

**HARYANA. GOVERNMENT**

**TOWN AND COUNTRY PLANNING DEPARTMENT**

**Notification**

The 20th January, 2009

No. PA/2009/Misc.-32/575,—In exercise of the powers conferred by Sub-section (1) read with clause (f) of Sub-section (2) of Section 25 and Section 8 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. PA/2008/Misc.-32/7454, dated the 25th August, 2008, the Governor of Haryana hereby makes the following rules further to amend the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965, in their application to the State of Haryana, namely :—

1. These rules may be called the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development (Haryana Amendment) Rules, 2008

2. In the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 (hereinafter called the said rules), in rule 38, after clause (xxi), the following clauses shall be inserted, namely :—

'(xxi a) "apparel industries" means the industrial units primarily engaged in the design, cutting and sewing of garments from fabrics, processed leather and its variants;

(xxi b) "bio-technology industry" means the industrial units primarily engaged in research in micro-organisms and its software developments. No hardware manufacturing unit of pharmaceutical industry will be included;

(xxi-c) "footwear manufacturing industry" means the industrial units primarily engaged in the design, cutting, assembly and manufacturing of footwear from finished leather, fabric, rubber and their variants and shall include other similar products such as belts, purses, bags, suit-cases, briefcases etc. but shall not include the processing and tanning of leather and its variants;'

3. In the said Rules, in rule 49, under heading "Industrial", for the existing table, the following table and note thereunder shall be substituted, namely :—

**Table**

1	2	3	4	5	6	7
Sr. No.	Type of Industry	Maximum Ground Coverage	Permissible Basement <sup>s</sup>	Maximum Permissible Floor Area Ratio	Maximum Permissible Height	Remarks
(A)	For the existing industrial estates					
1.	General	60%	Single Level	125	30 Meters	
2.	Apparel and Footwear					
(i)	Vertical expansion of existing	60%	As existing at site	175	40 Meters	Subject to structure safety / capacity certificate from the Architect and subject

1	2	3	4	5	6	7
	building					to the condition that the industrial units availing of higher Floor Area Ratio are located on roads with a Right Of Way of 15 meters and above.
(ii)	Fresh construction of building after demolition of the existing structure	50%	Single level	200	50 meters	Subject to condition that the industrial units availing of higher Floor Area Ratio are located on roads with a Right Of Way of 18 meters and above.
3.	Biotechnology other than Pharmaceuticals	40%	Upto three levels	200	50 Meters	Subject to condition that the industrial units availing of higher Floor Area Ratio are located on roads with a Right. Of Way of 18 meters and above.
4.	Information Technology/ Information Technology Enable Services	40%	Upto three levels	200	50 Meters	Subject to condition that the industrial units availing of higher Floor Area Ratio are located on roads with a Right Of Way of 18 meters and above.
5.	Technology Park on Campus Norms	40%	Upto four levels	200	50 meters	Subject to condition that the plot must be located on roads with a Right Of Way of 30 meters and above.

(B) For the New Industrial Estates and expansion phases of the existing Industrial Estates

1.	General	60%	Single Level	125	30 meters	-
2.	Apparel and Footwear	40%	Upto three levels	250	60 maters	Subject to condition that the industrial units availing of higher Floor Area Ratio are located on roads with a Right Of Way of 18 meters and above.
3.	Biotechnology other than Pharmace LtilC til S	40%	Upto three levels	250	60 meters	Subject to condition that the industrial units availing of higher Floor Area Ratio arc located on roads with a Right Of Way of 18 meters and above.

1	2	3	4	5	6	7
4.	Information Technology/ Information Technology Enable Services	40%	Upto three levels	250	60 meters	Subject to condition that the industrial units availing of higher Floor Area Ratio are located on roads with a Right Of Way of 18 meters and above.
5.	Technology Park on Campus Norms	40%	Upto four levels	250	60 meters	Subject to condition that the plot must be located on roads with a Right Of Way of 30 meters and above.

- Note :— (i) The basement not exceeding the maximum permissible zone on ground floor and intended to be used for parking, services and storage shall be allowed, if it satisfies the public health, fire safety and structural requirements and shall not be considered in Floor Area Ratio. Ramps shall be permitted within the zoned area (building line) to keep the setback area uninterrupted.
- (ii) The Industrial units shall abide by the policy for parking of vehicles as notified by the concerned development agency. Parking in the stilted floor at ground floor level shall be permissible free from Floor Area Ratio if the height from the finished ground floor to the bottom of the hanging beam is not lower than 2.5 meters and not more 2.8 meters.
- (iii) The built area required for labour welfare, within the premises, under the provisions of the Factories Act, 1948 such as dispensary, dining area, canteen, lavatories, creche etc. shall not be counted for parking requirement.
- (iv) The facility for enhanced Floor Area Ratio beyond the general level of 125 shall be permissible on payment of infrastructure strengthening charges as prescribed by the Government/Development Agency."

D.S.DHESI,

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