

**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL,
PRINCIPAL BENCH, NEW DELHI**

O.A. NO. 881/2022

In the matter of:

Rajinder Krishan Sharma & Anr.

...Petitioners

Versus

Union of India & Ors.

...Respondents

NDOH: 05.01.2024

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Through

Shubham
D/9436/2022

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New Delhi
04.01.2024

**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL,
PRINCIPAL BENCH, NEW DELHI
O.A. NO. 881/2021**

In the matter of:

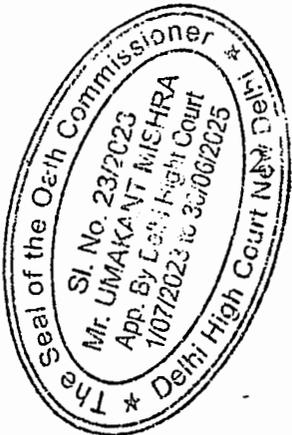
Rajinder Krishan Sharma & Anr. ...Petitioners
Versus
Union of India & Ors. ...Respondents

NDOH: 05.01.2024

**ADDITIONAL AFFIDAVIT ON BEHALF OF AMBIENCE
DEVELOPERS & INFRASTRUCTURE PVT. LTD.
(RESPONDENT NO. 8)**

I, G. S. Sachdeva, s/o Late Sh. Harbhajan Singh, aged 68 years, Office at L-4, Green Park Extension, New Delhi, Authorized Signatory of Respondent No. 8, Ambience Developers & Infrastructure Private Limited, do hereby solemnly affirm and state as under:

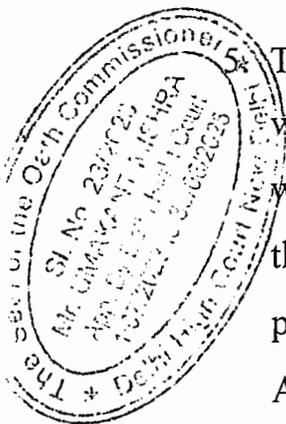
1. That I am the Authorized Signatory of Ambience Developers & Infrastructure Pvt. Ltd. Respondent No. 8 as per Board Resolution dated 09.03.2023 and am well conversant with the facts of the present case and as such competent to swear and affirm the present additional affidavit.



That without prejudice to the other pleas and contentions raised in the reply already filed, by way of present Affidavit, Respondent No. 8 is placing on record the Notification dated 8.1.1996 issued by the State of Haryana (Department of Town and Country Planning) notifying the Final Development Plan of Gurgaon and the drawing

of the Final Development Plan prepared pursuant to the above said notified Development Plan which are annexed as **ANNEXURE R-8/3 & R-8/4** respectively. These documents forming part of authentic public records have important and direct bearing on the issue raised in the present case and would render present OA not maintainable and without any merit.

3. That in the above notified Development Plan, apart from other land areas earmarked for other different uses, a land area of 106 hectare (equal to about 260 acres) was earmarked as Special Zone to be used for Recreation, Entertainment, Commercial, Group Housing and Institutional purpose and activities. The above earmarking and user of 260 Acres land was notified pursuant to the decision of the State Govt. taken in the meeting held on 28.4.1992 (page 391-395 of Court File) in which it was decided that the above land area of 260 acres nearing Delhi Border, which was neither a reserved forest nor was there any plantation existing or planned on the said land, would be converted into a special zone to be used for above stated purposes.
4. That the Ambience Lagoon Residential Complex is situated within and is part of the above referred special zone. This fact is also confirmed from the report of the Architect namely Mr. A.K. Ganju which is annexed as **ANNEXURE R-8/5**.



That from the above documents it is becomes clear that land on which the construction of Ambience Lagoon Residential Complex was done was not part of Nathupur Bundh nor was it a forest land, therefore, no case was made out regarding violation of any provisions of the Indian Forest Act, 1927 or Forest Conservation Act, 1980.

6. In view of the above, it is submitted that the above said documents may be taken on record and effect of the same may be taken into consideration during the hearing of the case.

[Handwritten Signature]

DEPONENT

Verification:

Verified at New Delhi on this ¹⁰~~21~~ day of January 2024 that the contents of my above affidavit are true and correct to my knowledge and nothing material has been concealed therefrom.

Ranbir
D/277/20
I identify the deponent who has signed/put



[Handwritten Signature]

DEPONENT

CERTIFIED THAT THE DEPONENT
Shri/Smt./Km..... *Sh. Sachdeva*
S/o W/o.D/o.Sh..... *Sh. Harbanshu Singh*
R/o..... *Kanhaiya Yadav*
Identified by Shri..... *Salim*
Has sworn..... *Salim*
on.....
that the contents of the affidavit which have
been made by him are true and
correct to his knowledge

04 JAN 2024

Oath Commissioner Delhi High Court

- (xv) यमशान और फब्रिस्तान
(xvi) पेट्रोल पम्प और सविस गरेज
(xvii) पन बिजली/थर्मल उप केन्द्र
(xviii) एल०पी०जी० निदेशक के अनुमोदन से गैस भण्डारण गोदाम—

- (क) आर०एस०आई०/एस०एस०आई० यूनिटों के रूप में पंजीकृत प्रदूषण रहित उद्योग बशर्ते कि वे निम्नलिखित में से किसी एक शर्त को पूरी करें :—
- (1) वर्तमान गांव आवादी के आस-पासकी पट्टी के आधे किलोमीटर में स्थित हो और अनुसूचित सड़क, राष्ट्रीय राजमार्ग और राज्य राजमार्ग से भिन्न किसी सार्वजनिक सड़क/रास्ते द्वारा उस तक पहुंचा जा सकता हो।
- (2) सार्वजनिक सड़कों रास्ते पर जो कम से कम 30 फुट त्रु चौड़े हो, अनुसूचित सड़कों, राष्ट्रीय राजमार्ग और राज्य राजमार्ग से भिन्न, उक्त (1) में उल्लिखित आधा कि०मी० की जोन से बाहर, पहुंच सड़क के साथ-साथ 100 मीटर अन्दर की और।
- (ख) प्रदूषण रहित मध्यम तथा बड़े पैमाने के कृषि आधारित उद्योग अनुसूचित सड़कों, राष्ट्रीय राजमार्ग और राज्यमार्ग से भिन्न, कम से कम 30 फुट चौड़ी सार्वजनिक सड़कों/राजस्व रास्तों पर ;
- (ग) यह स्थल रक्षा स्थापनाओं के चारों ओर की 900 मी० प्रतिबन्धित पट्टी में नहीं आना चाहिए।

(xix) कोई अन्य उपयोग जिसके लिए सरकार लोक हित में निर्णय ले सकती है।

IX. विशेष जोन—

आमोद-प्रमोद तथा मनोरंजन, वाणिज्यिक वर्ग आवास और औद्योगिक उपयोग।

प्रदीप कुमार,
आयुक्त एवं सचिव,
हरियाणा सरकार,
नगर तथा ग्राम आयोजना विभाग।

TOWN AND COUNTRY PLANNING DEPARTMENT, HARYANA

Notification

The 8th January, 1996

No. JD-96/250.—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, 1953, and, with reference to Haryana Government Gazette Notification No. 10 DP—82/6528, dated 29th April, 1982 the Governor of Haryana after considering the objections/suggestions and representations received alongwith the recommendations, of the Director, Town and Country Planning Department, Haryana thereon, hereby publishes the Final Development Plan alongwith restrictions and conditions proposed to be made applicable to controlled areas covered by it (given in the Annexure 'A' & 'B') to the Development Plan of Gurgaon.

DRAWINGS

1. Existing—Land Use Plan (Drawing No. STP (G)-133/153, dated 19th June, 1981/17th November, 1981) already published,—vide Haryana Government Gazette Notification No. 10 DP-82/6528, dated 29th April, 1982, published on 29th April, 1982.

2. Final Development Plan for Gurgoon-Controlled Area No. I to IV bearing Drawing No. DTP (G)-588/95, daied 28th June, 1995.

ANNEXURE 'A'

Introduction

Gurgaon, the pollution free city of Maruti Cars and Mataadors; Electronics, Ready Made Garments, Pharmaceutical Industries and well planned residential sectors is located at a distance of 30 kms. from the Delhi Metropolitan City. As per Regional Plan of NCR, Gurgaon town is a part of Delhi Metropolitan area. As per 1991 census, it had a population of 1.35 lacs. Due to its proximity to Delhi and its pollution free environment, Gurgaon town which is also being developed as a power cut free town has become the main attraction to entrepreneurs the world over and as a result, has become one of the rapid developing towns.

The first Development Plan of Gurgaon town was published in 1971 for an estimated population of 1.25 lacs by 1991. Later in 1977 and 1982 it was revised for a perspective population of 2.25 lacs and 10 lacs respectively for 2001 AD. The National Capital Region Plan which came into being in 1989 assigned a population of 7 lacs by 2001 AD for the Gurgaon town. Besides this, a mid-term revision of NCR Plan itself is underway and therefore it has been decided to publish the Final Development Plan with minimum changes. The total urbanisable area including defence land (633 hectares) works out to 9881 hectares. The gross town density based on a population of 10 lacs by 2001 A.D. excluding defence land works out to 160 persons per hectare.

The extent of various land uses is given below :—

Sr. No.	Land Uses	Area in hectares
1	2	3
1	Residential	.. 6243.00
2	Industrial	.. 1349.00
3	Commercial	.. 220.00
4	Transport & Communications	.. 665.00
5	Public and Semi Public Use (Institutional)	.. 302.00
6	Defence Land	.. 633.00
7	Open Spaces	.. 363.00
8	Special Zone	.. 106.00
Total :		.. 9881.00

This does not include areas of 275 Hect. under village Abadies falling under various sectors. It also does not include area under existing town, measuring about 406 hect.

Residential

To provide for the additional projected population a residential area of 6243 hectares has been proposed, keeping in view the general topography and proximity to the National Capital and proposed development of Gual Pahari Area. The areas on the West and South-Western side of the town are comparatively low lying. To provide for residential area near the industrial sectors and to reduce the work place distance, residential sectors have been provided on the eastern and south-western side of the existing town. These sectors will have a high density of 150 persons per acre, whereas the other sectors will have a residential density of 100 persons per acre, as shown on the Development Plan.

Industrial

To provide for an industrial base to the town and to meet the growing demand for industrial area 1349 hectares of land has been earmarked for this use. These extend on the southern side of the town along Delhi-Jaipur National Highway.

Commercial

Sector 29 forming an important central location and having linkages from all parts of the town has been proposed as "City Centre". Three more commercial areas have been proposed as District Centres to meet the commercial needs of the town.

Transport and Communication

To streamline the local as well as through traffic, the existing Delhi-Jaipur highway has been linked with 60 Metres wide road upto Delhi Bordar with the provision of green belts. Two more 60 M wide roads have been proposed on its eastern side for smooth connection between commercial/institutional/wholesale market areas and sector 33 (part) proposed for "Transport Nagar". The eastern peripheral road will streamline traffic between Delhi-Jaipur road and new Faridabad road and also improve the linkages of this town with the Gual Pahari/Faridabad town. The Transport Nagar will be planned on most modern lines providing for truck stand, transport agencies, banks, godowns, idle and active parking, hotels etc.

Public and Semi Public Uses

There is a persistent demand for institutional areas at Gurgaon. Since a number of public and semi-public offices have to shift to this town, it is anticipated that a sizeable number of work force will be engaged in this sector. An area of 302 hect. has, therefore, been provided for public and semi-public uses to meet the requirements of the town.

Open Space

A 900 meter wide strip of land around the ammunition depot has to be kept free from urbanisation under the provision of the Works of Defence Act, 1903. The mountainous track of land along the north-eastern side of Delhi-Haryana border has been reserved as green space. Provision of green belts along the Delhi-Jaipur highway, railway line and the Badshahpur nallah south of Gurgaon has also been made to meet any eventuality of their possible widening in future.

Agricultural Zone

A sizeable area has been reserved as agricultural zone. This zone will however, not eliminate the essential building development within this area such as the extension of existing 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.

Special Zone

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

ZONING REGULATIONS

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

ANNEXURE—'B'

Zoning Regulations

Governing use and development of land in the controlled area around Gurgaon as shown in Drawing No. DTP (G)/588/95, dated 28th June, 1995.

I. General

(1) These zoning regulations forming part of the development plan for the controlled area around Gurgaon shall be called zoning regulations of the development plan for the Gurgaon Controlled Areas.

(2) The requirement of these regulations shall extend to the whole of the area covered by the development plan and shall be in addition to the requirements of the Punjab Scheduled Roads and

Controlled Areas Restriction of unregulated Development Act, 1963 and the rules framed thereunder

II. Definition

In these regulations :—

- (a) 'Approved' means approved under the rules
- (b) 'Building Rules' mean rules contained in Part-VII of the rules.
- (c) 'Drawing' means Drawing No. DTP (G) 588/95, dated 28th June, 1995.
- (d) 'Floor Area Ratio (F.A.R.)' means the ratio expressed in percentage between the total floor area of a building on all floors and the total area of the site.
- (e) 'Group Housing' shall be buildings designated in the form of planned development for residential purposes or any ancillary or appurtenant buildings including community facilities, public amenities and public utility as may be prescribed and approved by the DTCP, Hr.
- (f) 'Light Industry' means industry not likely to cause injurious or obnoxious noise, smoke, gas, fumes or odours, dust, effluent and any other nuisance to an excessive degree and motivated by electric power.
- (g) 'Local Service Industry' means an industry, the manufacture and product of which is generally consumed within the local area for example bakeries, ice cream manufacturing, aerated water, atta chakies with power, laundry, dry cleaning and dyeing repair and service of automobile, scooters and cycles, repair of household utensils, shoe making and repairing, fuel depots etc. provided no solid fuel is used by them.
- (h) 'Medium Industry' means all industries other than light industry and local service industry and not emitting obnoxious or injurious fumes and odours.
- (i) 'Extensive Industry' means an industry set up with the permission of the Government and is extensive, employing more than 100 workers and may use any kind of motive power of fuel provided they do not have any obnoxious features.
- (j) 'Heavy Industry' means an industry to be set up in public or semi-public or private sector with the permission of the Government (if the cost of machinery is more than one crore rupees).
- (k) 'Obnoxious or hazardous industry' means an Industry set up with the permission of the Government and is highly capital intensive associated with such features as excessive smoke, noise, vibration, stench, unpleasant or injurious effluent, explosive, inflammable material etc. and other hazard to the health and safety of the community.
- (l) 'Material date' means the date of publication of notification of various controlled areas mentioned below :—

Sr. No.	Name of the controlled area and notification No.	Material Date
1	Controlled Area notified.— <i>vide</i> Punjab Government Gazette Notification No. 2319—2TCP-64, dated 3rd July, 1964 published on 10th July, 1964.	... 10th July, 1964
2	Controlled area notified,— <i>vide</i> Haryana Government Gazette Notification No. 12002—10DP-79/15003, dated 15th November, 1979 published on 19th February, 1980	.. 19th February, 1980
3	Controlled areas (Part-III and IV) notified,— <i>vide</i> Haryana Government Gazette Notification No. 10DP-81/8039, dated 21st May, 1981 published on 16th June, 1981.	... 16th June, 1981

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

Explanation

- (1) In this definition the 'sector area' or 'colony area' shall mean the area of the sector or of colony as bounded within the major road system shown on the drawing in the case of sector and on the approved layout plan of the colony in the case of colony including 50 percent land under the major roads surrounding the sector and excluding land under the major road system and the area unfit for building development within the sector or the colony as the case may be.
- (2) For the purposes of calculation of sector density or colony density, it shall be assumed that 55 percent of the sector area or colony area will be available for residential plots including the area under Group Housing and that every building plot shall on the average contain three dwelling units each with a population of 4.5 persons per dwelling unit or 13.5 persons 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.
- (3) 'Site Coverage' means ratio expressed in percentage between the area covered by the ground floor of building and the area of the site.
- (4) 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 and Rules, 1965.
- (5) 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.
- (aa) '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,
 - and
 - (ii) Farm Shed i. e. Ancillary use.

Notes : (1) The construction of the farm house shall be governed by the restrictions given under clause regarding "provision of farm houses outside *abadi-deh* in rural/agricultural zone".

(2) The farm sheds shall be governed by the restrictions mentioned in clause regarding building control and site specifications.

(ab) Ledge of Taud:—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 metre.

(ac) Loft :—An intermediary floor on a residual space in a pitched roof; above normal floor level with a maximum height of 1.5 metre and which is constructed or adopted for storage purposes.

- (ad) **Mezzanine floor** :—An intermediate floor above ground level with area of mezzanine restricted to 1/3 of the area of that floor and with a minimum height of 2.2 metres.
- (ae) **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, irrigations drains, pucca platforms, fencing and boundary walls, water hydrants' etc.
- (A) **Rural Industries Scheme** means industrial unit which is registered as RIS by the Industries Department.
- (B) **Small Scale Industries** means Industrial unit which is registered as SSI by the Industries Department.
- (C) **Agro based industries** means an industrial unit which uses foodgrain, fruits or Agro waste as a raw material.

III. Major Land Uses/Zones

- (1) (i) Residential Zone
 (ii) Industrial Zone
 (iii) Commercial Zone
 (iv) Public & Semi-Public Uses (Institutional Zone)
 (v) Major open spaces
 (vi) Transport and Communication Zone
 (vii) Agricultural Zone
 (viii) Special 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) excluding (VII) in regulation-III above, which are land uses for building purposes, have been divided into sectors as shown, bounded by the major road reservations and each sector shall be designated by the number as indicated on the drawing

V. Detailed Land Uses within major uses

Main ancillary and allied uses, which are subject to the other requirements of these regulation and of the rules, may be permitted in the respective major land use zone are listed in Appendix 'B' sub-joined to these 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 considerations of compact and economical development of the controlled area, till such time as availability of water supply, drainage arrangement and other facilities for the sectors are ensured to his satisfaction.

VII. Sectors to be developed exclusively through Government Enterprises

(1) Change of land use and development in sectors which are reserved for the commercial zone and the institutional zone shall be taken only and exclusively through the Government or a Government Undertaking or a public authority approved by the Government in this behalf and no permissions shall be given for development of any colony within these sectors.

(2) Notwithstanding the provision of clause (i) above the Government may reserve, at any time any other sector for development exclusively by it by the agencies mentioned above.

VIII. Land Reservation for Major Roads

1 Land reservation for major roads shall be as under :—

(i) V—1 Roads—

Existing Delhi-Jaipur, Road	}	Existing width
V—1 (a), V—1 (b), V—1 (c)		
Roads connecting the town with other towns of the area		

(ii) V-2 Roads .. 60 Mts wide

(iii) V—3 Roads

(a) Old and new railway roads .. Existing width

(b) proposed periphery roads around the sector .. 30 mts. wide

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

IX. Industrial Non-Conforming Uses

With regard to the existing industries shown in the zones other than industrial zones in the the development plan such industrial non-conforming uses may be allowed to continue for a fixed period to be determined by the Director but no exceeding ten years, provided that the owner of the industry 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 arrangement for the discharge of effluent to the satisfaction of the Director.
- (c) No further expansion shall be allowed within the area of non conforming use.

X. Discontinuance of Non-Conforming Uses

- (1) If a non-conforming use of land has remained discontinued continuously for a period of two years or more it shall be deemed to have 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, floods, explosion, earthquake, war, riot or any other natural calamity, it shall be allowed to be redeveloped only for a conforming use.
- (3) After a lapse of period fixed under clause IX the land shall be allowed to be redeveloped or used only for conforming use.

XI. The Development to Conform to Sector Plan and Zoning Plan :

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

XII. Individual Site to Form Part of Approved Layout or Zoning Plan

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

- (i) the plot forms a part of an approved colony or the plot is in such area for which relaxation has been granted as provided in regulation XVII.
- (ii) The plot is accessible through a road laid out and constructed upto the situation of the plot to the satisfaction of the Director.

XIII. Minimum Size of Plots for Various Types of Buildings :

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

- | | | |
|---|-----|----------------|
| (i) Residential plot | .. | 50 sq. Metres |
| (ii) Residential plot in subsidised industrial housing or slum dwellers housing scheme approved by the Government | ... | 35 sq. Metres |
| (iii) Shop-cum-residential plot | ... | 100 sq. Metres |
| (iv) Shopping booths including covered corridor or pavement in front | ... | 20 sq. Metres |
| (v) Local service industry plot | ... | 100 sq. Metres |
| (vi) Light industry plot | ... | 250 sq. Metres |
| (vii) Medium industry plot | ... | 0.8 Hectares |

(2) The minimum area under a group housing scheme will be 5 acres if it forms part of a licenced colony and 10 areas if it is developed independently.

XIV. Site Coverage, Height and Bulk of Building Under Various Types of Buildings

Site coverage and the height upto which building may be erected within independent residential and industrial plot, 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 :—

Sr. No.	Type of Use	Max. G.F. Coverage	Max. FAR	Remarks
1.	Group Housing	35%	175	
2.	Government Offices	25%	150	
3.	Commercial :			
	(a) Integrated corporate	40%	150	The total area of the commercial pocket is to be considered as plot able area while working out the total plotted area of the sector.

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

XV. Buildings Lines in Front Side and rear of Buildings

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

XVI. Architectural Control

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

XVII. Relaxation of land use within Agricultural Zone :

In the case of any land lying in Rural Zone, Government may relax the provisions of this development plan :—

- (a) for use and development of the land in to a residential or industrial colony provided the coloniser has purchased the land for the said use and development prior to the material date and the coloniser secures permission for this purpose as per rules.
- (b) for use of land as in, 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 work 'purchase' in this regulation shall mean acquisition of full proprietary rights and no lesser title such as agreements to purchase etc.

XVIII. Density

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

XIX. Provision of Farm House Outside Abadi-deh in Agricultural Zone/Rural Zone

A farm house in rural 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	Maximum coverage on ground for dwelling unit (main building)	Maximum coverage on ground for farm shed (ancillary building)
(i) Site Coverage 2 Acres	100 Sq. mtrs.	1 percent of the farm land (not more than 40 percent shall be used for labour/servant quarters)
For every additional 0.25 acre, 10 sq. mtrs in main building subject to maximum of 200 sq mtrs.		
Maximum Height		
	Main dwelling unit	Ancillary building
(ii) Height and Storey	6 metres single storeyed	4 metres single storeyed

- (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 .. 100 metres
- (b) Where the road is a Scheduled Road .. 30 metres
- (c) Any other road .. 15 metres
- (iv) **Approach Road.**—(a) The approach road to the farm shall have a minimum right of way to 13.5 metres (45 feet).
- (b) when the approach road serves more than one farm then the minimum right of way should be 18.30 metres (60 feet).
- (v) **Basement.**—Basement shall be permitted to the maximum extent of ground floor coverage but in the basement water closer and bath room shall not be permitted.
- (vi) **Ledge, Loft and Mezzanine floor.**—Ledge, Loft and Mezzanine floor shall be permitted within the building subject to the restrictions above as well as the restrictions stipulated in the definition given in part II.
- (vii) **Services-Water Supply and Drainage.**—(a) Good potable water supply should be available in the farm for human consumption in case of farm house is built.
- (b) Open sanitary drains or covered drains to be provided to clean the sheds 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 Controlled Areas Act.
- (d) The distance between the septic tank and open well or tubewell shall be as provided in the Controlled Areas Act.
- 2 (i) 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 rural zone.

XX. Relaxation of Development Plan

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

XXI. Special Zone

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

APPENDIX 'X'

CLASSIFICATION OF LAND USES

Main Code	Sub Code	Main Group	Sub-Group
100	..	Residential	Residential sector on neighbourhood pattern
200	..	Commercial	
	210		Retail Trade
	220		Wholesale Trade
	230		Warehousing and Storage
	240		Office and Banks including Government offices.

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Main Code	Sub Code	Main Group	Sub Group
	250		Restaurants, Hotels and Transient Boarding Houses including Public Assistance institutions providing residential accommodation like Dharamshala, Tourist Houses etc.
	260		Cinema and other places of public assembly on a commercial basis
	270		Professional Establishment
30		Industrial	
	310		Service Industry
	320		Light Industry
	330		Extensive Industry
	340		Heavy Industry
400		Transport and Communication	
	410		Railway Yards, Railway Stations and Sidings
	420		Roads, Road Transport, Depots and Parking Areas, Dockyards, Jattys
	440		Airport/Air Stations
	450		Telegraph Offices, Telephone Exchanges etc.
	460		Broadcasting Stations
	470		Television Stations
500		Public Utilities	
	510		Water Supply installation including treatment plants
	520		Drainage and Sanitary installations including disposal works
	530		Electric Power Plants Sub-Station etc.
	540		Gas Installation and Gas Work
600		Public and Semi-Public	
	610		Government Administrative Central Secretariat, District Offices, Law Courts, Jails, Police Stations, Governor and President's Residence.
	620		Education, Cultural and Religious Institutions
	630		Medical and Health Institutions
	640		Cultural institution like Theatres, Opera Houses etc. of a predominantly non-commercial nature
	650		Land belonging to defence
700		Open Spaces	
	710		Sports Grounds, Stadium Play Grounds
	720		Parks
	730		Other Recreational uses
	740		Cemeteries, Crematories etc.
	750		Fuel Filling Stations and Bus Queue Shelters

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Main Code	Sub Code	Main Group	Sub Group
800		Agricultural Land	
	810		Market Garden
	820		Orchards and Nurseries
	830		Land under staple crops
	840		Grazing and land pastures
	850		Forest land
	860		Marshy land
	870		Barrea land
	880		Land under water
900		Special Zone	Recreation and Entertainment, Commercial, Group Housing and Institutional uses

APPENDIX 'B'

1. RESIDENTIAL ZONE

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

- (i) Residence
- (ii) Boarding House
- (iii) Social Community, religious and recreational buildings
- (iv) Public Utility Buildings
- (v) Educational Buildings and all types of school and college where necessary
- (vi) Health Institutions
- (vii) Cinemas
- (viii) Commercial and professional Offices
- (ix) Retail shops and Restaurants
- (x) Local Service Industries
- (xi) Petrol filling stations
- (xii) Bus stops, Tonga, Taxi, Scooter and Rickshaw Stand
- (xiii) Nurseries and green houses
- (xiv) Any other minor needs ancillary to residential use

} As approved by the Director.

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

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 Houses 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) Any other use which the Director in public interest may decide

As per site shown on the Sector and Zoning Plan.

As approved by the Director.

III. INDUSTRIAL ZONE

- (i) Light Industry
- (ii) Medium industry
- (iii) Obnoxious and Hazardous
- (iv) Heavy industry
- (v) Service industry
- (vi) Warehouse and storages
- (vii) Parking, loading and unloading areas
- (viii) Truck stands/bus stops, taxi, tonga and rickshaw stand
- (ix) Public Utility, community buildings and retail shops
- (x) Petrol filling stations and service garages
- (xi) L.P.G. Gas godowns permitted by the Director
- (xii) Any other use permitted by the Director

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

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IV. TRANSPORT AND COMMUNICATION ZONE

- (i) Railway yards, railway station and sidings
- (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) Television Station
- (vii) Agricultural, horticulture and nurseries at approved sites and places
- (viii) Petrol filling stations and Service Garages.
- (ix) Parking spaces, bus stops/shelters, taxi, tonga and rickshaw stand

At sites approved by the Director subject to the provisions of section 3 of the said Act.

As approved by the Director.

V. PUBLIC AND SEMI PUBLIC USES ZONE

- (i) Government offices, Government Administration Centres, Secretariates and Police Station
- (ii) Educational, Cultural and Religious Institutions
- (iii) Medical Health Institutions
- (iv) Civil, Cultural and Social Institutions like theatres, opera houses etc. of predominantly non-commercial nature
- (v) Land belonging to defence
- (vi) Any other use, which Government in public interest may decide

VI. OPEN SPACES

- (i) Sports ground, stadium and play grounds
- (ii) Park and green belts
- (iii) Cemeteries crematories etc.
- (iv) Motor fuel filling stations, bus queue shelter along roads with the permission of Director
- (v) Any other recreational use with the permission of Director.

VII. USES STRICTLY PROHIBITED

Storage of petroleum and other inflammable material without proper licence.

VIII. AGRICULTURE ZONE

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

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- (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 its 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 As approved by the Director.
- (vi) Milk chilling station and pasturisation plant
- (vii) Bus stand and railway station
- (viii) Air ports with necessary buildings
- (ix) Wireless stations
- (x) Grain godowns, storage spaces at sites approved by the Director
- (xi) Weather station
- (xii) Land drainages and irrigation, hydroelectric works and tubewell for irrigation.
- (xiii) Telephone and electric transmission lines and poles
- (xiv) Mining and extraction operations including lime and brick-kilns, stones quarries and crushing subject to the rules and at approved site. As approved by the Director.
- (xv) Cremation and burial grounds
- (xvi) Petrol filling station and service garages
- (xvii) Hydro electric/thermal sub-stations
- (xviii) L.P.G. Gas storage godowns with the approval of Director.
- (A) Non polluting industries registered as RSI/SSI units subject to one of the following conditions :—
 - (1) Located within half kilometre belt encircling the existing village abadi and approachable from a public road/rasta other than scheduled road, National Highway and State Highway
 - (2) On public road/rasta not less than 30 feet wide (other than scheduled roads, National Highway and State Highway) out side the half kilometre zone referred to in (1) above, upto a depth of 100 metres along the approach road

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- (B) Non polluting medium and large scale agro based industries on public roads/revenue rasta not less than 30 feet wide other than Scheduled Roads, National Highway and State Highway
 - (C) The site should not fall within 900 M. restricted belt around Defence Installations.
- (ix) Any other use which Government may in public interest decide.

IX. SPECIAL ZONE

Recreation and entertainment, commercial, group housing and institutional uses

PRADEEP KUMAR

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

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- (ख) प्रदूषण रहित मध्यम तथा बड़े पैमाने के कृषि आधारित उद्योग, अनुसूचित सड़कों, राष्ट्रीय राजमार्ग और राज्य राजमार्ग से भिन्न, कम से कम 30 फूट चौड़ी सांख्यिक सड़कों/राजस्व रास्तों पर
- (ग) यह स्थल रक्षा स्थापनाओं के चारों ओर की 900 मी० प्रतिबन्धित पट्टी में नहीं आना चाहिए
- (xix) कोई अन्य उपयोग जिसके लिए सरकार लोक हित में निर्णय ले सकती है

ix. विशेष जोन—

आमोद प्रमोद तथा मनोरंजन, वाणिज्यिक, वगैरे आवास और औद्योगिक उपयोग

निदेशक, नगर तथा ग्राम आयोजना द्वारा अनुमोदित अनुसार

प्रदीप कुमार,

आयुक्त एवं सचिव, हरियाणा सरकार,
नगर तथा ग्राम आयोजना विभाग ।

TOWN & COUNTRY PLANNING DEPARTMENT

CORRIGENDUM

The 9th April, 1996

No. JD/4995.—In Haryana Government Town and Country Planning Department Notification No. JD-96/250, dated 8th January, 1996, published in Haryana Government Gazette, dated 9th January, 1996 in respect of Final Development Plan of Gurgaon, the following corrections are made in it :—

1. In sub-clause (i) of clause No. II, i.e. "Definitions" under Zoning Regulations in Annexure-'B' "Extensive Industry" be read as "Extensive Industry".
2. In sub clause No. 2 of clause No. XIII under heading Minimum size of Plots for various types of buildings, the word "10 areas" be read as "10 acres."
3. Appendix 'X' be read as Appendix 'A'.
4. Instead of published Appendix 'B' the following Appendix 'B' be read:—

APPENDIX 'B'

1. Residential Zone :

- (i) Residence
- (ii) Boarding House
- (iii) Social Community, religious and recreational buildings
- (iv) Public Utility Buildings
- (v) Educational Buildings and all types of school and college where necessary
- (vi) Health Institutions
- (vi) Cinemas
- (viii) Commercial and professional offices
- (ix) Retail shops and Restaurants
- (x) Local Service Industries
- (xi) Petrol filling stations
- (xii) Bus stops, Tonga, Taxi, Scooter and Rickshaw Stand
- (xiii) Nurseries and green houses
- (xiv) Any other minor needs ancillary to residential use

As required for the local needs of major use and at sites earmarked for them in the sector plan or in the approved layout plans of the colonies.

II. Commercial Zone :

- (i) Retail Trade
- (ii) Wholesale Trade
- (iii) Warehouses and storage
- (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(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) Any other use which the Director in public interest may decide

As required for the local needs of major uses and at sites earmarked for them in the sector plan or in the approved layout plans of the colonies.

III. Industrial Zone :

- (i) Light industry
- (ii) Medium industry
- (iii) Obnoxious and Hazardous industry
- (iv) Heavy industry
- (v) Service industry
- (vi) Warehouse and storages
- (vii) Parking, loading and unloading areas
- (viii) Truck stands/bus stops, taxi, tonga and rickshaw stand
- (ix) Public utility community buildings and retail shops
- (x) Petrol filling stations and service garages
- (xi) L.P.G. Gas godown permitted by Director
- (xii) Any other use permitted by Director

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

IV. Transport and Communication Zone :

- (i) Railway yards, railway stations and sidings
- (ii) Transport Nagar, Roads and Transport depots and parking area
- (iii) Airports and Air Stations
- (iv) Telegraph Offices and telephone exchange
- (v) Broadcasting Stations
- (vi) Television Stations
- (vii) Agricultural, horticulture and nurseries at approved sites and places
- (viii) Petrol filling stations and Services Garages
- (ix) Parking spaces, bus stops/shelter, taxi, tonga and rickshaw stand

At sites earmarked in the sector plan.

V. 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 theatre, opera houses etc of predominantly non-commercial nature
- (v) Land belonging to defence
- (vi) Any other use which Government in public interest may decide

At sites earmarked in the sector plan.

VI. Open Spaces :

- (i) Sports grounds, stadium and play grounds
- (ii) Park and green belts
- (iii) Cemeteries, crematories, etc.
- (iv) Motor fuel filling stations, bus queue shelter along roads with the permission of Director
- (v) Any other recreational use with the permission of Director

At sites approved by DTCP.

VII. Uses Strictly Prohibited :

Storage of petroleum and other inflammable material without proper licence

VIII. Agriculture Zone :

- (i) Agricultural, Horticultural, Dairy and Poultry farming
- (ii) Village house 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 its 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 spaces at sites approved by the Director
- (xi) Weather station
- (xii) Land drainage and Irrigation, hydro-electric works and tubewell for irrigation
- (xiii) Telephone and electric transmission lines and poles
- (xiv) Mining and extraction operations including lime and brick-kilns, stones, quarries and crushing subject to the rules and at approved site
- (xv) Cremation and burial grounds
- (xvi) Petrol filling station and service garages
- (xvii) Hydroelectric/thermal sub-stations
- (xviii) L.P.G. Gas storage godowns with the approval of Director
- (A) Non polluting industries registered as RIS/SSI units subject to one of the following conditions :—
 - (1) Located within half kilometre belt encircling the existing village abadi and approachable from a public road/rasta other than scheduled road, National Highway and State Highway

As approved by DTCP.

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(2) On public road/rasta not less than 30 feet wide (other than scheduled roads, National Highway and State Highway) outside the half kilometre zone referred to in (1) above, up to a depth of 100 metres along the approach road

(B) Non polluting medium and large scale agro based industries on public roads/revenue rasta not less than 30 feet wide other than Scheduled roads, National Highway and State Highway

(C) The site should not fall within 900 M restricted belt around Defence installations.

(xix) Any other use which Government may in public interest decide

IX. Special Zone :

Recreation and entertainment, commercial, group housing and institutional uses

} As approved by DTCP.

PRADEEP KUMAR,

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

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HARYANA GOVERNMENT

TOWN AND COUNTRY PLANNING DEPARTMENT

CORRIGENDUM

The 28th June, 1996/(Published on 3rd July, 1996)

No. JD-96/10038.—In Haryana Government, Town and Country Planning Department Gazette Notification N. JD 4995, dated 9th April, 1996,—vide which corrigendum of Final Development Plan of Gurgaon published in Haryana Govt. Gazette dated 9th January, 1996 was published, the following corrections are made in it :—

1. In Appendix 'B', Sr. No. VI "Any other use which Government in public interest may decide" of clause No. V "Public and Semi-Public uses Zone", may not be read under main clause "At sites earmark in the sector plan".
2. In Appendix 'B', Sr. No. XIX "Any other use which Government may in public interest decide" of clause No. VIII "Agriculture Zone", may not be read under main clause "As approved by DTCP".

M. L. TAYAL,

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

हरियाणा सरकार

नगर तथा ग्राम आयोजना विकास

शुद्धि पत्र

दिनांक 28 जून/3 जुलाई, 1996

जि.डी. 96/10038.—हरियाणा सरकार अधिसूचना संख्या जे.डी. 4995, दिनांक 9 अप्रैल, 1996 जिसके द्वारा हरियाणा सरकार अधिसूचना दिनांक 9 जनवरी, 1996 में प्रकाशित गुरुगांव के अन्तिम विकास प्लान से सम्बन्धित शुद्धि पत्र जारी हुआ, इसमें निम्नलिखित शुद्धिकरण किया जाता है :—

1. परिशिष्ट "ख" की क्लाज VIII "कृषि जॉन" के क्रमांक XIX "कोई अन्य उपयोग जिसके लिए सरकार लोकहित में निगम ले सकती है" को मुख्य क्लाज "निदेशक, नगर तथा ग्राम आयोजना विभाग द्वारा अनुमोदित अनुसार" के अन्तर्गत न पढ़ा जाये। क्लाज IX "विशेष जॉन" के अन्तर्गत "प्रयोगिक उपयोग" के स्थान पर "संस्थागत उपयोग" पढ़ा जाये।

एम.एल. तायल,

आयुक्त एवं सचिव, हरियाणा सरकार,
नगर तथा ग्राम आयोजना विभाग।

27767—T. & C. P.—H. G. P., Chd.

"TRUE COPY"

ANNEXURE R-8/4

GURGAON

FINAL DEVELOPMENT PLAN FOR CONTROLLED AREA 1 TO IV

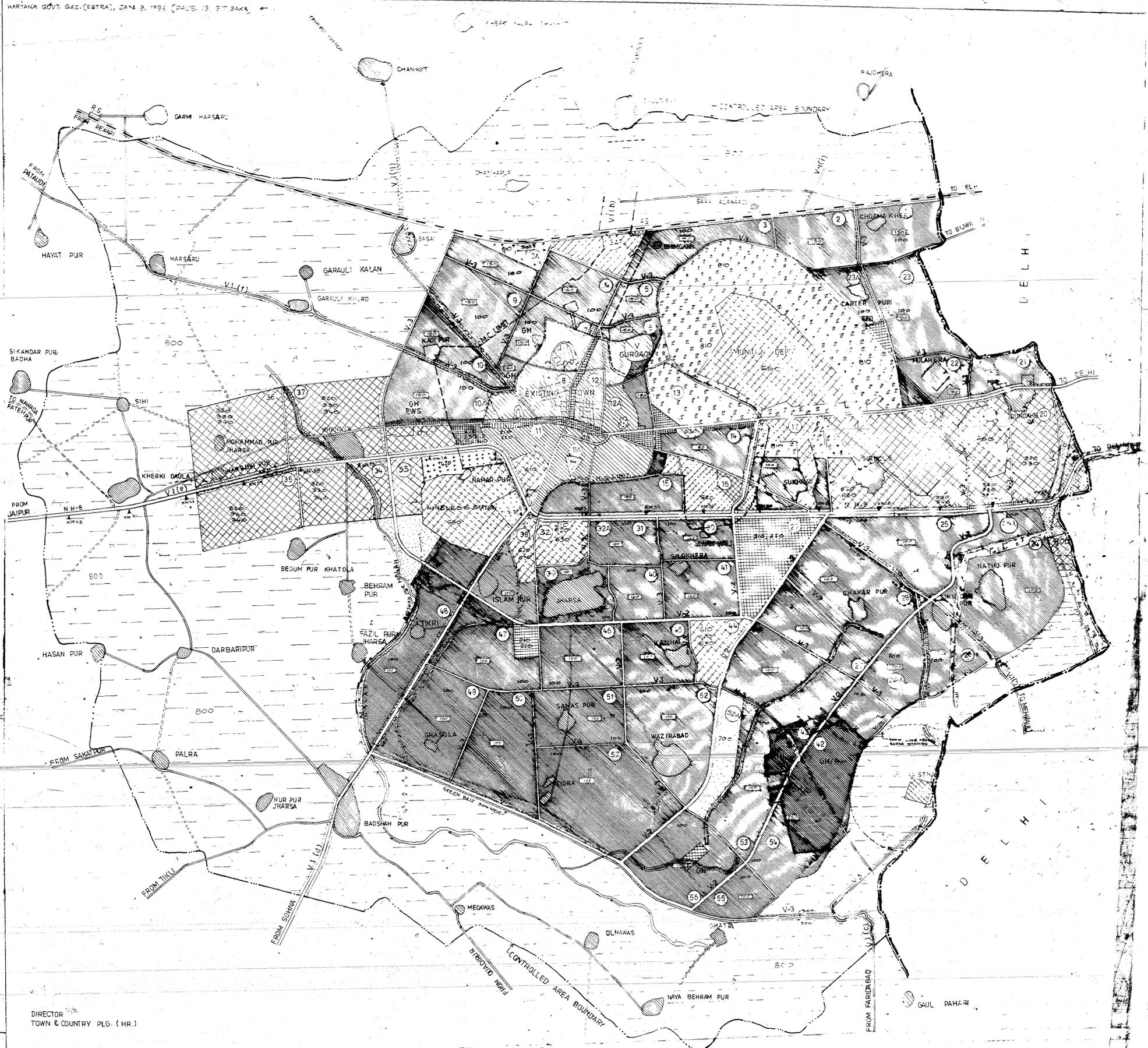
LEGEND

- 100 RESIDENTIAL/(GH/P) GROUP HOUSING/PLOTTED
- 200 COMMERCIAL
 - 210 RETAIL TRADE
 - 220 WHOLE - SALE TRADE
 - 230 WARE HOUSING & STORAGE
- 300 INDUSTRIAL
 - 320 LIGHT INDUSTRY
 - 330 MEDIUM INDUSTRY
 - 340 HEAVY INDUSTRY
- 400 TRANSPORT AND COMMUNICATION
 - 410 RAILWAY SIDING
 - 420 BUS STAND, WORKSHOP, PARKING
 - 450 TELEPHONE EXCHANGE
- 500 PUBLIC UTILITIES
 - 510 WATER WORKS
 - 520 DISPOSAL WORKS
 - 530 GRID SUB-STATIONS
- 600 PUBLIC AND SEMI-PUBLIC USE
 - 610 MINI-SECRETARIATE-CUM-JUDICIAL COMPLEX
 - JAIL/POLICE STATION AND OTHER INSTITUTIONS.
 - 620 EDUCATIONAL
 - 630 MEDICAL
 - 650 DEFENCE LAND
- 700 OPEN SPACES
- 800 AGRICULTURAL ZONE
 - 810 FOREST LAND
- 900 SPECIAL ZONE
 - SECTOR NO./ DENSITY
 - VILLAGE/REVENUE RASTA
 - NALLAH/WATER BODIES
 - NON-CONFORMING USE

NOTE - THIS DRAWING IS BASED ON DRAWING NO. STP (G) 174/82 DATED 1-4-82 AND INCLUDES SUBSEQUENT AMENDMENTS AS APPROVED BY GOVT.

2. THE PROVISION OF 30 METRE WIDE GREEN BELT ALONG THE PERIPHERAL ROAD OF SECTOR 26 TOWARDS AGRICULTURAL ZONE HAS BEEN MADE AS PER DTCP MEMO NO 139/87 DT 5-7-92.

3. THE PROVISION OF SOFT COURSE AND PLAY GROUNDS 500 CODE BLOCKS IN AGRICULTURAL ZONE HAS BEEN MADE AS PER GOVT. ORDERS CONVEYED VIDE DTCP MEMO NO 45/89 DT 12-4-1979.



SCALE=1:25000

DRAWING NO. D.T.P.(G.) 588/95 DT. 28-6-95

DRAWN BY *Shant Mehta*
 PLANNING ASST. *Ram Singh*
 ASSTT. TOWN PLANNER *J.S. Bora*
 DSTT. TOWN PLANNER *S.S. Bora*

SENIOR TOWN PLANNER GURGAON
 CHIEF TOWN PLANNER HARYANA

DIRECTOR TOWN & COUNTRY PLG. (HR.)

DEPTT. OF T.& C, PLANNING HARYANA

A. K. GANJU & ASSOCIATES
ARCHITECTS, URBAN DESIGNERS
INTERIOR DESIGNERS, ENGINEERS
S-149, GREATER KAILASH-II, NEW DELHI - 110048.

PHONES OFF : 29219723
29221488
29215799
RES 29215480

Date :- 03:01:2024

TO WHOMSOEVER IT MAY CONCERN

I have been provided with a copy of Final Development Plan for Controlled Area dated 28.06.1995, gazette on 08.01.1996 issued by Department of Town and Country Planning, Haryana with a request to mark the location of Ambience Lagoon Group Housing Project in the said plan. I have marked the same with red color.

I hereby certify that the location of Ambience Lagoon Group Housing Project is falling under the Special Zone vide notification dated 08.01.1996.

Thanking you



(A. K. GANJU)
ARCHITECT
CA/78/4698

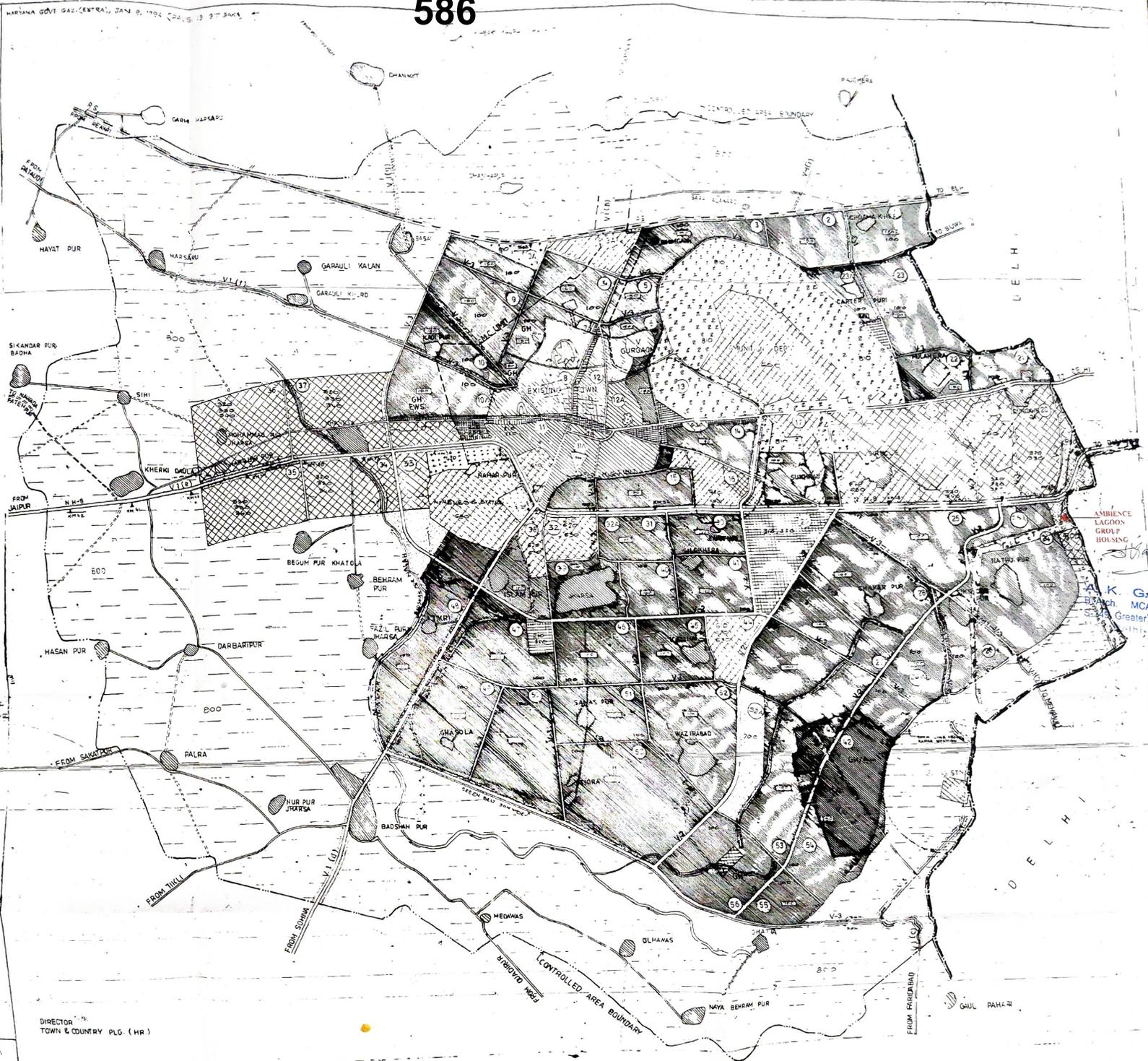
A. K. GANJU
B. Arch. MCA/78/4698
S-149, Greater Kailash-II

GURGAON

FINAL DEVELOPMENT PLAN FOR CONTROLLED AREA I TO IV

LEGEND

- 100 RESIDENTIAL/(GH/P) GROUP HOUSING/PLOTTED
- 200 COMMERCIAL
 - 210 RETAIL TRADE
 - 220 WHOLE-SALE TRADE
 - 230 WARE HOUSING & STORAGE
- 300 INDUSTRIAL
 - 320 LIGHT INDUSTRY
 - 330 MEDIUM INDUSTRY
 - 340 HEAVY INDUSTRY
- 400 TRANSPORT AND COMMUNICATION
 - 410 RAILWAY SIDING
 - 420 BUS STAND, WORKSHOP, PARKING
 - 430 TELEPHONE EXCHANGE
- 500 PUBLIC UTILITIES
 - 510 WATER WORKS
 - 520 DISPOSAL WORKS
 - 530 GRID SUB-STATIONS
- 600 PUBLIC AND SEMI-PUBLIC USE
 - 610 MINI-SECRETARIATE-CUM-JUDICIAL COMPLEX
 - JAIL/POLICE STATION AND OTHER INSTITUTIONS.
 - 620 EDUCATIONAL
 - 630 MEDICAL
 - 650 DEFENCE LAND
- 700 OPEN SPACES
- 800 AGRICULTURAL ZONE
 - 810 FOREST LAND
- 900 SPECIAL ZONE
 - SECTOR NO./ DENSITY
 - VILLAGE/REVENUE RASTA
 - NALLAH/WATER BODIES
 - NON-CONFORMING USE



NOTE - THIS DRAWING IS BASED ON DRAWING NO. STP (G) 174/82 DATED 14-6-82 AND INCLUDES SUBSEQUENT AMENDMENTS AS APPROVED BY GOVT.

1. THE PROVISION OF SERVICE ROADS ALONG THE PERIPHERAL ROAD OF SECTOR-14 TOWARDS AGRICULTURAL ZONE HAS BEEN LAYED AS PER DTDP MEMO NO. 13047 DT 8-9-82

2. THE PROVISION OF STLP COURSE AND PLAYGROUNDS IN 500 SQ. METRE AGRICULTURAL ZONE HAS BEEN MADE AS PER GOVT. ORDER DATED 14-6-82.

SCALE-1:25000

DRAWING NO. DTP (G) 588 '95- DT. 28-6-95

DRAWN BY *[Signature]*
 PLANNING ASSTT. *[Signature]*
 ASSTT. TOWN PLANNER *[Signature]*
 DFTT. TOWN PLANNER *[Signature]*

SENIOR TOWN PLANNER GURGAON
 CHIEF TOWN PLANNER HARYANA

DIRECTOR TOWN & COUNTRY PLG. (HR.)

DEPTT. OF T. & C, PLANNING HARYANA

TRUE COPY

587

**Proof of Service**

Lex office <lexoffice21@gmail.com>

Advance Service in OA No, 881/2022 - Rajinder Krishan Sharma & Anr. vs UOI & Ors.

Lex office <lexoffice21@gmail.com>

Thu, Jan 4, 2024 at 12:44 PM

To: "rksharma.fcs@gmail.com" <rksharma.fcs@gmail.com>, "pawanbansal@gmail.com" <pawanbansal@gmail.com>, kaushalsanjeev@hry.nic.in, pccf-hry@nic.in

Dear Sir/ma'am,

Please find attached a copy of the Additional Affidavit on behalf of Respondent No. 8 to be filed before the Hon'ble National Green Tribunal in the above-captioned matter.

Copies to

01. Rajinder Krishan Sharma
Applicant No. 1
Email: rksharma.fcs@gmail.com
02. Pawan Bansal
Applicant No. 2
Email Id: pawanbansal@gmail.com
03. State of Haryana
Through Chief Secretary
Respondent No. 3
Email Id : kaushalsanjeev@hry.nic.in
04. Principal Chief Conservator of Forests, Haryana
Respondent No. 9
Email Id : pccf-hry@nic.in
05. Chief Conservator of Forests
Respondent No. 10
Email Id : pccf-hry@nic.in

*Regards**Shubham Yadav**Advocate**for the Respondent No. 8**Mobile No.: 9310884005* **Additional Affidavit 04.01.2024.pdf**
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