

Farmhouses shall be allowed only for bonafide use of landowner(s) provided he does not own a house in any urban area because the real object for allowing farmhouses in agriculture zone is to meet the housing needs of the farmers on a small portion of the farm so that he can take care of his agriculture produce while living on that farm. Hence, 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.
<b>(i) Site Coverage</b>	0.8094 Hectare (2 Acres minimum)	As applicable to residential plot equivalent to 380 square metres	1 percent of the farm land (not more than 40 percent shall be used for labour/ servant quarters)
	Upto 1.214 Hectare (3 Acres)	As applicable to residential plot equivalent to 570 square meters	-do-
	Upto 1.6188 Hectare (4 acres) and above.	As applicable to residential plot equivalent to 760 square meters	-do-
<b>(ii) Height and Storey</b>		11 Meters., three storeyed	4 Meters, single storey.

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

Serial number	Road	Width
a.	Where the road is bye-pass to a scheduled road or an expressway	100 meters
b.	Where the road is a scheduled road	30 meters or as shown in the development plan
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 under Clause-II.
- (vii) **Services, water supply and drainage**
- Good potable water supply should be available in the farm for human consumption in case farm house is built
  - 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.
  - Septic tank to be provided for disposal of human and animals waste as per provisions of the Rules, 1965.

- (d) The distance between the septic tank and open well or tubewell shall be as provided in the Rules, 1965.

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 agricultural zone.

**XX 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 Zones abutting on minimum 60 metres right of way (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 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

**(iii) Miscellaneous-**

**I Parking**

- (a) One Equivalent Car Space for every 40 square meters 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 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 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.

**XXI Setting up of communication towers:**

Permission of Mobile Towers within the Controlled area shall be granted as per the policy dated 13<sup>th</sup> January 2012 as amended from time to time;

**XXII Safety against Seismic Hazards:** As Development Plan area falls in Zone-IV as per Seismic zone map of Indian Standard IS 1893 and hence is considered as High Risk Zone. In order to take care of the same "the whole urban development shall be checked for safety against an intensity 'VII' probability of occurrence, and upgraded for required seismic resistance in buildings and infrastructure as found necessary".

**XXIII 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.

<b>Main code</b>	<b>Sub code</b>	<b>Main group</b>	<b>Sub group</b>
100		<b>Residential</b>	Residential Sector on neighborhood pattern
200		<b>Commercial</b>	
	210		Retail Trade
	220		Wholesale Trade
	230		Warehousing and Storage
	240		Office and Banks including Government Office
	250		Restaurants, Hotels and Transit 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		<b>Industrial</b>	
	310		Service Industry
	320		Light Industry
	330		Extensive Industry
	340		Heavy Industry.
400		<b>Transport and Communication</b>	
	410		Railway Yards, Railway Station and Sidings.
	420		Roads, Road Transport Depots and Parking Areas
	430		Dockyards, Jettys
	440		Airport/ Air Stations
	450		Telegraph offices, Telephone Exchanges etc
	460		Broadcasting Station
	470		Television Station
	480		Logistic zone
500		<b>Public Utilities</b>	
	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 works.
	550		Solid Waste Disposal
600		<b>Public and semi public</b>	
	610		Government Administrative Central Secretariat, District Offices, Law Courts, Jails, Police Stations, Governor's 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

<b>700</b>	<b>Open Spaces</b>	
	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
<b>800</b>	<b>Agricultural land</b>	
	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
<b>1000</b>		<b>Natural Conservation Zone</b>

### 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 ancillary to residential use
- (xiv) Starred hotels
- (xv) Club/Community Centers
- (xvi) Communication Towers
- (xvii) Guest/Boarding Houses
- (xviii) Any other use, which the Government may in public interest decide

As required for the local needs of major use and needs of the town at site approved by the Director in the sector/ colony plan and 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) Cinemas, Hotels, Motels and other places of public assembly like theatres, club, Dramatic Club, etc. run on commercial basis.
- (vi) Restaurant and Transit Boarding Houses including public assistance institutions providing residential accommodation like Dharamshala, Tourist House etc.
- (vii) Professional establishments.
- (viii) Residences on the first and higher floors.
- (ix) Local service industry.
- (x) Public Utility buildings.

As required for the local needs of major use at site earmarked for them in the sector plan or in the approved layout plan of the colonies and as per the policy/ parameters decided by the Government.

- (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 Government may in public interest decide.

**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, dhaba, restaurants, two/three/five star Hotels and Insurance Offices subject to a maximum limit of 3% of the total area of the Sector as under:

S r. N o.	Name of Facilit y	Area		No. of Faciliti es in a Sector	Comme rcial Compo nent	Maximum Ground Coverage	Floor Area Ratio	Appro ach Road
		Mini mum	Maxi mum					
1	Dhaba s	500 Sq.m	1000 Sq.m	2	50 Sq m	50%	0.5	Minim um 18 m
2	Restau rants	1000 Sq.m	2000 Sq.m	2	10%	30%	1.5	Minim um 18 m
3	Two/ Three Star Hotels	1 Acre	2.5 Acres	2	15%	30%	As per comm ercial Policy	Minim um 24 m
4	Five Star Hotels	2.5 Acre	4.00 Acres	1	15%	30%	As per comm ercial Policy	Sector Dividi ng Road with the provisi on 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 Hospitals, 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
		Mini mum	Maxi mum				
1	Hospital	2.5 Acre	5.0 Acres	1	15%	33%	1.0

2	Dispensary	1.0 Acre	1.5 Acres	1	15%	33%	1.0
3	Nursing Home	250 sqm	500 sqm	2	Nil	60%	1.0
4	Clinic	250 sqm	500 sqm	2	Nil	60%	1.0

(xiv) Industrial Colony with a minimum area of 15 Acres. The area utilization shall be as under:-

Sr. No.	Land Use	Percentage of Total Area of the Colony
1	Industrial	51
2	Residential	10
3	Commercial	4
4	Public Buildings & Utilities	10
5	Roads/ Open Spaces	25
	Total	100

(xv) Communication Towers.

(xvi) Ready mix concrete plant, wet mix plants, Hot mix plants.

(xvii) Any other use, which the Government may in public interest decide.

#### IV Transport and Communication zone

(i) Railway yards, railway station and siding

(ii) Transport Nagar, Roads and Transport depots/ Bus Stands and parking areas

(iii) Airports and Air Stations

(iv) Telegraph offices and Telephone exchange

(v) Broadcasting stations

(vi) Televisions station

(vii) Agricultural, horticulture and nurseries at approved sites and places

(viii) Petrol filling stations and service garages

(ix) Parking spaces, bus stop-shelters, taxi, Tonga and rickshaw stands.

(x) Logistic zone comprising of container terminals and container freight stations, bulk/break-bulk cargo terminals, warehouses, banking, packing, office spaces and facilities for assembly and parking, mechanized handling, inter-modal transfers, loading/unloading platforms, cold storage and other facilities like medical and supporting activities

At sites earmarked in the sector plan

#### 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 centers, 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 Restaurant as under:-

At sites earmarked in the sector plan

Sr. No.	Name of Facility	Area		No. of Facilities in a Sector	Commercial Component
		Minimum	Maximum		
1	Dhabas	500 sq m	1000 sq m	2	50 sq m
2	Restaurant	1000 sq m	2000 sq m	2	10%

(vii) Communication Towers.



(viii) Any other use, which the Government may in public interest 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 use, which the Government may in public interest decide.

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 contiguous to abadi-deh if undertaken under a project approved or sponsored by the Central Government, or State Government
- (vi) Milk chilling station and pasteurization 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)(A) Non Polluting industries registered as Rural Industry Scheme/Small Scale Industrial units subject to one of the following conditions:
  - (i) Located within half kilometer belt encircling the existing village Abadi-deh and approachable from public road/rasta other than scheduled road, National Highway and State Highway
  - (ii) On Public road/rasta not less than 30 feet wide (other than scheduled roads, National Highway and State Highway) outside the half kilometer zone referred to in (i) above upto a depth of 100 meters along the approach road.
- (B) Non-Polluting medium and large scale agro based industries on public roads/revenue rasta not less than 30 feet wide other than scheduled roads, National Highway and State Highway.
- (C) The site should not fall within restricted belt around defence installations notified by the concerned authorities.
- (xx) Dhabas, small Restaurants, Motels, 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.

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 square meters	1 acre	50 Sq mt.	40%	0.4
2	Restaurant	2000 square meters	1 acre	15%	30%	1.5
3	Motel with banquet facilities	2.5 acres	5 acres	15%	30%	1.5
4	Resort	4 acres	10 acres	15%	30%	1.5
5	Amusement Park/Theme Park	2.5 acres	10 acres	15%	30%	0.5

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

Permissible Zone	Agriculture
Approach	1. Minimum width of the approach road must be 18 metres. 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 norms 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
FAR	0.5
Ground Coverage	30%
Conversion Charges	50% of the rates prescribed for commercial use
Permissible Ancillary uses within FAR	0.1 of the allowed FAR for Gift shop, STD Booth, Toy Centers and flowers shops etc.
Parking	Minimum 25% of the site area

(xxii) Microwave Towers/Stations, Seismic Centers and Telecommunication Centers

(xxiii) 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 terms basis."

(xxiv) Communication Towers.

(xxv) Any other use, which Government may in Public Interest, decide.

**X Natural Conservation Zone**

(i) Agriculture and Horticulture.

(ii) Pisciculture.

(iii) Social Forestry / Plantations including afforestation.

(iv) Regional recreational activities with construction not exceeding 0.5% of the area with the permission of the Competent Authority.

**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
  - 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  
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**  
IT Enabled services are business processes and services, the end products/services of which are:-  
• Delivered outside India.  
• Delivered over communication network., and

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- Either externally contracted (out-sourced) or provided by a remote subsidiary of the same company (out-located).

**Note:** Services which would not be included are:-

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

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

- (i) Back-Office Operations
- (ii) Call Centers
- (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,  
Principal Secretary to Government, Haryana,  
Town and Country Planning Department.