

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

The 15 November, 2012

No. CCP(NCR)/FDP-2031/GGN/2012/3541 .- Whereas, the Final Development Plan – 2021 A.D. of Gurgaon Manesar Urban Complex was published in the Official Gazette vide notification no. CCP (NCR)/ FDP (G) / 2007/359, dated 5th February, 2007 for a projected population of 37 lacs.

And whereas, in a meeting held under the Chairmanship of Hon'ble Chief Minister, Haryana on 14.07.2009, it was decided to increase the sector density from 80 PPA to 100 PPA and from 100 PPA to 120 PPA in all the Development Plans of the towns/ cities in the State. While preparing the proposal, it was observed that the sector roads leading from sectors-58/61, 59/60, 61/62, 60/63, 62/65, 63/64, 65/66 and sectors 64/67 were ending abruptly. Accordingly, it was proposed to improve the road network of these sectors. Besides, it was observed that a Nallah (Kost) passed through sector-58 to 66 in a haphazard manner. A technical Committee conducted a study and suggested for realigning the nallah along Southern Peripheral Road. The Development Plan was revised for the perspective year of 2025 AD after following prescribed procedure i.e. consideration by District Level Committee, District Planning Committee, State Level Committee, inviting objections from public by publication of Draft Plan in the Official Gazette vide notification no. CCP(NCR)/DDP(G)/2010/3785 dated 04.10.2010 and consideration of all objections/suggestions by the Government. The Final Development Plan 2025 AD was published in the Official Gazette vide notification No. CCP(NCR)/ FDP (G)/2011/1386, dated 24<sup>th</sup> May, 2011. Resultantly, there was no substantive change in the urbanizable area or land use plan except marginal increase in the urbanizable area of the Development Plan to the extent of only 1.18% (approx.).

And whereas in the Development Plan of 2021 AD as well as 2025 AD, a large area measuring 4570 hectares was earmarked for setting up of SEZs. The scenario regarding setting up of SEZs has undergone sea change since notification of these Plans and virtually there are no more takers for SEZs now. Even the already notified SEZs are not being implemented and resultantly, the landowners of such land were demanding replanning of their land so that they were able to utilize the same for some other purpose. Therefore, on a reference received from the Industries Department, the exercise to replan this area was initiated. This was the primary reason for initiating revision of the Final Development Plan of 2025 AD. However, while undertaking the revision, following parameters were also taken into account:-

- i. All the Development Plans of major towns / cities in the State are being prepared for a perspective period of 2031 AD.
- ii. In the 2nd meeting of the "Cabinet Sub Committee on Infrastructure" held on 15.02.2011, it was decided that the use of land, which was under acquisition by the Industries Department along KMP Expressway be converted to Agriculture Zone after release with a condition that no CLU or licence would be granted in this area, so that same is used only for agricultural purposes.

The Plan was placed before the District Planning Committee (constituted under sub-section (1) of section 203 B of Haryana Municipal Act, 1973 (Act 24 of 1973), read with rule 3 of the Haryana Constitution of District Planning Committee Rules, 1997 as mandated under article 243 ZD of the constitution) / District Level Committee in the meeting held on 09.08.2012 and it was approved with the following observations / suggestions:-

- i. The city has been planned for a projected population of 41.65 lacs but no provision had been made for a University. Hence, provision of land for University over an area of approximately 200 hectares may be made in the plan along the newly proposed bye-pass above sector 68. Keeping in view this additional allocation of land, the small pockets / strips of public and semi public uses proposed along the sector dividing roads in sector 71 & 89A may be eliminated and the site of town park proposed in sector 89A may be proposed along sector dividing road of sector 89A-95A. A part of the eliminated strip of public and semi public use in sector-71 in continuation of commercial belt along SPR may be converted into commercial and rest of its part may be proposed for residential use. Similarly, the proposed eliminated strip of land for public and semi public uses in 89A between residential zone and town park (after interchange in their location) may be converted into residential zone. This will improve upon the environment of the surroundings in residential sectors. Besides, approximately 50 hectares of land may also be reserved for affordable housing in sector 68 adjoining newly proposed university site, as has been done in case of Sohna and Farukhnagar Development Plan to provide housing to low and medium income group.

Apart from above, the Committee also suggested to extend the sector dividing road of sector-69/70 (V2 type) upto the proposed bye-pass to complete the circulation system of sector roads of expanded sector-68. In order to improve the road network of sector-70A, the Committee proposed to eliminate the eastern outer road of sector - 70A, as the same is no more required after proposed extension of sector dividing road of sector-69 & 70 and

also to extend the western outer road of sector-70A upto the proposed extended road of sector-69-70. The land use of triangular space generated due to this amendment is proposed as town park.

- ii. As large chunk of additional land has been proposed for public and semi public use (university) in sector 68. Hence, land use of half of the public and semi public zone proposed in sector 115 may be converted into commercial as it will fetch revenue to Government exchequer being its proximity to Delhi. It is also suggested that rest of public and semi public zone in this sector should be exclusively developed by Government. It will improve the aesthetics of the entry point of Gurgaon from Delhi side.
- iii. The right of way of the newly proposed bye-pass starting from Sohna Road to NH-8 may be increased from 75 m to 90 m with 30 m green belt on either sides and width of additional link road for Sohna starting from sector dividing road of sector 63 & 64 of GMUC may be increased from the 60 m to 90 m with 30 m green belt on either sides.
- iv. As requested by Chief Administrator, HUDA, a 60 m wide new road in sector-54 may be proposed to provide connectivity to HUDA acquired land with Golf Course Road (V2 type). This road may further be extended upto Gurgaon-Faridabad road.
- v. The land use of already acquired HSIIDC land on southern side of N.H.-8 along KMP may be changed to industrial use as requested by STP, HSIIDC.
- vi. The sector dividing road of sector-101 & 104 may be slightly amended to align it with sector dividing of sector 9A & 9B and a flyover may also be proposed on the junction of these sector roads with existing railway line. The land use of triangular space generated due to minor change in the alignment of sector road, which part of sector 101 (public utility zone) will remain unchanged. This amendment and flyover will provide a great loop to connect northern and southern side of Gurgaon.
- vii. The Municipal Corporation, Gurgaon boundary beyond sector 67A may be amended as per actual.
- viii. The existing Gurgaon- Sohna road, beyond urbanization, may be widened to 60m with 50m green belt on either sides to bring it at par with the Draft Development Plan of Sohna-2031AD.
- ix. The existing Naurangpur road, above sector 79 up to proposed bye-pass may be widened to 60 m.
- x. The fashion hub, world trade hub and entertainment hub proposed along KMP Expressway may also be depicted in the draft plan.

And whereas all the suggestions of the DPC / DLC were incorporated in the Plan and it was placed before the State Level Committee in the meeting held on 29.08.2012. The Committee accepted all the suggestions made by DPC/DLC and approved the following:-

- i. The outer V-2 road of Sector 79 is taking a sharp turn, which needs to be smoothened. Hence, the sector dividing road of Sector-79 & 79A be straightened and it be extended up to proposed Greater Southern Peripheral V 2(e) Road along the flowing green. Similarly, the proposed extension of South-Western sector V2 road of Sector 79 may also be straightened and the outer loop of Sector 79 be eliminated.
- ii. The Committee noted that there are two sharp curves in continuum in the proposed Greater Outer Southern Peripheral V2(e) road when it passes by Sector 79, hence, the curvature at this stretch of the road needs to be straightened for smooth flow of traffic.
- iii. In sector 79, the green belt along proposed Greater Southern Peripheral V 2(e) Road be increased from 30 metres to 50 metres towards sector side upto flowing green.
- iv. The land use of space generated between V 2 roads & V 2(e) road and residential zone of Sector 79 after elimination of outer road of sector 79 be changed from agriculture zone to residential zone. Accordingly, the area statement and projected population be updated.
- v. The sector dividing V 2 road of sectors M8-M11 (V2 Type) be extended up NH-8 along Orbital Rail Corridor.
- vi. The non-feasible portions of north-eastern side V 2(d) road of Sector M 13 adjoining village Bhangrola & Sector M 15 adjoining village Kakrola due to spill-over of village abadies falling in its alignment, be realigned as per site conditions.
- vii. The sector dividing V 2 road of sectors 81-86 that terminates at north-eastern side V 2(d) road of sector M15 be extended upto the junction of sector dividing V 2 road of sector M6-M7 with the sector dividing V 2 road of sectors M6, M7-M15.
- viii. After creation of new road as mentioned at para (vii) above, the road portion below this newly created road be eliminated up to Sector M6A, as most part of this road is not feasible at site due to spill over of abadi of village Naharpur Kasan falling in the alignment of the road. Further, the junction formed by the sector dividing road of Sector M6-M6A with north-eastern side of M6A be improved by giving smooth curvature.
- ix. The sector dividing road of sector 35 (industrial) -74A (commercial) be eliminated as the same is not feasible on the ground and a line be drawn to segregate these sectors.
- x. Regarding new V2 type road proposed in sector 54 for providing connectivity to the acquired land of HUDA on the recommendation of DPC / DLC, the Committee observed that the junctions of

existing V3 road and proposed V2 road on Gurgaon-Faridabad road (State Highway) are too close to each other, which is hazardous and would make this part of the road accidental prone. As a better and wider link has been proposed, hence, the existing V3 road will be eliminated upon the construction and operationalisation of proposed V2 type road.

- xi. A 50 metres wide corridor be provided along GWS Channel through the site proposed for dairy farming/gaushala for laying services.
- xii. Regarding merging of additional area in sector-37D instead of creating a new sector as 37D part, the Committee noted that the area of sector 37D was inadvertently calculated on the higher side and the Department of Town and Country Planning granted licenses for setting up group housing colonies accordingly. In view of this fact, the additional residential area carved out of the de-frozen land of erstwhile SEZ, has not been given a separate number. Instead, it has correctly been merged with sector 37D.

And whereas all the above suggestions of the State Level Committee were incorporated in the Draft Development Plan-2031 AD and the Draft Plan was published in the Official Gazette vide Haryana Government, Town and Country Planning Department notification No. CCP(NCR)/DDP-2031/GGN/2012/2864 dated the 4<sup>th</sup> September, 2012 for inviting objections / suggestions from the Public;

Now, after considering all objections/suggestions received on said Draft Plan and 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), the Governor of Haryana, hereby publishes the Final Development Plan 2031 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. Existing Land Use Plan drawing No. DTP(G) 1936/2010, dated the 16<sup>th</sup> April, 2010 (already published in Haryana Government Gazette on 24<sup>th</sup> May, 2011 vide Haryana Government, Town & Country Planning Department notification No. CCP(NCR)/FDP(G)/2011/1386 dated the 24<sup>th</sup> May, 2011).
2. Final Development Plan-2031 AD Drawing No. DTP(G) 2104/2012, dated the 9<sup>th</sup> November, 2012.

It is clarified that in the explanatory note of the Draft Development Plan-2025 AD for the Controlled Areas of Gurgaon-Manesar Urban Complex which was notified by the Department on 04.10.2010, the definition of sector density and colony density was in terms of number of persons per hectare in sector area or colony area. This sector density was also specified as 250 PPH in the Residential use under the heading description of land uses under Annexure-A. However, the density was shown in terms of 'persons per acre' in the enclosed drawing of the Draft Development Plan. A similar position existed while notifying the Final Development Plan of Gurgaon-Manesar Urban Complex on 24.05.2011. However, the sector density in the definition as well as the plan were correctly shown in terms of 'persons per hectare' in the Draft Development Plan of Gurgaon-Manesar Urban Complex notified on 04.09.2012, inviting objections/suggestions from the public. The Final Development Plan is being notified accordingly showing density in terms of 'persons per hectare'. In addition to above, it is also clarified that the density of part sectors 42, 43, 53 & 54 was increased from 100 PPA to 250 PPA equivalent to 625 PPH in the year 1995 while granting license for a Group Housing Colony which remains unchanged till date.

#### **Annexure - A**

#### **Explanatory note on the Final Development Plan 2031 AD for the Controlled Areas 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 Indira Gandhi International Airport 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 the 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 Moto Corporation, Denso India etc. in automobile sector and Microsoft, I.B.M India, Nokia, Canon, Dupont, Sapient, British Airways, American Express, ABN Amro Bank, Alcatel, Nestle, Convergys, Hewitt, Vertex Pharmaceuticals, Fidelity Investment, E.Value, 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 hi-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 and 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 to the future demand of Gurgaon-Manesar Urban Complex an additional area of 22957 hectares has been added in the form of urbanisable area for the said complex to accommodate 20.50 lacs additional population. Thus, the total urbanisable area of Gurgaon- Manesar Urban Complex would accommodate 42.50 lacs population by 2031 AD.

**Proposed land uses: -**

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

<b>Sr. No.</b>	<b>Land use</b>	<b>Area (in Hectares)</b>
1	Residential	16021
2	Commercial	1616
3	Industrial	4613
4	Transport and Communication	4428
5	Public Utilities	608
6	Public and semi public	2027
7	Open spaces	2928
8	Special zone	114
9	Defence land	633
	<b>Total land</b>	<b>32988</b>
10	Existing town	406
11	Village abadies	478
	<b>Grand total</b>	<b>33872</b>

**DESCRIPTION OF LAND USES:**

**1 Residential:**

In order to cater to the projected population of 42.50 lacs, an area of 16021 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 20.00 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 20.50 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 an average net residential density of 250 persons per hectare. Keeping in view the scarcity of water in District Gurgaon, henceforth, endeavour shall be made to develop all the sectors / colonies on zero discharge concept for encouraging the use of recycled water.

In sector-68, a pocket of approximately 50 hectares of land with density of 1125 persons per hectare has been reserved paving the way for construction of smaller flats for providing housing to low and medium income group.

In order to absorb the impact of increased density on the environment of the sectors, it is proposed that:-

- a) The additional area for infrastructure shall be provided in the already planned/developed residential sectors to meet out the requirement of the additional population.
- b) The minimum width of the roads in a residential colony/sector shall not be less than 12 metres.
- c) 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.

In addition, so as to provide affordable housing to the public, Government is contemplating issuance of a separate policy in which not only upper sale price will be fixed but the entire allotment will also be done by the Government.

## **2 Commercial:**

In the Development Plan, an area of 1616 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 selected roads to cater to the needs of the surrounding areas. In order to meet out requirement of wholesale trading of building materials, grains, fruits and vegetables, approximately 48.50 hectares land has been reserved along Delhi-Rewari Railway line in sector 99A, which shall exclusively be developed by the Government or its agencies.

## **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, Automobile industries and other pollution free hi-tech industries, an area of 4613 hectares has been reserved for industrial use. The Haryana State Industrial and 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 expressway adjacent to Industrial Modern Township Manesar.

## **4 Transport and Communication:**

For solving the inter-city and intra-city traffic problems of Gurgaon-Manesar Urban Complex, new road links with Delhi Metropolitan City and upcoming Sohna town 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.
- (iv) 90 meters wide road link from junction of sector 63A/64 with V3(b) road of Gurgaon-Manesar Urban Complex-2031 AD to sector dividing road of sector 30/31 of Development Plan of Sohna -2031 AD.

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 Depots have been proposed adjoining to Garhi Harsaru Railway Station on Delhi-Rewari Railway line. A pocket of 45 hectares of land has been reserved for idle parking adjoining village Garhi Harsaru along railway line opposite to wholesale market proposed in sector 99A.

Existing Delhi-Gurgaon Metro Link which terminated at HUDA City Center (Sector 29) is proposed to be extended upto Manesar via Sector 43-44, 52-52A, 56-57, SPR and NH-8. Another Metro loop taking off from Sikanderpur Metro Station and passing through Sector 25-25A is nearing completion. This Metro link is proposed to be extended upto SPR through Golf Course Road. An additional "Mass Rapid Transit System Corridor" along the 150 metres wide northern link road to Delhi extending from Dwarka in Delhi has been proposed upto Inter State Bus Terminal proposed near village Kherki Duala. The area shown under Inter State Bus Terminal is approximately 162 hectares which can be very appropriately used for Inter State Bus Terminal-cum-Mass Rapid Transit System Depot. The alignment of Regional Rail Transit System (RRTS) linking Delhi to Alwar via Gurgaon passes along NH-8. An Integrated Mobility Plan for GMUC has already been got conducted from Urban Mass Transit Co. Ltd. (UMTC) and its recommendations have been accepted by the Government. Various recommendations have been made by UMTC for facilitating the movement of motorized, non-motorized and pedestrian traffic. These recommendations will be implemented earnestly by the executing agencies like HUDA, HSIIDC, Municipal Corporation, Gurgaon and PWD (B&R).

Land reservation for major transport corridors marked in the drawing are as under:-

Serial number	Classification	Land reservation
(i)	Kundli-Manesar-Palwal Expressway	100 metres wide road with 100 metres wide green belt on both sides
(ii)	Orbital Rail Corridor	50 metres wide
(iii)	V-1 road	Existing width
(iv)	V-1(a) road	150 metres wide road with 60 metres wide green belt on both sides
(v)	V-1(b) road	Existing Gurgaon-Mehrauli road with 100 metres wide green belt on both sides.
(vi)	V-2 road	60 metres wide road
(vii)	V-2 (a) road	150 metres wide road with 30 metres wide green belt on both sides
(viii)	V-2 (b) road	75 metres wide road with 30 metres wide green belt on both sides
(ix)	V-2(c) road	75 metres wide road with 60 metres wide utility corridor on one side
(x)	V-2(d) road	75 metres wide road
(xi)	V-2(e) road	90 metres wide road with 30 metres wide green belt on both sides
(xii)	V-3 road	30 metres wide road
(xiii)	V-3(a) road	60 metres wide road with 50 metres wide green belt on both sides.
(xiv)	V-3(b) road	60 metres wide road with 50 metres wide green belt on outer sides
(xv)	V-3(c) road	30 metres wide road with 30 metres wide green belt on both sides
(xvi)	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. Wherever, road shown in the Development Plan are found to be non-feasible, as per ground condition, Government shall be competent to realign / delete the same after recording the reasons thereof.

#### 5 Public Utilities:

An area of approximately 608 hectares has been proposed for public utilities in sector 37D, 99A, 100, 101 and 107 to meet out the future needs of the proposed population. Feasibility of laying underground electricity lines upto 66 KV shall be examined. The site of Solid Waste Disposal of Gurgaon and Faridabad has been provided in the revenue estate of village Bandhwari which forms part of Development Plan of Gual Pahari. The capacity of the plant is sufficient for the present needs of the population of Faridabad and Gurgaon cities. For additional required sites for Solid Waste Disposal, disposal of silt/debris and for carcasses are to be identified by the expert committee in accordance with the relevant norms and orders of the Hon'ble High Court in consultation with Urban Local Bodies Department for the population projected in the instant plan. All these three sites may be identified in controlled areas forming part of this Plan or other Development Plans/Controlled Areas.

#### 6 Public and Semi-Public:

In order to cater to the institutional demand of 42.50 lacs population, an area of 2027 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 200/172 metres wide institutional belt towards south of 60/90 metres outer periphery V-3(b)/V2(e) road, the Government offices and semi-Government offices will be permitted. This institutional belt shall be developed by HUDA. An area of 215 hectares of land has been reserved for University in sector 68, which shall also be exclusively set up by the Government / its Agencies.

#### 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.

On Mehrauli-Gurgaon Road, the land between Sector 24 and Haryana-Delhi State Boundary measuring approx. 135 Hectares has been designated as bio-diversity park. 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.

#### 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. An area of approximately, 50 hectares of land near village Dhankot between GWS canal and effluent channel has been provided for dairy farming and Gaushala wherein all the existing dairies in the city are proposed to be shifted in future. The details of land under Reserve Forest, under section 4 and/or 5 of Punjab Land Preservation Act (PLPA), 1900 and under Aravalli Plantation have been incorporated in the plan as per information provided by Forest Department. Since the Forest Department is in the process of preparation of Geo-referenced Forest Map of District Gurgaon, therefore the areas notified by the Forest Department as 'forest' apart from the areas intimated by the Forest Department, shall be deemed to have been incorporated in Development Plan. Further the Wildlife Corridor, if any, within the proposed Agriculture Zone shall also be followed. It is pertinent to mention that though the 'area notified under section 4 and/or 5 of PLPA' and 'areas under Aravalli Plantation' are not forest *per se* but the same have been considered as forest in terms of the orders of Hon'ble Supreme Court of India till the same are modified.

## 10 **NATURAL CONSERVATION ZONE:**

The Aravalli Ranges have been designated as Natural Conservation Zone in the Plan in accordance with Regional Plan-2021 except those areas which are coming in the urbanisable 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.

## 11. **ENVIRONMENTAL CONCERNS:**

For protection of Aravallis, the notification of the MoEF, Government of India dated 07.05.1992, shall be applicable. Similarly, for execution of any project, the project proponent will have to obtain environmental clearance in terms of notification dated 14.09.2006, which is mandatory in nature. In addition, the areas notified under Section 4 and/or 5 of Punjab Land Preservation Act, 1900 and areas covered under Aravalli plantation are also shown as 'forest', in view of the orders of the Hon'ble Supreme Court, in which no urbanization shall be allowed. Similarly, the restrictions applicable to the Eco-Sensitive Zone notified around Sultanpur National Park vide MoEF notification dated 29.01.2010 or for protection of environment in any manner shall also be followed and implemented. Further, pumping of ground water in and from an area upto 5 kilometres from Delhi-Haryana Border in the Haryana side of the ridge and also in the Aravalli hills shall be prohibited in accordance with the orders of the Hon'ble Supreme Court. Environment Impact Assessment of the plan will be carried out by an expert agency. Notification issued by MOEF, Government of India from time to time shall be applicable and binding.

## 12. **CONSERVATION OF HERITAGE SITES:**

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

## 13. **Development of Infrastructure:**

Infrastructure Development shall be undertaken by the implementing agencies in a phased manner as per requirements.

## 14. **Land used distribution of Hubs :-**

The land use detailing of Hubs proposed along KMP Expressway shall be done in accordance with the Development Plan of KMP Global Corridor.

## **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.

**Zoning Regulations:**

Governing use and development of land in the controlled areas around Gurgaon-Manesar Urban Complex as shown in Drawing No. DTP (G) 2104/2012, dated the 9<sup>th</sup> November, 2012.

**I. GENERAL:**

1. These Zoning Regulations forming part of the Development Plan for the Controlled Areas and additional Controlled Area around Gurgaon-Manesar Urban Complex shall be called Zoning Regulations of Final Development Plan for Controlled Areas, Gurgaon-Manesar Urban Complex.
2. The requirement of these Regulations shall extend to the whole of the area covered by the Final Development Plan and shall be in addition to the requirements of the Punjab Scheduled Roads and Controlled Areas Restrictions 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;
- (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) 2104/2012, dated the 09<sup>th</sup> November, 2012.
- (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 Ratio' (FAR) means the ratio 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 or for laying essential services;
- (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 dying, 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 areas declared as under:-

Serial number	Controlled area	Material date
1	Controlled Area (I) around municipal town Gurgaon declared vide Punjab Government Gazette notification No. 2319–2TCP-64, dated the 3 <sup>rd</sup> July, 1964 published on 10 <sup>th</sup> July, 1964.	10 <sup>th</sup> July, 1964
2	Additional controlled area (II) around municipal town Gurgaon declared vide Haryana Government Gazette notification No. 12002-10DP-79/15003 dated 15 <sup>th</sup> November, 1979 published on 19 <sup>th</sup> February, 1980.	19 <sup>th</sup> February, 1980
3	Additional controlled area (III) around municipal town Gurgaon declared vide Haryana Government Gazette notification No. 10DP-81/8039, dated the 21 <sup>st</sup> May, 1981 published on 16 <sup>th</sup> June, 1981.	16 <sup>th</sup> June, 1981
4	Additional controlled area (IV) around municipal town Gurgaon declared vide Haryana Government Gazette notification No. 10DP-81/8039, dated the 21 <sup>st</sup> May, 1981 published on 16 <sup>th</sup> June, 1981.	16 <sup>th</sup> 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 <sup>nd</sup> /23 <sup>rd</sup> February, 1983 published on 12 <sup>th</sup> April, 1983.	12 <sup>th</sup> April, 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 <sup>nd</sup> , January, 1991 published on 28 <sup>th</sup> January, 1991.	28 <sup>th</sup> 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 <sup>nd</sup> January, 1991 published on 28 <sup>th</sup> January, 1991.	28 <sup>th</sup> January, 1991
8	Controlled area around Government Primary School, village Babra Bakipur, tahsil and district Gurgaon declared vide Haryana Government Gazette notification No. PC-94/805, dated the 25 <sup>th</sup> January, 1994 published on 31 <sup>st</sup> January, 1994.	31 <sup>st</sup> January, 1994
9	Controlled area around Government High School, village Patli Hazipur, tahsil and district Gurgaon declared vide Haryana Government Gazette notification No. PC-94/804, dated the 25 <sup>th</sup> January, 1994 published on 31 <sup>st</sup> January, 1994.	31 <sup>st</sup> January, 1994
10	Controlled area around Government Primary School, village Khaintawas, tahsil and district Gurgaon declared vide Haryana Government Gazette notification No. PC-94/796, dated the 25 <sup>th</sup> January, 1994 published on 31 <sup>st</sup> January, 1994.	31 <sup>st</sup> 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 <sup>th</sup> January, 1994 published on 31 <sup>st</sup> January, 1994.	31 <sup>st</sup> January, 1994
12	Controlled area around Government Primary School, village Wazirpur, tahsil and district Gurgaon declared vide Haryana Government Gazette notification No. PC-94/794 dated the 25 <sup>th</sup> January, 1994 published on 31 <sup>st</sup> January, 1994.	31 <sup>st</sup> 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 <sup>th</sup> January, 1994 published on 31 <sup>st</sup> January, 1994.	31 <sup>st</sup> 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 <sup>th</sup> January, 1994 published on 31 <sup>st</sup> January, 1994.	31 <sup>st</sup> 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 <sup>th</sup> January, 1994 published on 31 <sup>st</sup> January, 1994.	31 <sup>st</sup> 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 <sup>th</sup> January, 1994 published on 31 <sup>st</sup> January, 1994.	31 <sup>st</sup> 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 <sup>th</sup> January, 1994 published on 31 <sup>st</sup> January, 1994.	31 <sup>st</sup> January, 1994
18	Controlled area around Government Primary School, village Bhangraula, tahsil and district Gurgaon declared vide Haryana Government Gazette notification No. PC-94/799 dated the 25 <sup>th</sup> January, 1994 published on 31 <sup>st</sup> January, 1994.	31 <sup>st</sup> 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 <sup>th</sup> January, 1994 published on 31 <sup>st</sup> January, 1994.	31 <sup>st</sup> 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 <sup>th</sup> January, 1994 published on 31 <sup>st</sup> January, 1994.	31 <sup>st</sup> 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 <sup>th</sup> January, 1994 published on 31 <sup>st</sup> January, 1994,	31 <sup>st</sup> 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 <sup>th</sup> January, 1994 published on 31 <sup>st</sup> January, 1994.	31 <sup>st</sup> 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 <sup>th</sup> January, 1994 published on 31 <sup>st</sup> January, 1994,	31 <sup>st</sup> 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 <sup>th</sup> January, 1994 published on 31 <sup>st</sup> January, 1994.	31 <sup>st</sup> 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 <sup>th</sup> January, 1994 published on 31 <sup>st</sup> January, 1994.	31 <sup>st</sup> 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 <sup>th</sup> January, 1994 published on 31 <sup>st</sup> January, 1994,	31 <sup>st</sup> 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 <sup>th</sup> January, 1994 published on 31 <sup>st</sup> January, 1994	31 <sup>st</sup> 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 <sup>th</sup> January, 1994 published on 31 <sup>st</sup> January, 1994.	31 <sup>st</sup> 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 <sup>th</sup> January, 1994 published on 31 <sup>st</sup> January, 1994.	31 <sup>st</sup> January, 1994
30	Controlled area around Government Primary School, village Khoh, tahsil and district Gurgaon declared vide Haryana Government Gazette notification No. PC-94/808 dated the 25 <sup>th</sup> January, 1994 published on 31 <sup>st</sup> January, 1994.	31 <sup>st</sup> January, 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 <sup>th</sup> January, 1994 published on 31 <sup>st</sup> January, 1994.	31 <sup>st</sup> 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 <sup>th</sup> January, 1994 published on 31 <sup>st</sup> January, 1994.	31 <sup>st</sup> 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 <sup>th</sup> January, 1994 published on 31 <sup>st</sup> January, 1994.	31 <sup>st</sup> 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 <sup>th</sup> January, 1994 published on 31 <sup>st</sup> January, 1994.	31 <sup>st</sup> January, 1994
35	Controlled area around Government Primary School, village Nainwal, tahsil and district Gurgaon declared vide Haryana Government Gazette notification No. PC-	31 <sup>st</sup> January,

	94/814 dated the 25 <sup>th</sup> January, 1994 published on 31 <sup>st</sup> January, 1994.	1994
36	Additional controlled area (V) around Municipal Town Gurgaon declared vide Haryana Government Gazette notification No. JD-95/5566, dated the 12 <sup>th</sup> May, 1995 published on 12 <sup>th</sup> May, 1995.	12 <sup>th</sup> May, 1995
37	Additional controlled area (VI) around Municipal Town Gurgaon declared vide Haryana Government Gazette notification No. JD-95/5566, dated the 12 <sup>th</sup> May, 1995 published on 12 <sup>th</sup> May, 1995.	12 <sup>th</sup> 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 <sup>th</sup> May, 1995 published on 12 <sup>th</sup> May, 1995.	12 <sup>th</sup> 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 <sup>th</sup> May, 1995 published on 12 <sup>th</sup> May, 1995.	12 <sup>th</sup> 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 <sup>th</sup> May, 1995 published on 12 <sup>th</sup> May, 1995.	12 <sup>th</sup> 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 <sup>th</sup> October, 2005 published on 27 <sup>th</sup> October, 2005.	27 <sup>th</sup> 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 <sup>th</sup> March, 1990 Published on 30 <sup>th</sup> March, 1990.	30 <sup>th</sup> March, 1990
43.	Controlled area around Satika Mandir, Bhondsi, district Gurgaon declared vide Haryana Government Gazette notification No. JD/90/4173, dated the 28 <sup>th</sup> March, 1990 Published on 30 <sup>th</sup> March, 1990.	30 <sup>th</sup> 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 <sup>th</sup> March, 1997 Published on 28 <sup>th</sup> August, 1997.	28 <sup>th</sup> 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 <sup>th</sup> March, 1997 Published on 28 <sup>th</sup> August, 1997.	28 <sup>th</sup> 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 <sup>nd</sup> January, 1991 Published on 28 <sup>th</sup> January, 1991.	28 <sup>th</sup> 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 <sup>nd</sup> January, 1991 Published on 28 <sup>th</sup> January, 1991.	28 <sup>th</sup> 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 under 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 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.
- (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; 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 (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
- (vii) Open spaces zone
- (viii) Special zone
- (ix) Agriculture zone
- (x) Natural Conservation Zone

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

**IV Division into sectors:**

Major land uses mentioned at serial Nos.(i) to (viii) in zoning regulation-III above, which are land uses for building purposes, have been divided into sectors as shown 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 use zones, 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. However, it shall be open to Government or its agencies to acquire more than 50% of the area at any time excluding the area for which license applications had been received till then.
- (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 transport corridors:**

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

Serial number	Classification	Land reservation
(i)	Kundli-Manesar-Palwal Expressway	100 metres wide road with 100 metres wide green belt on both sides
(ii)	Orbital Rail Corridor	50 metres wide
(iii)	V-1 road	Existing width
(iv)	V-1(a) road	150 metres wide road with 60 metres wide green belt on both sides
(v)	V-1(b) road	Existing Gurgaon-Mehrauli road with 100 metres wide green belt on both sides.
(vi)	V-2 road	60 metres wide road
(vii)	V-2 (a) road	150 metres wide road with 30 metres wide green belt on both sides
(viii)	V-2 (b) road	75 metres wide road with 30 metres wide green belt on both sides
(ix)	V-2(c) road	75 metres wide road with 60 metres wide utility corridor on one side
(x)	V-2(d) road	75 metres wide road
(xi)	V-2(e) road	90 metres wide road with 30 metres wide green belt on both sides
(xii)	V-3 road	30 metres wide road
(xiii)	V-3(a) road	60 metres wide road with 50 metres wide green belt on both sides.
(xiv)	V-3(b) road	60 metres wide road with 50 metres wide green belt on outer sides
(xv)	V-3(c) road	30 metres wide road with 30 metres wide green belt on both sides
(xvi)	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. 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 the total area of the site OR area falling under green belt and sector roads whichever is less shall be allowed.

**IX Facilities for Non-Motorized Traffic & Pedestrians:**

While developing the Sectors and carrying out Development works, conscious efforts will be made to facilitate increasing use of non-motorized traffic and efforts will be made to create adequate spaces for pedestrians' movement also. An Integrated Mobility Plan for GMUC has already been got conducted from Urban Mass Transit Co. Ltd. (UMTC) and it's recommendations have been accepted by the Government. Various recommendations have been made by UMTC in this regard and development agencies like HUDA, HSIIDC, Municipal Corporation, Gurgaon, PWD (B&R) shall be asked to vigorously implement these recommendations.

**X 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.

**XI 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 reproduction 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.

**XII 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.

**XIII 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.

**XIV 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. For the purpose of plotted residential colony minimum area required is 100 acres.

(3) The minimum area required for a commercial colony is 8000 square meters and the maximum 16000 square meters.

**XV 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%	1.50
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 purpose.

**XVI 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.

**XVII 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.

**XVIII 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) the site should not fall within restricted belt notified under " the Works of Defence Act, 1903' around Defence installations, if any.

**XIX 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.

**XX 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 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 (n), (q) and (t) 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.

## **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 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 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 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.

**XXII 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;

**XXIII Safety against Seismic Hazards:**

As Sohna 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”.

**XXIV Provision of Zero Discharge System in the Sectors/ Colonies:**

Endeavour shall be made to develop all the sectors / colonies on zero discharge concept to encourage the use of recycled water.

**XXV 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.

**Appendix A**  
**Classification of land uses**

Main code	Sub code	Main group	Sub group
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100		Residential	Residential sector on neighborhood pattern
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<b>200</b>	<b>Commercial</b>	
		Retail Trade
		Wholesale Trade
		Warehousing and Storage
		Office and Banks including Government office
		Restaurants, Hotels and Transient Boarding houses including public assistance institutions providing residential accommodation like Dharamshala, Tourist house etc.
		Cinema and other places of public assembly on a commercial basis.
		Professional establishments
<b>300</b>	<b>Industrial</b>	
		Service industry
		Light industry
		Extensive industry
		Heavy industry.
<b>400</b>	<b>Transport and communication</b>	
		Railway yards, railway station and sidings.
		Roads, road transport depots and parking areas
		Dockyards, jetties
		Airport/air stations
		Telegraph offices, telephone exchanges etc
		Broadcasting station
		Television station
<b>500</b>	<b>Public utilities</b>	
		Water Supply installation including treatment plants
		Drainage and Sanitary installation including disposal works
		Electric power plants substation etc.
		Gas Installation and gas work.
		Solid waste sites
<b>600</b>	<b>Public and semi public</b>	
		Government Administrative Central Secretariat District Offices, Law Courts, Jails, Police Stations, Governors and President's Residence.
		Education, Cultural and Religious Institutions
		Medical and Health Institutions
		Cultural institution like Theatres, Opera Houses etc. of a predominantly non commercial nature
		Land belonging to defence
<b>700</b>	<b>Open Spaces</b>	
		Sports grounds, stadium and play grounds
		Parks
		Green belts, garden and other recreational uses.
		Cemeteries, crematories etc
		Fuel filling stations and Bus queue shelters
		Water bodies/ lakes
<b>800</b>	<b>Agricultural land</b>	
		Market garden
		Land under agriculture operation where no change of land use / license shall be granted, except considering the applications received before 4.09.2012 i.e. date of notification of DDP-2031 AD of GMUC.
		Land under staple crops
		Grazing and land pastures
		Forest land.
		Marshy land

870	Barren land
880	Land under water
890	Dairy farming
<b>900</b>	<b>Special zone</b>
<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 to ancillary to residential use
- (xiv) Starred hotels
- (xv) Club/Community Centres
- (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) 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 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.

### 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

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

- (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: -

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 %	0.5	Minimum 18 meters
2	Restaurants	1000 sq m	2000 sqm	2	10 %	30 %	1.5	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 %	30 %	As per commercial policy	Sector Dividing Road with the provision of a service road

- (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 ratio	area
		Minimum	Maximum					
1	Hospital	2.5 Acres	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 sq. m	500 sq. m	2	Nil	60 %	1.0	
4	Clinic	250 sq. m	500 sq. m	2	Nil	60 %	1.0	

- (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
2	Residential	10
3	Commercial	4
4	Public Buildings and 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 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

#### 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.

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

At sites earmarked in the sector plan

At sites earmarked in the sector plan

- (iv) Gas installations and Gas works.

#### 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 %	0.5
2	Restaurants	1000 sq. m	2000 sq. m	2	10 %	30 %	1.5

- (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 use, which the Government may in public interest decide.

#### VIII Uses strictly prohibited:

Storages of petroleum and other inflammable material without proper license.

#### IX Special Zone:

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

#### 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

At sites earmarked in the sector plan

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

As approved by Director, Town and Country Planning Department, Haryana and as per the policy parameters decided by the Government.

- (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, Small Restaurants, Motels, Resort and Amusement Park/ Theme Park along National Highway / Scheduled Roads in the area outside restricted/ green belt as under:

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%	0.4
2	Restaurant	2000 sq. metres	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.

As approved by Director, Town and Country Planning Department, Haryana and as per the policy parameters decided by the Government.

(xx) 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 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
FAR	0.5
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 Center and Flowers Shops etc.
Parking	Minimum 25% of the site area

- (xxi) Microwave Towers/Stations, Seismic Centers and Telecommunication Centers  
 (xxii) Communication Towers  
 (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 short terms basis.  
 (xxiv) Any other use, which Government may in Public Interest, decide

**(XI) 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
  - Processors Processor/Processor Power Module/Upgrade
- (C) Storage Units including**
- Hard Disk Drives/Hard Drives
  - RAID Devices and their Controllers
  - Floppy Disk Drives
  - C.D. ROM Drives
  - Tape Drives DLT Drives/DAT
  - Optical Disk Drives
  - Other Digital Storage Devices
- (D) Other**
- Key Board
  - Monitor
  - Mouse
  - Multi-media Kits
- (E) Printers and Output Devices including**
- Dot matrix
  - Laserjet
  - Inkjet
  - Deskjet
  - LED Printers
  - Line Printers
  - Plotters
  - Pass-book Printers
- (F) Networking products including**
- Hubs
  - Routers
  - Switches
  - Concentrators
  - Trans-receivers
- (G) Software including**
- Application Software
  - Operating system
  - Middleware/Firmware
- (H) Power supplies to Computer Systems including**

Switch Mode Power Supplies  
Uninterrupted Power supplies

**(I) Networking/Cabling and related accessories**

(related to IT Industry)

Fibre Cable  
Copper Cable  
Cables  
Connectors, Terminal Blocks  
Jack Panels, Patch Cord  
Mounting Cord/Wiring Blocks  
Surface Mount Boxes

**(J) Consumables including**

C.D.ROM /Compact Disk  
Floppy Disk  
Tapes DAT/DLT  
Ribbons  
Toners  
Inkjet Cartridges  
Inks for Output devices

**(K) Electronic Components**

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

**(L) Telecommunication Equipment including:**

Telephones  
Videophones  
Fascimile machines/Fax cards  
Tele-Printers/Telex machine  
PABX/EPABX/ RAX/MAX Telephone Exchange  
Multiplexers/Muxes  
Modems  
Telephone answering machines  
Telecommunication Switching Apparatus  
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,  
Principal Secretary to Government, Haryana,  
Town and Country Planning, Department.