

**BEFORE THE NATIONAL GREEN TRIBUNAL, NEW DELHI**  
**ORIGINAL APPLICATION NO. 628/2024**

**IN THE MATTER OF:**

ALOK MOHAN

...APPLICANT

VERSUS

HARYANA STATE POLLUTION CONTROL BOARD

& ORS.

...RESPONDENTS

**NDOH: 17.11.2025**

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**COUNSEL FOR THE RESPONDENT NO. 2**



PRIYESH MOHAN SRIVASTAVA

C-200, LGF, Greater Kailash- 110048

Place: New Delhi

Phone: + 91 9892786353

Date: 03.11.2025

Email: priyeshmohansrivastava@gmail.com



# Haryana Government Gazette

## EXTRAORDINARY

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### LOCAL GOVERNMENT DEPARTMENT

#### Notification

The 11th December, 1991

No. 13/29/91-3CII.—In exercise of the powers conferred by sub-section (7) of section 29 of Faridabad Complex Administration (Regulation and Development) Act, 1971 and with reference to Haryana Government, Local Government Department, Notification No. FCA/STP/91/1354, dated the 14th October, 1991 published in Haryana Government Gazette (Extraordinary), dated the 14th October, 1991 read with corrigendum dated the 28th October, 1991, the Governor of Haryana after considering the objections, suggestions and representations received alongwith the recommendations of the Chief Administrator, Faridabad Complex Administration, Faridabad thereon, hereby publishes the final Development Plan modifying the final Development Plan published,—*vide* notification No. 2930-2TCP-65, dated the 19th January, 1966, published in Punjab Government Gazette (Extraordinary) dated the 22nd January, 1966 and subsequent revised Development Plan published,—Notification No. 10427-ICI-74/29529, dated the 23rd September, 1974 published in Haryana Government Gazette (Extraordinary), dated the 24th September, 1974 alongwith restrictions and conditions proposed to be made applicable to the Controlled Areas covered by it (given in the Annexures A & B) at Faridabad-Ballabgarh and Draft Development Plan published,—*vide* notification No. 3431-10DP-82/6194, dated the 26th April, 1982 published in the Haryana Government Gazette (Extraordinary) dated the 27th April, 1982:—

#### DRAWING

(A) (i) Existing land use Plan already published,—*vide* Punjab Government Gazette notification No. 1845-2TCP-65/17532, dated the 5th June, 1965.

(ii) *Vide* Punjab Government Gazette notification No. 1576-2TCP-66/17892, dated the 23rd June, 1966 published in Gazette dated the 28th July, 1966.

(iii) *Vide* Haryana Government Gazette notification No. 1627-TCP-67/1277, dated the 4th April, 1967 published in Gazette dated the 25th April, 1967.

(iv) *Vide* Haryana Government Gazette notification No. 4299-ICI-75/17829, dated the 11th June, 1975 published in Haryana Government Gazette dated the 12th June, 1975.

And existing land use plan bearing drawing No. DTP(F) 1421/91, dated the 3rd August, 1991 published in the Haryana Government Gazette (Extraordinary),—*vide* No. FCA/STP/91/1354, on the 14th October, 1991 read with the corrigendum dated the 28th October, 1991.

(B) Final Development Plan for Faridabad Ballabgarh controlled area bearing drawing No. FCA/STP/91/808, dated the 19th November, 1991.

Price : Re. 1.00

( 2153 )

## ANNEXURE A

## Explanatory note on the Development Plan for the Faridabad-Ballabgarh Controlled Areas

**Introduction.**—Faridabad Ballabgarh complex situated on Delhi-Mathura Road (NH-2) at a distance of 32 K. M. from Delhi is one of the largest urban agglomeration consisting of three towns namely Faridabad old, Ballabgarh and N. I. T. Faridabad. This Complex being within 32/40 K. M. radius of Delhi is one of the recommended ring towns as per Delhi Master Plan, approved by the Government of India in 1962. The population of this Complex was only 56,000 persons in 1961. But keeping pace with the objective of the Delhi Master Plan and its importance as an important industrial town, the Development Plan for the controlled area was first published in 1966 having an urbanizable area of 8,810 acres for a population of 3.50 lacs by 1981 A. D. In the year 1971 the population of Faridabad-Ballabgarh Complex rose to 1.22 lacs and it became the most important industrial-centre of the State. The changing development trends necessitated its amendment from time to time and according to its last publication in 1974, it was planned for a population of 4.5 lacs by 1994 A. D., but these projections have also been outgrown with a figure of 6.13 lacs in the year 1991. Faridabad has now become a major industrial magnet with magnificent recreational facilities at Badkhal Lake and Surajkund Tourist Resorts due to its locational advantage and the progressive policies of the Haryana Government. This prestigious industrial Complex of Delhi Metropolitan area of National Capital Region on the Southern fringe of Delhi has now emerged as one of the important centre on the Industrial Map of the Country. Keeping in view the increasing demand of land, employment potentials due to industrial and commercial base, it is proposed to revise the Development Plan to accommodate a population of 17.5 lacs by 2011 A. D.

## NECESSITY FOR AMENDMENT OF THE PLAN

The various considerations necessitating the amendment/revision of the Development Plan are given as under :—

- (i) **Pressure of Delhi.**—Due to rapid increase in population and scarcity of urbanizable area in Delhi, the land values have gone very high both in and around the capital. This process will undoubtedly continue as according to the Delhi Development Authority and National Capital Region Planning Board, the City's Population is expected to increase to 1.22 crores in 2001 A. D. from 62 lacs in 1981. Therefore, the ring towns of Delhi Metropolitan Area and National Capital Region must grow in harmony with Delhi and share the population pressure of National Capital.
- (ii) **Employment structure and Economic Activities.**—During the decade 1971—81 although the working force percentage to total population has increased from 31.3% to 33.92 but the industrial working force percentage to total working force has increased from 55% to 75.83% showing that the industrial employment is increasing constantly due to locational advantage of this industrial town. Keeping pace with the Delhi Master Plan, this demand will undoubtedly multiply. Faridabad is being preferred by large public undertakings for shifting of their offices, institutes etc. out of Delhi e. g. N. T. P. C. & Institute of Financial Management Development, Central Excise Adademy, Provident Fund offices and NHPC have already taken land here for their offices.
- (iii) **Recreational Activities.**—Due to the existence of famous tourist resorts like Badkhal Lake, Surajkund and availability of favourable rocky terrain, there is a demand of land for leisure lands Appu Ghar, Amusement Park and recreational activities etc. Hence it calls for provision of additional recreational areas in the Development Plan.
- (iv) **Pressure of non-agricultural land in the vicinity of Delhi.**—Development Activities of Delhi have come upto Badarpur and Mehrauli and as such it has resulted in great pressure on the land in Haryana which is adjacent to these areas on the other side of Delhi-Haryana Border.
- (v) **Speculation in land dealings.**—It is understood, that the restrictions in Delhi have led to speculation in land dealings in Haryana along Faridabad-Sohna, Faridabad-Gurgaon roads besides the area along Delhi-Haryana Border.
- (vi) **Necessity for Industrial Housing.**—Despite the fact that the Faridabad-Ballabgarh Complex has become major industrial magnet, the provision for industrial housing is too inadequate, as at present about 30,000 Jhuggies are existing in this planned town. Thus provision for housing/developed plots under the Site & Service Scheme to the economically weaker sections is essential for balanced development of the town. This will solve the problem of slums.

- (vii) In consonance with the above trends, the population of Faridabad-Ballabgarh Complex has increased from 3.27 lacs in 1981 to 6.13 lacs in 1991 registering a growth rate of 85.75% during 1981-91. With these trends, the population is likely to cross 10 lacs by 2001 as recommended by National Capital Region. Keeping in view the directions in the National Capital Region Plan to allow Metropolitan towns to grow at moderate growth and development of priority towns at faster rate of growth, it is proposed to assume a growth rate of 70% for the decade 1991 to 2001 & 2001 to 2011 against 85% during 1981-1991. For regulating the future growth, it is proposed to revise the development plan to accommodate population of 17.5 lacs and necessary demand for Regional Institutions and industries and other allied uses required upto 2011.

1. **Population Projections.**—The past trends of population growth from 1961 to 1991 are given below:—

Year	Population	Decinial growth per cent
1961	56,000	
1971	1,22,000	117.85%
1981	3,27,000	170%
1991	6,13,000	85.7%

Keeping in view the growth rate of the previous decade of 1981-1991 i.e. 85.7% the population for 2001 is likely to cross the projected population of 10 lacs, as assigned to this complex by the National Capital Region Planning Board. In view of the recommendations of the National Capital Region Plan and also keeping in view the expected future growth of this urban Complex in a balanced manner, it is proposed to assume a moderate growth rate of 70% for the decades 1991-2001 and 2001 to 2011. Hence, projected population of 17.5 lacs is envisaged for the planning of Faridabad-Ballabgarh Complex for the year 2011.

2. **Extension of Urbanisable Proposal.**—(i) For a projected population of 10 lacs for the year 2001, a draft development plan was published,—*vide* Gazette Notification No. 3431-10DP-82/6194, dated 26th April, 1982. This Draft plan provides proposals of urbanisation from Delhi border in the North, upto Foothills of Aravali ranges in the West, existing Gurgaon-Agra Canal in the East and upto the revenue estate of Village Jharsentali in the South. As mentioned earlier, this urban complex is now proposed for a population of 17.5 lacs by 2011 A.D.

Assuming the town density of 45 persons per acre, the additional urbanisable area of nearly 12105 acres is required. The length of the proposed Urban Complex as envisaged in Draft Development Plan of 1982 is already about 24 Kms. and width 6 Kms. Thus, expanding the town further towards South will not be economical from the consideration of provision/length of services. Towards its western side, there is a rocky undulating area wherein urbanization is not feasible. Similarly, this town cannot be expanded towards its north due to the constraint of Haryana-Delhi border. Therefore, the area beyond east of Agra Canal is being proposed for the development of additional urbanisable area for additional population as expansion of this urban complex towards East of Agra Canal is only viable and feasible proposition.

(ii) It has been observed that large scale unauthorised constructions/colonies have already come up in the Delhi along Delhi-Haryana border on the East of Agra Canal. There may be a tenancy of such type of unauthorised constructions/colonies coming up in the adjoining border areas towards Haryana side also, as the pressure of unauthorised colonization from Delhi side may also tend to continue in Haryana area. In that case it will be difficult to control these unauthorised constructions without providing for positive acquisition and development of areas adjacent to Delhi-Haryana border.

(iii) The proposed Express Highway from Ghaziabad-NOIDA-Faridabad will be connecting Faridabad-Ballabgarh Complex on the East of Agra Canal which will not only open the growth potentials of entire area for urbanization, but will also make it vulnerable for unauthorised activities.

(iv) As Gas based Thermal Plant is proposed on Ballabgarh-Tigaon road on the East of Agra Canal and a nucleus will be created towards East of Agra Canal which may lead to springing up of haphazard/unauthorised constructions/colonies, around this proposed plant. Therefore, it is necessary to plan this vulnerable area in the vicinity of Gas based Thermal Plant.

#### CIRCULATION PATTERN

For smooth channelization of inter-city traffic, the circulation pattern as approved in the National Capital Region plan has been accommodated in the proposed Development plan as under:—

(i) **Delhi-Mathura Road (National Highway No. 2).**—Continues to be central axis for the Inter-State traffic to Delhi. It also carries the major portion of Intra-city volume of traffic

resulting lot of congestion on this road. To relieve this road from the external traffic, a ring road 60 meter wide has been proposed which stands partially constructed in some portions. On the western side traffic from South Delhi via Mehrauli Road will bye pass the city through the Western Segment of the proposed ring road connecting Mehrauli road via Suraj Kund-Badkhal to Delhi-Mathura Road beyond village Jharsently.

Similarly for the external traffic from Delhi-Badarpur side the eastern segment of the proposed ring road, taking off right from the Haryana-Delhi Border, will serve the bye pass to the traffic upto village Jharsently where it meets the Delhi-Mathura Road.

(ii) **Gaziabad-NOIDA-Faridabad Expresses Highway.**—For the Traffic generated by to-and-fro movement for the cities on the east of Yamuna River like NOIDA, Gaziabad, Meerut and Faridabad-Ballabgarh Complex which is unnecessarily creating congestion in Delhi, a proposal of Express Highway has been approved by the National Capital Region. As per approved alignment by the National Capital Region this Express Highway, after passing over the newly constructed barrage-cum-Bridge over the Yamuna River enters Haryana near Badarpur Thermal Power Plant along the eastern flank of Agra Canal, in Haryana, it comes along the east of Agra Canal towards the north of proposed sector 87, from there onwards it will be linked with the proposed bye pass circumventing the restricted area around Tilpat Range and proposed urbanization on the east of Agra Canal to meet Delhi-Mathura Road beyond Village Jharsently. This Express way will be about 3 metres above the normal ground level. This Express Highway will provide two links, i.e. with the proposed bye-pass as well as the sector dividing road of 18, 19 and 28, 29.

(iii) **Intra-city Road Network.**—For intra-city traffic a network of 30 metres wide roads spaced at a distance of 1 Km to 1.5 Kms. apart on the grid iron pattern have been proposed. These roads known as Sector Roads have been shown as V-3 on the Development Plan. Within each sector, road network of 18 metres and 10 metres width will be adopted while preparing the detailed layout plan of each sector.

(iv) **Over Bridge/Under pass on Railway Line.**—For proper linkages of urbanizable proposals on eastern and western side of the Railway line, it is necessary to have Railway Over Bridges. Presently, two over bridges, one beyond Ballabgarh Railway Station and the other near Neelam Cinema have already been constructed and there are existing four level crossings. Due to heavy Railway traffic on this Railway section, these level crossings remain closed for most of the time. It is proposed to provide Railway Over Bridges over these level crossings on Sohna Road, Bata Road, Badkhal Road and Mewla-Maharajpur Road. The under pass connecting Green Field Colony require reconditioning. In addition to these proposed Railway Over Bridges another Railway Over Bridge is proposed at the crossing of proposed Bye-pass on Delhi-Mathura Railway line to the South of Sector 61.

(v) **Bridges over Gurgaon and Agra Canals.**—The present bridges on Agra Canal are very old and weak which were designed to carry the rural traffic. To integrate the urbanisable proposals on either side of Agra and Gurgaon Canals, bridges on following points will be required :—

- (i) On Sector road between 33 and 34.
- (ii) On Sector road between 13 and 14.
- (iii) On Tigaon Road.
- (iv) On the crossing of Bye-Pass.

The existing bridges near old Faridabad and Ballabgarh-Mohna Road require widening and strengthening.

3. **Extent of various Land uses.**—The Faridabad Development Plan has been designed by keeping in view the over all town density of 45 persons per acre. In order to accommodate 17.5 lacs population by 2011 A.D., the urbanizable area of 38743 acres has been proposed. The extent of various land uses is described as below :—

#### EXTENT OF LAND USES

Sr. No.	Land uses	Total area (Area in acres)	Percentage of total area
1.	Residential	19262	49.71
2.	Industrial	7749	20.00
3.	Commercial	1910	4.93
4.	Transport and Communication	3840	9.91
5.	Public and Semi Public uses	1310	3.38
6.	Public Utilities	382	0.99
7.	Open spaces Parks and Green Belts		
8.	Special Zone	1091	2.82
	<b>Total</b>	<b>38743</b>	<b>100%</b>

Note :—(i) Recreational areas outside ring road have not been included in above urbanisable area.  
(ii) The above areas include areas under existing land uses/areas within towns of old Faridabad, NIT and Ballabgarh.

## Distribution of land uses lying in the West of Agra Canal and East of Agra Canal

Sr. No.	Land uses	Area lying in the West of Agra Canal	Area lying in the East of Agra Canal	Total area
1.	Residential	14703	4559	19262
2.	Industrial	5118	2631	7749
3.	Commercial	1088	822	1910
4.	Transport & Communication	2271	1569	3840
5.	Public & Semi Public uses	508	802	1310
6.	Public Utilities	—	382	382
7.	Open Spaces, Parks and Green Belts	1859	1340	3199
8.	Special Zone	1091	—	1091
Total		26638	12105	38743

**Residential.**—In this Development Plan, an area of 19262 acres has been reserved for residential purpose on the basis of average residential density of 90 persons per acre. However, the proposed residential density for the residential sectors adjoining to industrial areas has been kept as 120 persons per acre to accommodate population of Economical weaker section and low income group. The Sectors adjoining to Central Business District have been proposed to be developed on the basis of residential density of 100 persons per acre. Whereas the sectors on rocky terrain along Badkhal Surajkund Road shall have low residential density.

**Industrial.**—Since Faridabad-Ballabgarh Complex is primarily an industrial agglomeration, in the development plan an area of 7749 acres has been proposed for industrial purpose out of which an area of 2631 acres has been proposed in the area lying in the East of Agra Canal. The site already selected for Gas based Thermal Plant has already been accommodated in the Development Plan. Against the additional population of 7.5 lacs the likely working force will be of the order of 2,62,500 by assuming 35% as the rate of working force to the additional population of 7.5 lacs. As this town in the 2001–2011 decade is being planned for Moderate and balanced-functional growth, it is assumed that ratio of industrial workers to total working force shall be around 30% i.e. total industrial working force will be around 78930 persons. For provision of industrial land as per planning norms of 30 industrial workers per acre, the total industrial land requirements will be of the order of 2631 acres. Provision of 2631 acres of industrial area has been made in the form of six industrial sectors on the east of Agra Canal.

**Commercial.**—In the Development Plan an area of 1910 acres has been proposed for commercial purpose. Since, due to inadequacy of commercial area, there is a tendency of converting existing residential areas into Commercial areas. Therefore in the area lying in the east of Agra Canal an area of 822 acres has been proposed for commercial purpose. In this proposed area commercial landuses have been proposed along major roads in a linear pattern along sector roads between Sectors 78 to 83 and sector 70 so that tendency of converting residential areas into commercial use can be curbed.

In the west of Agra Canal, Sector 12 which was previously planned as City Centre has been retained as Commercial-cum-business Centre and Town Park has been merged in this Sector for better synthesis of high rise building and open spaces. The city centre design will take care of public open spaces. In addition to commercial belt between Sectors 21-C, 46, 45 and Railway line, seven District business centres (i.e. in Sector 52, N.I.T. No. 1, 45, 4, 16, 18 and 79) have been proposed in the Development Plan.

#### TRANSPORT & COMMUNICATION

As described earlier, the circulation system of the town shall have grid iron system. However, the location of six Transport Nagars/sites being most suited along the Bypass and Delhi-Mathura Road adjoining to the industrial area have been provided in Sector 20-A, 27-D, 59, 61, 67 and near village Movai opposite Sector 87. An area of 3840 acres has been proposed for Transport and Communication use.

**Public and Semi Public Uses.**—An area of 1310 acres has been proposed in linear pattern along major roads for town level as well as regional institutions. The neighbourhood level community facilities will be provided at the level of preparation of Layout Plan of individual sector. However, the town level facilities which include colleges and Hospital have been proposed

in this Development Plan. As per the National Capital Region norms 17 Colleges and 17 Hospitals are required to cope with the projected population of 17.5 lacs which have been proposed as shown in the Development Plan.

**Public Utilities.**—In the Development Plan all public utility places which stand already developed have been accommodated in the Development Plan. Similarly, the sites of Sewerage disposal works has been proposed in the area of east of Agra Canal. An area of 382 acres has been proposed for public utilities purpose.

**Major Open Spaces.**—An area of 3199 Acres has been kept under this use. Out of this major area lies along the eastern side of Agra Canal and along the express way as well as the proposed by pass in the Form of 100 metres wide Green belt. In addition to this, a belt of 500 metres width along the proposed alignment of By pass towards the east has also been provided. This belt can be used for regional recreational facilities like Amusement Parks, Tourist Complexes etc. with the permission of the Director.

**Special Zone.**—Shall include institutions, offices, recreational building and areas with residential, commercial and other uses ancillary to the main uses mentioned above, provided that the gross area under each main use shall not be less than 10 acres.

### 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 detailed 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 Areas around Faridabad Old town and around Ballabgarh as shown in Drawing No. FCA/STP/91/808, dated the 15th November, 1991.

**I. General.**—(1) These Zoning Regulations, forming part of the Development Plan for the Controlled Areas in and around N.I.T. Faridabad, Old Faridabad Town and around Ballabgarh, shall be called Zoning Regulations of Development Plan for Faridabad-Ballabgarh 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 Faridabad Complex (Regulation and Development) Act, 1971.

**II. Definition.**—In these regulations—

- (a) 'Approved' means approved under the Rules;
- (b) 'Building Rules' means Faridabad Complex Administration Building Rules;
- (c) 'Drawing' means Drawing No. FCA/STP/91/808, dated 19th November, 1991;
- (d) 'Floor Ratio (FAR)' means the ratio, expressed in percentage, between the total floor area of a Building on all floors and the total area of the site;
- (e) 'Group Housing' means housing in blocks without division into streets and independent plots with necessary open spaces and sites for community facilities;
- (f) 'Light Industry' means industry not likely to cause injurious or obnoxious noise, smoke, gas, fumes, odours, dust, effluent and any other nuisance to an excessive degree and motivated by electric power;
- (g) 'Local Service Industry' means an industry, the manufacture and product of which is generally consumed within the local area, for example bakeries, ice-cream manufacturing, aerated water, atta chakies with powers, laundry, dry-cleaning and dyeing, repair and service of auto-mobile scooters and cycles, repair of Household utensils, shoemaking 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 omitting 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 powers of fuel; provided they do not have any obnoxious features;
- (j) 'Heavy Industry' means industry to be set up in public or semi-public or private sector with the permission of the Government.
- (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 notifications of various controlled areas mentioned below :—

Sr. No.	Name of Controlled Area and notification No.	Material Date
(1)	Controlled area around Municipal town of Old Faridabad declared,—vide Punjab Government Gazette Notification No. 3826-2TCP-63/35804, dated the 19th December, 1963, Published in Punjab Government Gazette, dated the 17th January, 1964.	17-1-1964
(2)	Controlled area around municipal town of Ballabgarh declared,—vide Punjab Government Gazette Notification No. 365-2TCP-64/2869, dated the 1st February, 1964, published in Punjab Government Gazette, dated the 6th March, 1964.	6-3-1964
(3)	Controlled area around Old Faridabad (East of Agra Canal Part-I), declared,—vide Punjab Government Gazette Notification No. 734-2TCP/9595, dated the 2nd April, 1965 published in Punjab Government Gazette, dated the 28th May, 1965.	28-5-1965
(4)	Controlled area around Old Faridabad (East of Agra Canal Part-II), declared,—vide Punjab Government Gazette Notification No. 1342-2TCP/13668, dated the 11th May, 1966, published in Punjab Government Gazette, dated the 27th May, 1966.	27-5-1965
(5)	Controlled area within municipal limits of Faridabad N.I.T. declared,—vide Haryana Government Gazette Notification No. FCA/T-74/96, dated the 9th January, 1974, published in Haryana Government Gazette, dated the 22nd January, 1974.	22-1-1974
(6)	Controlled area within municipal limits of Old Faridabad Town declared,—vide Haryana Government Gazette Notification No. FCA/T-76/3444, dated 15th April, 1976, published in Haryana Government Gazette, dated the 27th April, 1976.	27-4-1976
(7)	Controlled area within municipal limits of Ballabgarh Town declared,—vide Haryana Government Gazette Notification No. FCA/T-76/3445, dated the 15th April, 1976 published in Haryana Government Gazette, dated the 27th April, 1976.	27-4-1976
(8)	Additional controlled area around Faridabad-Ballabgarh complex declared,—vide Haryana Government Gazette Notification No. 12869-10DP-82/3528, dated the 3rd March, 1982 published in Haryana Government Gazette, dated the 22nd April, 1982.	22-4-1982

Sr. No.	Name of Controlled Area and Notification No.	Material Date
(9)	Additional Controlled Area around Faridabad Complex Administration declared,—vide Haryana Government Gazette Notification No. FCA/STP/91/1/46, dated 30th September, 1991 published in Haryana Government Gazette, dated 1st October, 1991.	1-10-1991

- (m) 'Non Conforming Use, in respect of any land or building in a controlled areas 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 and the Faridabad Complex Controlled Areas (Restriction of Unregulated) Development Rules, 1974;
- (p) 'Sector Density and Colony Density' shall mean the number of persons per acre in Sector area of colony area as the case may be.

**Explanation:—**(i) In this definition the 'Sector area' or 'colony' area' shall mean the area of the Sector or of colony as bounded with 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 per cent 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 case may be.

- (ii) for the purposes of calculation of sector density or colony density it shall be assumed that 55 per cent of the sector area of colony area will be available for residential plots including the area under ground housing and that every building plot shall on the average contain two dwelling units each with a population of 4.5 persons per dwelling units or 9 persons per building plot. In the case of shop-cum-residential plot, however, only one dwelling unit shall be assumed.
- (iii) 'Site Coverage' means the ratio, expressed in percentage between the area covered by the ground floor of a building and the area of the site.
- (iv) The Term Act, colony, colonizer, Development Plan, Sector and 'Sector Plan' shall have the same meaning as assigned to them in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965. The Faridabad Complex Controlled Areas (Restriction of Unregulated Development) Rules, 1974; and
- (v) In case of doubt, any other term shall have the same meaning as assigned to it in the Punjab scheduled Roads and Controlled Areas Restriction of unregulated Development Act, 1963 and the Faridabad Complex (Regulation & Development) Act, 1971.
- (q) 'Farm House' Mean a house constructed by the owner of a farm of this land for the purpose of—
- (i) dwelling unit, i. e. main use; and
  - (ii) farm shed i. e. ancillary use.

**Note :—** (1) The construction of the farm house shall be governed as per policy approved by the Haryana Government "provision of farm houses outside *Abadi-deh* in rural/ agricultural zone".

- (r) 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 drains, pucca platforms, fencing and boundary walls, water by drants etc.

**III. Major land uses Zones.—**(1) For purposes of these regulations the several parts of the controlled areas indicated on the drawing shall be reserved for the following major land uses and to be designated as such:—

- (i) Residential Zone.

- (ii) Commercial Zone.
- (iii) Industrial Zone.
- (iv) Transportation and Communication.
- (v) Public Utilities.
- (vi) Public and Semi-Public uses.
- (vii) Open spaces.
- (viii) Agriculture Zone (Hilly Area).
- (ix) Special Zone.

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

IV. Division into Sectors.—Major uses mentioned at Serial Nos. (i) to (vi) and (ix) in Regulation III above which are land uses for building purposes have been divided into sectors as shown bounded by the major road reservation and each sector shall be designated by the number as indicated in the drawing.

V. Detailed land uses within major uses.—Main ancillary and allied uses, which are subject to other requirement of these regulations and of the rules, may be permitted in the respective major land use zones, 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 use for building purpose, the Director may not permit any change 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 arrangements and other facilities of these sectors are ensured to his satisfaction.

VII. Sectors to be developed exclusively through Government, Enterprise.—(i) Change of land use and development in sectors which are reserved for the commercial zone and the instructional 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 permission shall be given for development by any colonizer within these sectors.

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

VIII. Land Reservation for Major Roads.—(1) Land reservation for major roads shall be as under :—

- (i) Major roads indicated as V-1 on the drawings  
200' road reservation  
with 100' minimum  
green belt on either  
side.
- (ii) Major existing roads indicated <sup>A</sup> V-1, <sup>B</sup> V-1 & <sup>C</sup> V-1  
as on the drawing
- (iii) Major sector roads marked as V-2 on the drawing  
140 ft.
- (iv) Major roads indicated as V-3 on the drawing  
(roads along the boundaries of the sector).  
100 ft.

(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 Use.—With regard to the existing industries shown in zones other than Industrial Zones in the Development Plan such industrial non-conforming uses may 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 industry concerned :—

- (a) Undertakes to pay 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 to the satisfaction of the Director.
- (c) No further expansion shall be allowed within the area of the non-conforming use.

X. Discontinuance of non-conforming uses.—(i) If a non-conforming use of land was remained discontinued continuously for a period of two years or more, it shall be deemed to have terminated and the land shall be re-developed only for conforming use.

(ii) If a non-conforming use building is damaged to the extent of 50 per cent or more of its re-production value by fire, flood, explosion, earthquake, war, riot or any other natural calamity, it shall be allowed to be re-developed only for conforming use.

(iii) 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 purpose unless the proposed use and development 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 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 uses.—(1) The minimum size of plots for various types of uses shall be as below :—

(i) Residential plot	30 sq. mts.
(ii) Shop-cum-residential plot	100 sq. mts.
(iii) Shopping booth including covered Corridor	20 sq. mts.
(iv) Kiosks	6 sq. mts.
(v) Local Service industry plot	100 sq. mts.
(vi) Industrial plot	250 sq. mts.

(2) The minimum area under a group housing scheme will be 0.2 hectare.

XIV. Site coverage, height and bulk of Building under various types.—Site coverage and the height up to which building may be erected within independent residential and industrial plot, shall be according to the provisions contained in Chapter VII of the Rules and Faridabad Complex Administration Building Rules, 1989. 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	Maximum G. F. Cov.	Max. Far	Remarks
1	Group housing	25 %	150	
2	Govt. Offices	25 %	150	
3	Commercial—			
	(a) Integrated corporate	50 %	125	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.
	(b) Individual site	100 %	300	Only 35% of the total area of commercial pocket in which these sites have been planned be accounted as plotted area for working out the total area of the sector.
4	Warehousing	75 %	150	

N. B.—100 % area of the basement floor (excluding all public corridors) in all commercial sites may be permitted for storage and parking and this area would not be included for calculating FAR.

**XV. Building lines in front side and rear of Buildings.**—These shall be provided in accordance with rule 27 of Faridabad Complex Administration Building Rules, 1989.

**XVI. Architectural Control.**—Every building shall conform to architectural control wherever and if any specified in the architectural control sheets prepared under rule 18 (2) of the Faridabad Complex Administration Building Rules, 1989.

**XVII. Relaxation.**—In case of any land lying in agricultural zone, Government may relax the provisions of the development plan :—

- (a) for use and development of the land into a residential or industrial colony provided the colonizer has purchased the land for the said use and development prior to the material date and the colonizer secure permissions 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 the Director as determined by him, the proportionate development 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 this regulation shall mean acquisition of full proprietary rights and no lesser title such arrangement to purchase, etc.

**XVIII. Density, size and distribution of plots.**—(i) Every residential sector shall be developed to the sector density indicated and prescribed for it in the drawing subject to a maximum of 20 per cent variation allowed on either side of the prescribed sector density.

In case of a residential colony allowed under regulation XVII, the colony density of the colony area shall not exceed the limits as laid down below :—

For area up to 100 Hectares	..	250 persons/hect.
For areas more than 100 Hectares	..	150 persons/hect.

**XIX. Provision of Farm Houses outside Abadi Doh in Agricultural Zone.**—A Farm house in rural zone, outside abadi dch may be allowed as per policy approved by the Haryana Government.

**XX. Relaxation of Development Plan.**—Government may in cases 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 Principle of equity and justice on payment of such development charges on such other conditions as it may deem fit impose.

**XXI. Special Zone.** Shall include institutions, offices, recreational building and areas with residential, commercial and other uses ancillary to the main uses mentioned above; provided that the gross area under each main use shall not be less than 10 acres.

#### APPENDIX 'A'

#### 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

2164 HARYANA GOVT GAZ. (EXTRA.), DEC. 17, 1991 (AGHN. 26, 1913 SAKA)

Main Code	Sub-Code	Main Group	Sub-Group
	230		Warehouse and Storage
	240		Office and Banks, including Govt. offices
	250		Restaurants, Hotels and Transient, Boarding Houses including public Assistance Institutions providing residential accommodation like Dharamsala, Tourist Houses etc.
	260		Cinema and other places of public assembly run on a commercial basis
	270		Professional Establishments
300		<b>INDUSTRIAL</b>	
	310		Service Industry
	320		Light Industry
	330		Extensive Industry
	340		Heavy Industry
400		<b>TRANSPORT AND COMMUNICATIONS</b>	
	410		Railway Yards, Railway Stations and sidings
	420		Roads, Road Transport Depots and parking Areas Dockyard Jettys
	440		Airport/Air Stations
	450		Telegraphy Offices, Telephones and Exchanges etc.
	460		Broadcasting Stations
	470		Television Stations
500		<b>PUBLIC UTILITIES</b>	
	510		Water supply installations including treatment plants
	520		Drainage and Sanitary installations including disposal works
	530		Electric Power plants and related etc.
	540		Gas Installation and Gas Works
600		<b>PUBLIC AND SEMI-PUBLIC</b>	
	610		Government Administrative Central Secretariate, District Offices, Law Courts, Jails, Police Stations, Governors and Presidents' residences
	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

Main Code	Sub-Code	Main Group	Sub-Group
700		<b>OPEN SPACES</b>	
	710		Sports Grounds, Stadium play grounds
	720		Parks
	730		Other Recreational uses
	740		Cemeteries, Crematories etc.
	750		Fuel filling stations and Bus Queue shelters
800		<b>AGRICULTURAL LAND</b>	
	810		Market garden
	820		Orchards and Nurseries
	830		Land under Staple Crops
	840		Grazing land and pastures
	850		Forest land
	860		Marshy land
	870		Barren land
	880		Land under water
900		<b>SPECIAL ZONE</b>	
			Institutions, offices, recreational buildings along with ancillary uses.

**APPENDIX 'B'****Residential Zone**

As required for the local needs of major use and at site ear-marked for them in the Sector Plan or in the approved lay out plan of the colonies.

- (i) Residences.
- (ii) Boarding Houses.
- (iii) Social Community, Religious Recreational buildings.
- (iv) Public Utility Buildings.
- (v) Educational Buildings and all types of school and colleges 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 stands
- (xiii) Nurseries and Green houses
- (xiv) Any other minor needs ancillary to residential uses

#### COMMERCIAL ZONE

- (i) Retail trade
- (ii) Wholesale trade
- (iii) Warehouses and Storages
- (iv) Commercial Offices and Banks
- (v) Restaurants 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 clubs, etc. run on commercial basis
- (vii) Professional establishments
- (viii) Local Service Industry
- (ix) Residences on the first and higher floors
- (x) Public Utility buildings
- (xi) Petrol Filling Stations and Service Garages
- (xii) Loading and Unloading yards
- (xiii) Parking spaces, bus stops, taxi, tonga and rickshaw stands
- (xiv) Town Parks
- (xv) Any other use which the Director in public interest may decide

#### INDUSTRIAL ZONE

- (i) Service Industry.
- (ii) Light Industry
- (iii) Medium Industry
- (iv) Extensive Industry
- (v) Heavy Industry
- (vi) Warehousing and storage.

- (vii) Public Utility community building and retail shops
- (viii) Parking, loading and unloading areas
- (ix) Truck stands, bus stops, taxi, tonga and Rickshaw stands
- (x) Petrol filling stations and service garages
- (xi) L. P. G. Gas godowns
- (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.

#### 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, Telephones and Telephone Exchanges
- (v) Broadcasting Stations
- (vi) Television Station
- (vii) Agricultural, Horticultural and Nurseries at approved sites and periods
- (viii) Petrol filling stations and service Garages
- (ix) Parking spaces, bus stops/Shelter, taxi, tonga and rickshaw stands

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

#### PUBLIC AND SEMI PUBLIC ZONE

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

#### OPEN SPACES

- (i) Sport grounds, stadium play grounds;
- (ii) Park and Green belts;
- (iii) Cemeteries, Crematories etc;
- (iv) Motor Fuel filling station, bus queue shelter along roads with the permission of Director.
- (v) Any other recreational use with the permission of the Director.

#### USES STRICTLY PROHIBITED

Storage of Petroleum and other inflammable material.

## AGRICULTURAL ZONE

- (i) Agricultural, Horticultural, Dairy farming as approved by the Director;
- (ii) Village house within abadi deh;
- (iii) Farm house outside abadi deh subject to restriction as laid down in zoning regulation XIX;
- (iv) Afforestation development of any of its part for recreational.
- (v) Expansion of existing village contiguous to abadi deh if undertaken as a project approved or sponsored by the Central or State Government.
- (vi) Milk Chilling Station and pasteurisation plants.
- (vii) Bus stand and Railway station.
- (viii) Air ports with necessary building.
- (ix) Wireless Station.
- (x) Grain Godowns storage spaces at sites approved by the Director.
- (xi) Weather stations.
- (xii) Land drainage and Irrigation, hydro-electric works and Tube-well 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 sites.
- (xv) Cremation and burial grounds.
- (xvi) Non Polluting tiny and small industries as per the provisions contained in notification No. JD-91/A-III/4330, dated 14th March, 1991.
- (xvii) Petrol filling station and service Garages.
- (xviii) Hydro-electric thermal sub-station.
- (xix) L. P. G. Gas storage, godown with the approval of the Director.
- (xx) Any other use which the Government may in public interest decide.

## SPECIAL ZONE :

Institutions, offices, recreational buildings, residential, commercial and other ancillary uses.

NIRENDRA NATH,

Commissioner and Secretary to Government, Haryana,  
Local Government Department,  
Chandigarh.

# FARIDABAD

## FINAL DEVELOPMENT PLAN FOR FARIDABAD BALLABGARH CONTROLLED AREAS

SCALE 1 : 31680



PROPOSED LAND USE FOR 2011 A.D.

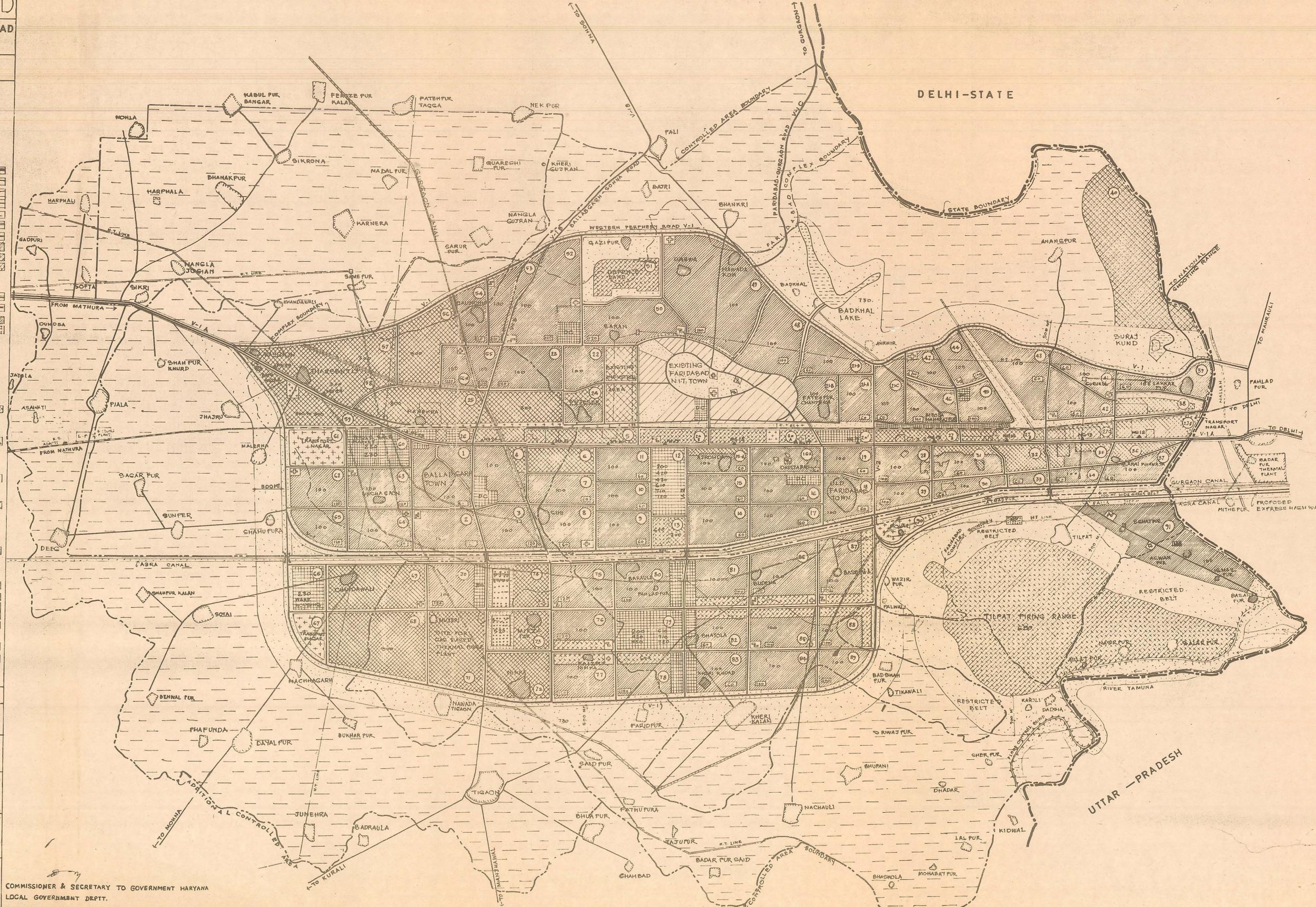
### LEGEND

#### EXISTING FEATURES

- STATE BOUNDARY
- CONTROLLED AREA BOUNDARY
- FARIDABAD COMPLEX BOUNDARY
- ROADS
- REVENUE RASTA
- CANAL / NALLAH
- RAILWAY LINE / STATION
- ABADI
- INDUSTRY
- DEFENCE LAND

#### PROPOSALS

- ROADS
- RAILWAY LINE
- 100 RESIDENTIAL
- 200 COMMERCIAL
- 210 RETAIL TRADE
- 220 WHOLE SALE MARKET
- 230 WARE HOUSING & STORAGE
- 240 OFFICES AND BANKS
- 250 RESTAURANT HOTELS TRANSIENT BOARDING HOUSING INCLUDING PUBLIC ASSISTANT PROVIDING RESIDENTIAL ACCOMMODATION LIKE DHARMSHALA TOURIST HOME ETC
- 260 CINEMA AND OTHER COMMERCIAL PLACES OF PUBLIC ASSEMBLY
- 270 PROFESSIONAL ESTABLISHMENT
- 300 INDUSTRIAL
- 310 SERVICE INDUSTRY
- 320 LIGHT INDUSTRY
- 330 EXTENSIVE INDUSTRY
- 340 HEAVY INDUSTRY
- 400 TRANSPORT AND COMMUNICATION
- 410 RAILWAYS / SIDING
- 420 BUS STAND / WORKSHOP / PARKING
- 430 P&T TELEPHONE EXCHANGE
- 500 PUBLIC UTILITIES
- 510 WATER WORKS
- 520 DISPOSAL WORKS
- 600 PUBLIC AND SEMI PUBLIC USES
- 610 MINI SECTARIATE CUM JUDICIAL COMPLEX
- 620 EDUCATIONAL
- 630 MEDICAL
- 650 DEFENCE
- 700 OPEN SPACES
- 710 SPORTS ACTIVITY
- 720 PARKS GREEN BELTS
- 730 OTHER RECREATIONAL
- 800 AGRICULTURAL ZONE HILLY AREA
- SECTOR NO.
- SECTOR DENSITY
- LOCATION CODE
- 900 SPECIAL ZONE
- HOSPITAL
- COLLEGE



DELHI-STATE

DELHI - STATE

UTTAR - PRADESH

DRG. NO. FCA/STP/91/808 DT. 19-11-91

DRAWN BY: *Am Kumar*

CHECKED BY: *Sharma*

ASST. TOWN PLANNER

ASST. TOWN PLANNER  
F.C.A.

DISTRICT TOWN PLANNER

SENIOR TOWN PLANNER  
F.C.A.

SENIOR TOWN PLANNER F.B.D.

CHIEF ADMINISTRATOR  
F.C.A.

FARIDABAD COMPLEX ADMINISTRATION  
FARIDABAD

COMMISSIONER & SECRETARY TO GOVERNMENT HARYANA  
LOCAL GOVERNMENT DEPTT.

**HARYANA GOVERNMENT****URBAN LOCAL BODIES DEPARTMENT**

AND

**TOWN AND COUNTRY PLANNING DEPARTMENT****Notification**

The 14th March, 2018

**No. CCP(NCR)/FDB/FDP-31/2018/694.**— In exercise of the powers conferred by sub-section (7) of section 5 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1963) and sub-section (7) of section 346 of Haryana Municipal Corporation Act, 1994 (16 of 1994) with reference to Haryana Government Town and Country Planning Department, Notification No. CCP(NCR)/FBC/(DDP-31)/2014/1312, dated the 14th July 2014, Urban Local Bodies Department notification No. 13/29/91-3CII, dated the 18th July, 2014 and the Urban Local Bodies Department and Town and Country Planning Department bearing notification No. CCP(NCR)/FBC(DDP-2031)/2016/3303, dated the 7th December, 2016, the Governor of Haryana hereby publishes the Final Development Plan 2031 A.D. of Faridabad alongwith restrictions and conditions, given in Annexure 'A' and 'B' proposed to be made applicable to the controlled areas specified in Annexure 'B'.

**DRAWINGS**

- (A) (i) Existing land use plan already published:-
- *Vide* Punjab Government, Gazette notification No. 1845-2TCP-65/17532, dated the 5th June, 1965.
  - *Vide* Punjab Government, Gazette notification No. 1576-2TCP-66/17892, dated the 23rd June, 1966 published in gazette dated 28th July, 1966.
  - *Vide* Haryana Government, Gazette notification No. 1627-TCP-67/1277, dated the 4th April, 1967 published in Gazette dated the 25th April, 1967.
  - *Vide* Haryana Government, Gazette notification no. 4299-ICI-75/17829, dated the 11th June, 1975 published in Haryana Government Gazette dated the 12th June, 1975.
  - Existing land use plan bearing drawing no. DTP (F)/ 1421/91, dated the 3rd August, 1991 published the Haryana Government Gazette (Extraordinary) *vide* No. FCA/STP/91/1354, on the 14th October, 1991 read with the corrigendum dated the 28th October, 1991.
  - Existing land use plan drawing No. DTP(F)2635/10 dated 16th September, 2010/18th July, 2012 (already published in Haryana Government Notification no. CCP(NCR)/FBC/(DDP-31)/2014/1312 dated 14th July 2014).
  - Existing land use plan drawing No. DTP(F)2706/14 dated 18th February, 2014 for controlled areas of villages Makanpur and Walipur (already published in Haryana Government Notification No. CCP(NCR)/FBC/(DDP-31)/2014/1312 dated 14th July 2014).
  - Existing land use plan drawing No. DTP(F)2707/14 dated 18th February, 2014 for controlled areas of village Kirawali (already published in Haryana Government Notification no. CCP(NCR)/FBC/(DDP-31)/2014/1312 dated 14th July 2014).
- (B) Final Development Plan 2031 A.D. Faridabad bearing drawing no. DTP (F) 2774/18 dated the 1st January, 2018.

**ANNEXURE – A****EXPLANATORY NOTE ON THE FINAL DEVELOPMENT PLAN FARIDABAD - 2031 A.D. FOR THE CONTROLLED AREAS,****(I) Introduction**

Faridabad was founded in A.D. 1607 by Shaikh Farid, Treasurer of Jahangir, with the objective of protecting the highway, which passed through the town. Shaikh Farid built a fort, a tank and a mosque which are in ruins. Later, it became the headquarters of a pargana which was held in Jagir by the Ballabgarh ruler. District Faridabad came on the map of Haryana on 2nd August, 1979 as the 12th District of the State. The new district

was carved out from erstwhile Gurgaon district. Faridabad is one of the most populated and industrialized cities of Haryana. The city is famous for Henna production in agriculture sector while tractors, motor cycles, switch gears, Refrigerators, shoes & tyres are other famous industrial products of the city.

**(II) Location and Regional Setting**

Faridabad is situated at 28° 25' 16" North Latitude and 77° 18' 28" East Longitude. Faridabad-Ballabgarh Complex is situated on Delhi-Mathura road (NH-44) at a distance of 32 KM from Delhi. It is one of the largest agglomerations consisting of three towns, namely Faridabad Old, Ballabgarh and N.I.T. Faridabad. This complex, being within 32/40 KM radius of Delhi, is one of the recommended Metro town of N.C.R.

**(III) Physiography**

Faridabad town is bounded by National Capital Territory (NCT) Delhi on its North, Gurgaon District and Aravalli Hills on the West and South. The river Yamuna separates the district boundary on eastern side with Uttar Pradesh State. Delhi-Agra National Highway No. 44 (Sher Shah Suri Marg) passes through the centre of the district. It has a Railway station on the Delhi-Mathura double track broad-gauge Railway line of Indian Railway.

**(IV) Availability of Infrastructure**

Faridabad is well connected by a network of road and electricity. All the villages of the district are connected by metalled roads and have electricity since 1970. Faridabad is well connected with other parts of the country by Rail and Road. The broad gauge Railway line of Northern and North-Central Railway pass through the district and most of the trains going to South and West of India pass through the District. Also Delhi-Mathura-Agra road (NH-44) passes almost through the middle of the district. Faridabad and Ballabgarh are the main towns of the district.

**(V) Economic base of the town/functional status**

Faridabad is home to one of the largest industrial estates of Asia, which houses a large number of manufacturing industries. Economy of Faridabad is largely dependent on industry.

The total number of small, medium and large industries in district Faridabad is about 15,000 which provide direct and indirect employment to nearly half a million people and ranks as the 9th largest industrial estate in Asia. The place is home to many international/multinational companies namely; Whirlpool, Goodyear, Larsen & Toubro, Escorts, Eicher, Cutler Hammer, Hyderabad Asbestos and Nuchem etc. within NCR, Gurgaon and Noida have been in the forefront in attracting investments, which have been primarily in the information technology (IT) and bio-technology (BT) sectors. Faridabad has lagged behind in these sectors and is now gearing up to catch up with Gurgaon and Noida. More and more investments are flowing into various sectors of industry, commerce and real estate.

Keeping in view the above, land use proposals have been formulated on the consideration that industrial activities and trade and commerce will continue to remain the major economic base of the town. The town is growing as a major industrial centre of the State as well as of the region. The Haryana State Industrial and Infrastructure Development Corporation has already acquired land and developed an Industrial Modal Township (IMT) on the eastern side of the Agra Canal. A lot of industrial activities have already come up in the controlled areas after obtaining the change of land use permissions from the competent authority.

**(VI) Population/demography**

The growth trend of the population in the area covered under this plan has been given in the following table along with the projections upto the perspective period:

Year	Population	Growth Rate (%)
1961	59,039	-
1971	1,22,817	108.03
1981	3,30,864	169.40
1991	6,17,717	86.70
2001	10,55,938	70.94
2011	14,38,855	36.26
2021*	24,38,000	69.44
2031*	39,55,407	61.64

Source: Census of India

\* Projected Population

As per the above figures it is clear that there is a descending trend of population in Faridabad for the last 20 years. It is also a fact that the area notified in the Final Development Plan of Faridabad-Ballabgarh Complex 2011 AD (on the eastern side of the Agra Canal) is still developing. However, in the forthcoming decades, the likely implementation of various infrastructure projects such as Metro Rail, Dedicated Freight Corridor and Eastern Peripheral Expressway, shall provide a boost in the growth of this town. In the Regional Plan 2021 AD of NCR, the population of Faridabad town has been projected as 25 lacs (approx.) by 2021 AD with a variation of  $\pm 2.5\%$ .

#### (VII) Extension of Urbanizable Proposals

For a projected population of 10 lacs for the year 2001, a draft development plan was published- *vide* Gazette notification No. 3431-10DP-82/6194 dated the 26th April, 1982. Thereafter, the Final Development Plan of Faridabad-Ballabgarh Controlled Areas 2011 A.D. was published *vide* Haryana Government Gazette notification No. 13/29/91-3CII dated 11th December, 1991 for a projected population of 17.5 lacs by 2011. This Plan had proposals for urbanization from Delhi border in the North, up to Foothills of Aravalli ranges in the West, beyond Gurgaon-Agra Canal in the East and upto the revenue estate of village Jharsently in the South.

The length of the urbanizable area in the Final Development Plan of 2011 is about 24 Kms. and width 12 Kms. Towards western side of the above urbanizable area, there is a rocky undulating area, wherein urbanization is not feasible. Similarly, this town cannot be expanded towards its north due to the constraint of Haryana-Delhi border. Therefore, the additional area beyond east of Agra Canal, south and South-West of the town is being proposed for the development of additional urbanizable area for additional population.

#### (VIII) Extent of various Land uses

The Final Development Plan, 2031 A.D. has been proposed, keeping in view, the overall town density of 115 persons per hectares, to accommodate 39.55 lacs persons by 2031 A.D., within the urbanizable area of 34368 hectares has been proposed. The extent of various land uses is described as below: -

Sr. No.	Land Use	Total area (in hectares)	Percentage
1	Residential	14558	42.36
2	Commercial	2078	06.05
3	Industrial	6179	17.98
4	Transport & Communication	4021	11.70
5	Public Utility	638	01.86
6	Public & Semi Public Uses	1148	03.34
7	Open Spaces, Parks & Green Belts	5225	15.20
8	Special Zone	448	01.30
9	Mixed Land Use	73	00.21
<b>Total</b>		<b>34368</b>	<b>100.00</b>

#### (a) Residential

An area of 14558 hectares has been proposed for residential purpose on the basis of average residential density of 271 persons per hectare (PPH). Every residential sector shall be developed to the sector density indicated in the drawing with 20% variation on either side and in addition to it, the density as prescribed in the New Integrated Licensing Policy, Affordable Group Housing policy, Transit Oriented Development Policy. 20% Group Housing component policy shall also be applicable in a residential sector. Three sectors bearing nos. 119, 143 and 146, adjoining to the proposed industrial sectors have been proposed with a density of 600 PPH, wherein only group housing projects will be permitted. Eight pockets of 25 hectares each have also been reserved for high density development of 1125 PPH in sectors 99, 112, 119, 122, 139, 143, 146 and 156, paving the way for construction of smaller flats and for providing housing to low and medium income group. As per the approval conveyed *vide* Government memo No. 13/66/2003- 3K-II dated the 30th September, 2003, sector 56 has been converted from industrial to residential, strip of land between Railway Line and Banglow-plots in NH-1 N.I.T. has been converted from Open Space to residential, strip of land between Railway Line and Nissan huts in NH-V N.I.T. has been converted from Open Space to residential. As per the information conveyed *vide* letter of Wing Commander, Air Force Station Hidan, Ghaziabad (UP) bearing no. wo28303/S/2003/23/Wks dated the 12th April, 2010, the restricted belt of Tilpat Shooting Range has been omitted and now the same has been retained as green/open space. The residential

colonies regularized by the Government in the area beyond 100 metres belt around Dabua Air Force Station have been converted from open to residential.

The Government decision regarding increase in the sector density has been incorporated in the plan with the following provisions: -

- 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 sq. metres per person.

**(b) Commercial**

An area of 2078 hectares, has been proposed for commercial purpose. There is a tendency of converting existing residential areas into commercial areas along the major roads. Therefore, in the present plan, commercial land uses have been proposed along major roads in a linear pattern along sector roads between various sectors so that tendency of converting residential areas into commercial use can be curbed. In addition sector 100, 120 and 154 have been proposed as city centre. As per the approval conveyed *vide* Govt. memo no. 13/66/03-3KII dated the 30th September, 2003, a 70 metre wide strip of land in sector 20A and 20-B facing Delhi-Mathura road has been converted from Public and Semi Public use to Commercial. The land use of sectors 27A, 27B, 27C and 27D and the existing industrial belt along Delhi-Mathura Road (NH-44) upto a depth of 200 metre in sector 32, 35 and 36, after leaving 50 metres wide restricted belt along NH-44, has been converted into commercial land use. Group Housing, Mixed Land Use and IT/ ITES projects shall be allowed under specified policies governing development of Transit Oriented Development Zone. However, the land use of industrial plots, already allotted by any government agency in this area, shall be retained and shall only be changed with prior permission of competent authority.

**(c) Industrial**

Since, Faridabad is primarily an industrial agglomeration; an area of 6179 hectares has been proposed for industrial development in the present plan. The existing Gas based Thermal Plant has already been accommodated in the Development Plan as special zone. HSIIDC has already developed an Industrial Model Township (IMT) in sectors 66, 67, 68 and 69 situated in the east of Agra Canal. Due to the existence of industries in sector 13, the land use of sector- 13 has been changed from institutional to industrial-cum-institutional. Provision of multi-level parking for each 100 acres urbanizable area and other small town level infrastructure facilities such as site for Telephone Exchange, site for Transit Station for Solid Waste Disposal, site for Rein Basera etc. will be provided at the time of preparation of the circulation plans of the respective sectors. Group Housing, Commercial and Mixed Land Use projects shall be allowed under specified policies governing development of Transit Oriented Development Zone.

**(d) Transport & Communication Circulation Pattern**

For smooth channelization of inter-city traffic, the circulation pattern proposed in the Development plan is as under: -

- (i) **Delhi-Mathura Road (National Highway No. 44):** This road continues to be the central axis for the Inter- State traffic to Delhi and Uttar Pradesh. It also carries the major portion of Intra-city volume of traffic, resulting in lot of congestion on this road. To relieve this road from the external traffic, a 60 metre wide bypass road has been constructed by HUDA, as per the provisions of published Final Development Plan-2011 A.D. On the western side traffic from south Delhi via Mehrauli road and from Gurgaon will bypass the city through proposed 75 metres and 90 metres wide roads proposed parallel to National Highway, which links the existing Suraj kund/Sohna road to National Highway near village Sikri. In addition to the already proposed 75 metre wide eastern peripheral road in the Final Development Plan 2011 A.D, 75 metre wide roads and 90 metre wide road have been proposed for the additional urbanizable area proposed in the eastern side of Agra Canal, which will connect the existing roads and also to the proposed urbanizable area of Prithla, Noida and Greater Noida.

For the Traffic generated by to-and-fro movement for the cities situated on the east of Yamuna River like; NOIDA, Ghaziabad, Meerut, which is unnecessarily creating congestion in Delhi, an Express Highway has been constructed, which after passing over the newly constructed barrage-cum-Bridge over the Yamuna River enters Haryana near Badarpur Thermal Power Plant, along the eastern flank of Agra Canal. In Haryana, it comes along the east of Agra Canal towards the north of sector 87, from there onwards; it will be linked with the proposed roads in the proposed urbanization on the east of Agra Canal to meet Delhi-Mathura Road.

- (ii) **Eastern Peripheral Expressway:** A 100 metre wide road, known as Eastern Peripheral Expressway, has been proposed alongwith 100 metre wide green belt on both sides in the development plan. Two links with 75 metre width have been proposed to connect this expressway near sector 121 and sector 132. The connectivity proposed near sector 131 and 132 has been proposed to facilitate the industrial sectors which shall be developed by HSIIDC and the same shall not be included in the External Development charges to be fixed by HUDA.
- (iii) **Intra-city Road Network:** For intra-city traffic a network of 60 metres wide roads, alongwith 12 meter wide service roads, spread at a distance of about 1 kilometer to 1.5 kilometers apart on the gridiron pattern have been proposed. These roads are the sector dividing roads, which have been shown as V-2 on the present Plan. Within each sector, road network of 24 meters and 12 meters width shall be adopted while preparing the detailed layout plan of each sector.
- (iv) **Over Bridge/Under pass on Railway Line:** For proper linkages of urbanizable proposals on eastern and western side of the Railway line, it is necessary to have Railway Bridges. In addition to the already proposed Railway Over Bridges, over the level crossing on Mewla-Maharajpur and Sarai Khawaja-Suraj Kund Road, one Railway over bridge has been proposed on the crossing of 75 meter wide eastern peripheral road with the Delhi-Mathura Railway line near village Malerna.
- (v) **Bridge over Gurgaon and Agra Canals:** The present bridges on Agra Canal are very old and weak which were designed to carry the rural traffic. To integrate the urbanizable proposals on either side of Agra and Gurgaon Canals, bridges on sector dividing roads have been proposed. The existing bridges near old Faridabad, Tigaon road, Palla road and Ballabgarh-Mohna Road require widening and strengthening.
- (vi) **Dedicated Freight Corridor:** The Dedicated Freight Corridor from Mumbai to Dadri will be passing through the proposed urbanizable area. A 30 meter wide green belt has been proposed on both sides of the Dedicated Freight Corridor and in this 30 meter wide green belt, 12 meter wide service road has been proposed on both sides.
- (vii) **Connectivity to Noida and Greater Noida:** Two linkages from the outer peripheral road, near sector 92 and near sector 95 have been proposed for providing connectivity to Noida and Greater Noida respectively.
- (viii) **Metro Connectivity:** The Metro rail has also been proposed along Delhi-Mathura road, up to Ballabgarh which is presently being implemented by Delhi Metro Rail Corporation. Apart from it, extension of this link upto village Sikri has been proposed as well as along the bypass road along Gurgaon/Agra Canal and along 75 meter wide road along sectors 87, 88, 89, 84, 83, 78, 77, 72, 71, 68, 67 and 66, which however shall be subject to change as per feasibility and other studies to be conducted subsequently.
- (ix) **Regional Rail Network:** In accordance with the proposals of Regional Plan 2021 A.D. of NCRPB, the provision of Regional Rapid Transit System along the existing Delhi-Mathura Railway line has also been made. Further, Regional Plan provides for Inner Regional Orbital Rail Corridor (IRORC) to connect Sonapat-Jhajjar- Gurgaon-Faridabad-Dadri-Meerut-Baghpat-Sonapat. However, since the alignment of said corridor is not finalized, hence the same shall be implemented in the present Development Plan area as per alignment finalized in the feasibility study/Detailed Project Report prepared for the same. Apart from it, the Orbital Rail Corridor has also been proposed along Eastern Peripheral Expressway with 50 meters width.

As described above, the circulation system of the town shall have Gridiron System. In addition to the already proposed Transport Zone of the Final Development Plan-2011 A.D, Transport Nagars/sites have been proposed near proposed industrial sectors along main roads. An area of 4021 hectares has been proposed for Transport and Communication.

For smooth movement of traffic in the proposed urbanizable area, an integrated system of transportation and road network has been provided. The hierarchy of the right of way of major roads has been proposed as under:-

Sr. No.	Classification of the roads	Land reservation
I	V-1	90 meter wide road with 30 meter green belt on both sides.
II	V-1 (A)	75 meter wide road with 30 meter green belt on both sides.
III	V-1 (B)	60 meter wide road with 30 meter wide green belt on both sides.
IV	V-2	60 Meters wide road along with 12 meter wide service road on both sides.
V	V-2 (A)	45 meter wide road along with 12 meter wide service road on both sides.
VI	V-3	30 meter wide road
VII	V-6 (A)	Existing Faridabad-Dankaur road from urbanizable limit to U.P. Border along with 30 meter wide green belt on both sides.
VIII	V-6 (B)	Existing Faridabad-Gurgaon scheduled road widened to 90 meter with 30 meter wide green belt on both sides.
IX	V-6 (C)	Existing Surajkund-National Shooting Range road with existing width with 30 meter wide green belt on both sides.
X	Eastern Peripheral Expressway	100 meter wide Eastern Peripheral Expressway alongwith 100 meter wide green belt on both sides.

One Transport Nagar has already been planned in sector 61. Additional, Transport and Communication areas have been proposed in different parts of the town depending on the future demand. Site of Inter State Bus Stand has been proposed in sector 12 which has already been transferred to the Transport Department. As per the future requirements, new Bus Terminal may be proposed in the proposed Transport and Communication zone. A comprehensive Mobility Plan of Faridabad-Ballabgarh Complex has already been prepared and its recommendations have been accepted by the Government. Various recommendations have been made for the traffic management designing of road construction, parking facilities etc. The development agencies like; HUDA, HSIIDC, MCF, PWD (B&R) and the Transport department shall vigorously explore the possibility of implementing these recommendations.

(e) **Public Utility**

In the Development Plan, all existing public utility sites have been accommodated. Similarly, the sites of sewage disposal have been proposed in the area of east of Agra Canal. A total area of 638 hectares has been proposed for public utility purposes.

Efforts shall be made for recycle/reuse of waste water and treated water should be utilized for revival of Badkhal lake. As per the requirement of Public Health Engineering Department and HUDA, provision of Canal Based Water Works has been made in the development plan. Water supply systems in Faridabad, to a large extent, are dependent on ground water and the Ranney Wells, located along the Yamuna River. As per the MCF, there are various government projects under schemes like JNNURM, construction of Tube wells bores, Ranney Wells, construction of UGSRs, OHSRs and laying of water supply lines of different diameters for meeting the growing demand of the population.

In the new urbanizable area, suitable sites for 400 KV and 220 KV substations have been allocated for the development of required infrastructure for transmission and distribution of electricity in consonance with the requirement of HVPNL. The Right of Way (ROW) corridor for overhead transmission lines for 400 KV and 220 KV shall be incorporated while planning the road cross section and in the abutting green belts/open spaces.

The site of solid waste disposal of Gurgaon and Faridabad has been provided in the revenue estate of village Bandhwari in district Gurgaon. For additional required sites for solid waste disposal, disposal of silt/debris, medical waste and for carcasses, four sites have been proposed i.e. three on the eastern side and the other on the western side of the urbanizable area of the town. In addition to these sites, area has also been exclusively earmarked for the purpose of cattle pond, slaughter house with meat market, dairy, piggery zone and Dog Kennel.

**(f) Public and Semi Public Uses**

Under this use, an area of 1148 hectares has been proposed in linear pattern along major roads. The neighborhood level community facilities will be provided while preparing the layout plan of individual sector. However, for public and semi public use, the town level facilities, which include colleges and Hospitals, have been proposed in the Development Plan. The Colleges and Hospitals have been proposed considering the projected population of 39.55 lacs. As per the approval conveyed vide memo no. 13/23/2004-3/C-II dated the 31st May, 2004, some part of sector 73 has been changed from industrial to institutional on account of construction of Jail complex at site. Group Housing, Commercial, Mixed Land Use and IT/ ITES projects shall be allowed under specified policies governing development of Transit Oriented Development Zone.

**(g) Open Space**

In the Development plan, an area of 5225 hectares has been kept under this use. Out of this, major open spaces lie along major roads, along Dedicated Freight Corridor and between the industrial and residential area, in the form of green belts/green buffers. The green area along Tilpat Firing Range, Air force Station, Badkhal and Surajkund Tourist Complex and along 75 meter wide road on the eastern side have been proposed in the Development plan. An area measuring approximately 1000 acres, has been proposed for development of golf course(s) towards the northern side of V-1 road along sector 92, 93, 94 and 95. One town level green area already exists in sector 12. Central Park shall be developed in the open space zone proposed along the eastern peripheral road of Final Development plan 2011 A.D. In addition to this, town level green areas have been proposed in the urbanizable area on the eastern as well as western side of Agra Canal for the use of the residents. Sector 54A, open area near sector 105, 125, 128, 147 and open area around Tilpat Firing Range has been proposed for the creation of Rain Water Harvesting Systems, lakes and other water bodies for the purpose of ground water recharge.

**(h) Special Zone: Special Zone-1**

This zone already exists in the published Final Development Plan 2011 A.D. As already provided in the published Final Development Plan, this zone shall include institutions, offices, recreational building and areas with residential, commercial and other uses ancillary to the main uses mentioned above, provided that the gross area under each main use shall not be less than 10 acres. However, most of this area is presently under the area notified under section 4 & 5 of the Punjab Land Preservation Act, 1900.

**Special Zone-2**

In addition to special zone-1, another special zone i.e. special zone-2, has been proposed in the Draft Development plan 2031 A.D. for residential and commercial uses, which was basically the land of HPGCL near village Mujessar.

**(i) Mixed Land Use**

The commercial belt proposed in Final Development Plan (FDP) Faridabad-Ballabgarh Complex 2011 AD, along railway line in sector 45 and 46 has been proposed under mixed land use wherein residential and commercial activities will be permitted. The industrial belt in sector 15A proposed in FDP Faridabad-Ballabgarh Complex 2011 AD along National Highway has now been proposed as Mixed land use wherein residential, commercial and industrial activities shall be permissible. Also, some area which has already been acquired by HSIIDC, in the 500 meter open space zone along eastern peripheral road of Final Development Plan Faridabad-Ballabgarh-2011, has been earmarked as area under mixed land use (for rehabilitation and re-settlement policy).

**Natural Conservation Zone**

The area on the western side of western peripheral road of published FDP Faridabad-Ballabgarh Complex 2011 A.D. falling mostly under the Aravalli ranges have been designated as Natural Conservation Zone in the plan. A 500 meter wide belt on both sides along Yamuna River has also been proposed under Natural Conservation Zone. In this zone, the activities like; agriculture, horticulture, pisciculture, social forestry/plantation including afforestation and regional recreational activities with no construction exceeding 0.5% of the area with the permission of the competent authority shall be permitted.

**Environmental Concerns**

For execution of any project, the project proponent will have to obtain environmental clearance in terms of notification dated the 14th September, 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 'such' on the Plan, wherein development activities shall be allowed only in accordance to the orders of the Hon'ble Supreme Court. Similarly, the restrictions applicable to eco-sensitive zones 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 kilometers 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. Notifications issued by MOEF, Government of India, from time to time shall be applicable and binding.

#### **Conservation of Heritage Sites**

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

#### **Zoning Regulations**

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

### **ANNEXURE-B**

#### **Zoning Regulations:**

Governing use and development of land in the controlled areas as shown in drawing No. DTP (F) 2774/18 dated the 1st January, 2018.

#### **I. General:**

1. These Zoning regulations, forming part of the Final Development Plan for the controlled areas shall be called zoning regulations of Final Development Plan for Controlled Areas.
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 Haryana Municipal Corporation Act, 1994 (16 of 1994) and the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (41 of 1963) and the rules framed there under.

#### **II. Definitions;**

In these regulations;

- (i) 'Agro based industries' means an industrial unit, which uses food grains, fruits or agro waste as a material;
- (ii) 'Approved' means approved by the competent authority.
- (iii) "Building Code" means the Haryana Building Code 2017.
- (iv) '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;
- (v) '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;
- (vi) 'Drawing' means Drawing No. DTP(F) 2774/18 dated the 1st January, 2018.
- (vii) 'Extensive Industry' means an industry set up with the permission of the Government and in extensive employing more than 100 workers and may use any kind of captive power of fuel provided they do not have any obnoxious features;
- (viii) "Floor Area Ratio (FAR)" means a quotient obtained by dividing the multiple of total covered area of all floors and hundred, by the area of plot *i.e.*

$$\text{FAR} = \frac{\text{Total covered area} \times 100}{\text{Plot area}}$$

For the purpose of calculating FAR, cantilevered permitted roof projections, lift room, mumty, balcony, basement or any floor if used for parking, services and storage, stilt area (unenclosed) proposed to be used for parking/ pedestrian plaza only, open staircase (without mumty), terrace with or without access, fire staircase, atrium, water tank, open courtyard of permitted size shall not be counted towards FAR;”

Provided that, area under shaft, chutes, lift well and staircase from stilt to next floor shall be counted towards FAR only at once on ground floor:

Provided further that in case the ventilation shaft area is more than 3 square meters, it shall not be counted in FAR;

- (ix) ‘Green Belt’ shall mean a strip of land along sector/arterial road or as a buffer between incompatible uses shown in the development plan and is primarily meant for widening of the sector/arterial roads, laying of essential services or as a buffer to check pollution like noise, smoke, dust harmful particles etc.
- (x) “Group Housing” means a building designed and developed in the form of flats for residential purpose or any building ancillary to group housing;
- (xi) ‘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).
- (xii) ‘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;
- (xiii) "Ledge or Tand" means a shelf-like projection, supported in any manner whatsoever, except by means of vertical supports within a room itself but not having projection wider than one meter;
- (xiv) ‘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;
- (xv) ‘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 Chakkies with power, laundry, dry-cleaning and dyeing, repair and service of automobile, scooters and cycles, repair of house hold utensils, shoe-making and repairing, fuel depot etc. provided no solid fuel is used by them;
- (xvi) “Loft” shall mean an intermediate space between two floors on a residual space with maximum height of 1.5 meters and which is constructed or adopted for storage purposes only;’
- (xvii) ‘Material Date’ means the date of publication of notification of various controlled areas declared as under:

Sr. No.	Controlled Area	Material Date
1	Controlled area around Municipal Town of Old Faridabad declared <i>vide</i> Punjab Government Gazette notification No. 3826-2TCP-63/35804 dated the 19th December, 1963, published in Punjab Government Gazette, dated the 17th January, 1964.	17th January, 1964
2	Controlled area around Municipal Town of Ballabgarh declared <i>vide</i> Punjab Government Gazette notification No. 365-2TCP-64/2869, dated the 1st February, 1964, published in Punjab Government Gazette, dated the 6th March, 1964.	6th March, 1964
3	Controlled area around Old Faridabad (East of Agra Canal Part-I), declared <i>vide</i> Punjab Government Gazette notification No. 734-2TCP/9595, dated the 2nd April, 1965, published in Punjab Government Gazette, dated the 28th May, 1965.	28th May, 1965
4	Controlled Area around Old Faridabad (East of Agra Canal Part-II), declared <i>vide</i> Punjab Government Gazette notification No. 1342-2TCP/13668, dated the 11th May, 1966, published in Punjab Government Gazette, dated the 27th May, 1966.	27th May, 1966
5	Controlled area within Municipal Limits of Faridabad N.I.T. declared <i>vide</i> Haryana Government Gazette notification No. FCA/T-74/96, dated the 9th January, 1974, published in Haryana Government Gazette dated the 22nd January, 1974	22nd January, 1974

Sr. No.	Controlled Area	Material Date
6	Controlled area within Municipal Limits of Old Faridabad town declared <i>vide</i> Haryana Government Gazette notification No. FCA/T-76/3444, dated 15th April, 1976, published in Haryana Government Gazette dated the 27th April, 1976.	27th April, 1976
7	Controlled area within Municipal Limits of Ballabgarh Town declared <i>vide</i> Haryana Government Gazette notification No. FCA/T-76/3445, dated the 15th April, 1976 published in Haryana Government Gazette, dated the 27th April, 1976.	27th April, 1976
8	Additional controlled area around Faridabad-Ballabgarh Complex declared <i>vide</i> Haryana Government Gazette notification No.12869-10DP-82/3528, dated the 3rd March, 1982 published in Haryana Government Gazette dated the 22nd April, 1982.	22nd April, 1982
9	Additional Controlled area around Faridabad Complex Administration declared <i>vide</i> Haryana Government Gazette notification No. FCA/STP/91/1/46, dated the 30th September, 1991 published in Haryana Government Gazette, dated the 1st October, 1991.	1st October, 1991
10	Controlled area along Eastern Expressway declared <i>vide</i> Haryana Government Gazette notification No. CCP(NCR)/FBD/ESTN-EXP/CA/2010/232 dated the 21st January, 2010.	21st January, 2010
11	Additional Controlled area around East of Agra Canal declared <i>vide</i> Haryana Government Gazette notification No. CCP (NCR)/FBD/EST-AGR-CNL/CA/2010/232 dated the 21st January, 2010.	21st January, 2010
12	Controlled area around village pehladpur Majra Deeg, Ladholi, Fatehpur Billoch, Jawan, Panhera Khurd, Penhara Kalan & Garhkhera declared <i>vide</i> Haryana Government Gazette notification No. CCP (NCR)/FBD-PHD-GHKHRA/CA/2010/330 dated the 2nd February, 2010.	2nd February, 2010
13	Controlled area declared in the revenue estate of village Maujpur declared <i>vide</i> Haryana Government Gazette notification No.CCP(NCR)/FBD/MJPUR/2012/686 dated the 7th March, 2012.	7th March, 2012
14	Controlled area declared in the revenue estate of village Kirawali declared <i>vide</i> Haryana Government Gazette notification No.CCP(NCR)/FBD(KW)/ACA/2013/476 dated the 12th February, 2013.	12th February, 2013
15	Controlled area declared in in the revenue estate of village Makanpur and Walipur declared <i>vide</i> Haryana Government Gazette notification No. CCP(NCR)/FBD(M.W.)/ACA/2013/ 477 dated the 12th February, 2013.	12th February, 2013

- (xviii) 'Medium Industry' means all industries other than 'Light Industry' and 'Local Service Industry' and not emitting obnoxious or injurious fumes and odours;
- (xix) "Mezzanine Floor" means an intermediate floor, between two floors, with area restricted to ½ (half) of the lower floor and with a minimum height of 2.3 meters and shall not be lower than 2.3 (clear height) meters above floor level;'
- (xx) 'Non-conforming use' in respect of any land or building in a controlled area means the existing or proposed 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;
- (xxi) '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;
- (xxii) 'Public Utility Service Building' means any building required for running of public utility services such as water-supply, drainage, electricity, telephone, post and telegraph and transport and for any municipal services including a fire station;

- (xxiii) 'Rules' means the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 and the Rules framed under the Haryana Municipal Corporation Act, 1994;
- (xxiv) 'Sector Area' and 'Colony Area' and 'T. P. Scheme Area' means the area of the sector or colony or of the scheme as bounded within the major road system shown on the drawing and/ or as shown in the approved layout of the sector/ colony/ scheme;

**Explanation:-**

- (1) In this definition the 'Sector Area' or 'Colony Area' or 'T. P. Scheme Area' shall mean the area of the Sector or of Colony or of T. P. Scheme as shown on the drawing or on the approved layout plan of the Colony/ Sector/ T. P. Scheme which will be excluding the area unfit for building development within the sector or the colony or the scheme as the case may be;
- (2) Notwithstanding above, the projects approved under specific policy like New Integrated Licensing Policy; Floor Area Ratio and density shall be the governing parameters instead of plotable area.
- (xxv) 'Sector Density' and 'Colony Density' and 'T. P. Scheme Density' shall mean the number of persons per hectare in sector area, colony area and Town Planning Scheme, as the case may be;

**Explanation:**

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 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.

- (xxvi) 'Site Coverage' means ratio expressed in percentage between the area covered by the ground floor of building and the area of the site;
- (xxvii) '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 not more than 4 feet high and maximum 3 feet high fencing, water hydrants etc.;
- (xxviii) 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 (41 of 1963) and Rules, 1965; and the Haryana Municipal Corporation Act, 1994 and the rules framed thereunder.
- (xxix) 'Town Density' means number of persons per hectare in the town.
- (xxx) 'Urbanizable Limit' means the limit covering the urbanisable area proposed for development by defining the land uses of sector and which includes the periphery roads and the green belts;
- (xxxi) 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) and Rules 1965 and the Haryana Municipal Corporation Act, 1994 (1994 of 16) and the rule framed thereunder.

**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) Parks and Open Spaces Zone
- (viii) Special Zone
- (ix) Mix Land Use Zone
- (x) Agriculture Zone
- (xi) 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 (ix) in zoning regulation-III above, which are land uses for building purposes, have been divided into sectors as shown on the concerned development plan 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 are listed in Appendix B sub-joined to these zoning regulations.

#### VI. Sectors not ripe for development

Notwithstanding the reservation of various sectors for respective land uses for building purposes, the Director General 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

Government may notify any sector for development exclusively by it or by its agencies, in which case, no further permission for change of land use or grant of licence shall be permitted in such sectors.

#### VIII. Land Reservations for Major Roads: -

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

Sr. No.	Classification of the roads	Land reservation
I	V-1	90 meter wide road with 30 meter green belt on both sides.
II	V-1 (A)	75 meter wide road with 30 meter green belt on both sides.
III	V-1 (B)	60 meter wide road with 30 meter wide green belt on both sides.
IV	V-2	60 Meters wide road along with 12 meter wide service road on both
V	V-2 (A)	45 meter wide road along with 12 meter wide service road on both sides.
VI	V-3	30 meter wide road
VII	V-6 (A)	Existing Faridabad-Dankaur road from urbanizable limit to U.P. Border along with 30 meter wide green belt on both sides.
VIII	V-6 (B)	Existing Faridabad-Gurgaon scheduled road widened to 90 meter with 30 meter wide green belt on both sides.
IX	V-6 (C)	Existing Surajkund-National Shooting Range road with existing width with 30 meter wide green belt on both sides.
X	Eastern Peripheral Expressway	100 meter wide Eastern Peripheral Expressway alongwith 100 meter wide green belt on both sides.

- (1) Width and alignment of other roads shall be as per sector plans or as per approved layout plans of colonies.
- (2) Benefit of only 50% of the area falling under major roads and adjoining green belts, if any, shall be allowed towards plotable area/ FAR in the plotted/group housing colony while approving the layout plans for the sector/colony to be developed by Haryana Urban Development Authority and private colonizers. However, in respect of roads falling within the net planned area indicated in the sectoral plan, full FAR shall be allowed. In case of commercial colony and IT Park/Cyber City, the benefit of 10% of FAR of the total area of the site or area falling under green belt and sector roads whichever is less shall be allowed.
- (3) Benefit of tradable Floor Area Ratio, may be allowed against licences granted for the land falling under sector road or green belt and open space zones in accordance with specified policy.

#### 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. The Comprehensive Mobility Plan for Faridabad Ballabgarh Complex already stands prepared and its recommendations shall be vigorously implemented by the development agencies like; HUDA, HSIIDC, Municipal Corporation, Faridabad and PWD(B&R).

**X. Non conforming use either existing or having valid CLU 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 General, but not exceeding ten years from the date of publication of the Development Plan; provided that the owner of the building concerned:
  - (a) Undertakes to pay to the Director General, as determined by him the proportionate charges towards the external development of the site as and when called upon by the Director General 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 General; and Shall not be allowed to expand the existing project within the area of non conforming use.
- (2) With regard to the projects having valid Change of Land Use permissions, and located in the zones other than conforming-use zone in the Development Plan, such non-conforming uses shall be allowed to continue, provided that the owner of the building concerned:
  - (a) Undertakes to pay to the Director General, as determined by him the proportionate charges towards the external development of the site as and when called upon by the Director General 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 General.

**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 re-production value by fire, flood, explosion, earthquake, war, riot or any other natural calamity, it shall be allowed to be re- developed only for a conforming use.
- (3) After the discontinuance of projects included under clause X, the land shall be allowed to be redeveloped or used only for conforming use.
- (4) After a lapse of period fixed under clause X(1), the land shall be allowed to be redeveloped or used only for conforming use.

**XII. Brick Kilns in Controlled Areas**

Siting of the brick kilns in the controlled areas shall be governed by the respective policy/guidelines issued by the competent authority from time to time.

**XIII. The development to conform to sector plan and zoning plan.**

Except as provided in regulation X, 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.

**XIV. 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 XIX; and
- (ii) the plot is accessible through roads laid out and constructed upto the situation of the plot to the satisfaction of the Director General.

**XV. Area norms for various types of buildings/colonies:**

- (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 in subsidized industrial housing or slum dwellers housing scheme approved by the Government	35 Square metres
(iii) Shop-cum-residential plot	100 Square metres
(iv) Shopping booths including covered corridor or pavement in front	20 Square metres
(v) Local service industry plot	100 Square metres
(vi) Light industry plot	250 Square metres
(vii) Medium industry plot	8000 Square metres

- (2) The area norms for group housing colony, plotted residential colony and commercial colony shall be in the accordance with the policies specified from time to time for residential and commercial development. However, in a case 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.

**XVI. Site coverage, Height and bulk of building under various types of buildings**

The site coverage, Floor Area Ratio and height permitted on a specific plot/site shall be governed by the prescribed policy parameters, building code/rules and /or as laid down in the zoning plan of such plot/site.

**XVII. Building lines in front and rear of buildings**

These shall be provided in accordance with building code/rules and /or as laid down in the zoning plan of such site.

**XVIII. Architectural control**

Wherever architectural control is considered necessary, every building shall conform to architectural control prepared under clause 6.4 of Haryana Building Code 2017

**XIX. Relaxation of agricultural zone-**

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

- (a) For use and development of the land into a residential or industrial colony provided the colonizer has purchased the land for the said use and developed prior to the material date and the colonizer secures permission for this purpose as per Rules.
- (b) for use of land as an individual site (as distinct from an industrial colony)

Provided that-

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

**Explanation:** The word 'purchase' used in this regulation shall mean acquisition of full proprietary rights/lease right for such period as may be specified by the Government for different purposes etc.

- (c) The site should not fall within restricted belt notified under 'the Works of Defence Act, 1903' around Defence installations, if any.

**XX. Density: -**

Every residential sector shall be developed to the sector density indicated in the drawing with 20% variation on either side and in addition to it, the density as prescribed in the New integrated Licensing Policy, Affordable Group Housing policy, Transit Oriented Development Policy and 20% of Group Housing component policy will also be applicable in a residential sector.

**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 sector roads in the form of integrated development. However, no manufacturing units will be permitted in such parks;

Cyber Cities:- The location of such a facility will be decided by the Government

(ii) **Size**

Serial Number	Type	Size
1	Information Technology Industrial Unit	1 to 5 acres
2	Cyber Park / Information Technology Park	5 to 15 acres
3.	Cyber City	minimum 50 Acres

(iii) **Miscellaneous****I Parking**

- (a) one Equivalent Car Space for every 40 square meters of floor area shall be provided for parking in cyber park/Information Technology Park, Information Technology Industrial Unit and Cyber City;
- (b) Four Tier basements 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 gross 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 13th January, 2012 as amended from time to time;

**XXIII. Affordable Group Housing:**

The permission for affordable group housing projects within the Residential Zones of the Development Plans shall be granted as per the policy dated 19th August, 2013 as amended from time to time;

**XXIV. Safety against Seismic Hazards:**

All the developments/building activities in the Development Plan area shall be carried out keeping in view the intensity of the seismic activity in development plan area, as per Seismic zone map of Indian Standard IS 1893. In order to take care of the same the whole urban development shall be checked for safety against said intensity probability of occurrence, and upgraded for required seismic resistance in buildings and infrastructure as found necessary.

**XXV. 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.

**XXVI. 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
100		Residential	Residential sector on neighborhood pattern

<b>Main code</b>	<b>Sub code</b>	<b>Main group</b>	<b>Sub group</b>
<b>200</b>		<b>Commercial</b>	
	210		Retail Trade
	220		Wholesale Trade
	230		Warehousing and Storage
	240		Office and Banks including Government office
	250		Restaurants, Hotels and Transient Boarding houses including public assistance institutions providing residential accommodation like Dharamshala, Tourist house etc.
	260		Cinema and other places of public assembly on a commercial basis.
	270		Professional establishments
<b>300</b>		<b>Industrial</b>	
	310		Service industry
	320		Light industry
	330		Extensive industry
	340		Heavy industry.
<b>400</b>		<b>Transport and communication</b>	
	410		Railway Yards, Railway Station and Sidings.
	420		Roads, Road Transport Depots and Parking Areas
	430		Dockyards, Jetties
	440		Airport/Air Stations
	450		Telegraph offices, Telephone Exchanges etc
	460		Broadcasting Station
	470		Television Station
	480		Logistic Parks/Dry Ports including Inland Container Depots and Warehouses
<b>500</b>		<b>Public utilities</b>	
	510		Water Supply installation including treatment plants
	520		Drainage and Sanitary installation including disposal works
	530		Electric power plants substation etc.
	540		Gas Installation and gas work.
	550		Solid Waste Management site
	560		Cattle Pond, Transfer Station for Solid Waste Management, Slaughter house with meat market, Dairy/Piggery zone, Dog Kennel.
	570		Dead carcass
<b>600</b>		<b>Public and semi public</b>	
	610		Government Administrative Central Secretariat District Offices, Law Courts, Jails, Police Stations, Governors and President's Residence.
	620		Education, Cultural and Religious Institutions
	630		Medical and Health Institutions
	640		Cultural institution like Theatres, Opera Houses etc. of a predominantly non commercial nature
	650		Land belonging to defence

Main code	Sub code	Main group	Sub group
<b>700</b>		<b>Open Spaces</b>	
	710		Sports Grounds, Stadium and Play Grounds
	720		Parks
	730		Green Belts, Garden and other Recreational Uses.
	740		Cemeteries, crematories etc.
	750		Fuel filling stations and Bus Queue Shelters
	760		Water bodies/lakes/water recharge zones
	770		Mela Ground, multipurpose ground
<b>800</b>		<b>Agricultural land</b>	
	810		Market Garden
	820		Orchards and Nurseries
	830		Land Under Staple Crops
	840		Grazing and Land pastures
	850		Forest Land
	860		Marshy Land
	870		Barren Land
	880		Land under water
	890		Dairy Farming
<b>900</b>		<b>Special Zone-1</b>	Institutions, offices, recreational building and areas with residential, commercial and other uses ancillary to the main uses mentioned above.
		<b>Special Zone-2</b>	Residential & Commercial
<b>1000</b>		<b>Natural Conservation Zone</b>	Agriculture and Horticulture, Pisciculture, Social forestry/plantation including afforestation and Regional recreational activities with the permission of the competent authority.
<b>1100</b>		<b>Mixed Land use</b>	Residential, Commercial and Industrial

### Appendix B

The permissible activities given under main land uses shall be allowed in accordance with the policy/parameters approved by the Government and/or at sites as approved by the Competent Authority in the Sector/Colony/Scheme Plan.

#### I. Residential zone:

- (i) Residence
- (ii) Social community religious and recreational buildings
- (iii) Public utility buildings
- (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, dhabas and restaurants.
- (ix) Local service industries.
- (x) Gas/Petrol filling stations.
- (xi) Bus stops, tonga, taxi, scooter and auto/rickshaw stand.

- (xii) Nurseries and green houses.
- (xiii) Any other minor needs to ancillary to residential use
- (xiv) Starred hotels
- (xv) Clubs/Community Centres
- (xvi) Communication Towers
- (xvii) Guest/Boarding Houses
- (xviii) Any other use, which the Government may in public interest decide

## 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 in mixed land use projects as specified.
- (ix) Local service industry.
- (x) Public utility buildings.
- (xi) Gas/Petrol filling stations and service garages.
- (xii) Loading and unloading yards.
- (xiii) Parking spaces, bus stops, taxis, tonga, auto/rickshaw stand.
- (xiv) Town parks.
- (xv) Communication Towers
- (xvi) Any other use, which the Government may in public interest decide

## III. Industrial zone

- (i) Light industry
- (ii) Medium industry
- (iii) Obnoxious and Hazardous Industry
- (iv) Heavy industry
- (v) Service industry
- (vi) Warehouse and storages
- (vii) Group housing, commercial and mixed land use projects shall be allowed under specified policies governing development of Transit Oriented Development Zone.
- (viii) Parking, loading and unloading area
- (ix) Truck stand/bus stops, taxi, tonga and auto/rickshaw stand
- (x) 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	40 %	0.40	Minimum 18 metres
2	Restaurants	1000 sq m	2000 sqm	2	10 %	30 %	1.50	Minimum 18 metres

Sr. No.	Name of Facility	Area		No. of facilities in a sector	Commercial component	Maximum Ground Coverage	Floor Area Ratio	Approach Road
		Minimum	Maximum					
3	Two/ Three Star Hotels	1.0 Acre	2.5 Acres	2	15 %	30 %	As per commercial policy	Minimum 24 metres
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

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

Sr. No.	Name of facility	Area		No. of facilities in a sector	Residential component	Maximum ground coverage	Floor area ratio
		Minimum	Maximum				
1	Hospital	2.5 Acres	5.0 Acres	1	15 %	33 %	1.00
2	Dispensary	1.0 Acre	1.5 Acres	1	15 %	33 %	1.00
3	Nursing Home	250 sq. m	500 sq. m	2	Nil	60 %	1.00
4	Clinic	250 sq. m	500 sq. m	2	Nil	60 %	1.00

- (xv) Industrial Colony with a minimum area of 50 acres. The area utilization shall be as per policy issued vide ACS, T&CP, Haryana, Chandigarh memo no. Misc.388/PA(RB)/2015 /7/16/2006-2TCP dated 01.10.2015 as amended upto date.  
 (xvi) Communication Towers  
 (xvii) Ready mix concrete plant, wet mix plants, hot mix plants  
 (xviii) Weighing Bridge  
 (xix) Service Garage, Sale/Display Centre-cum-service garage as under:

Sr. No.	Name of facility	Area (in acres)		Commercial component	Maximum ground coverage	Floor Area Ratio	Approach Road	Height
		Minimum	Maximum					
1	Service Garage	0.5	1	Nil	60%	1.25	Minimum 18 metres or service road along sector road	18 metres
2	Sale/Display Centre-cum-service garage	0.5	2	10% of permissible Floor Area Ratio	60%	1.25	Minimum 18 metres or service road along sector road	18 metres

**Note:** \* The fee and charges on commercial component shall be levied on the commercial rates;  
 \* Existing/already CLU granted service garages shall be considered for grant of permission for sale/display centre subject to fulfillment of the above norms.

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

#### IV. Transport and Communication Zone

- (i) Railway yards, railway station and siding

- (ii) Transport Nagar, Roads and Transport depots/Bus stands and parking areas
- (iii) Airports and Air Stations
- (iv) Telephone exchange
- (v) Broadcasting stations
- (vi) Televisions station
- (vii) Agricultural, horticulture and nurseries at approved sites and places
- (viii) Gas/Petrol filling stations and service garages
- (ix) Parking spaces ,bus stop-shelters, taxi, Tonga and auto/rickshaw stands
- (x) Logistics Hubs/Container Yards, Inland Container Depot, Container Freight Station
- (xi) Weighing Bridge
- (xii) Communication Tower.
- (xiii) Warehouses upto a maximum limit of 5% of the total area of the sector.

**V. Public Utilities**

- (i) Water supply installations including treatment plants.
- (ii) Drainage and Sanitary installations including sewerage treatment plants and Disposal works.
- (iii) Electric Power plant and sub-station including grid sub-station.
- (iv) Gas installations and Gas works.
- (v) Solid Waste Management Sites

**VI. Public and semi public uses zone**

- (i) Government offices ,Government Administration centers, secretariats and police station
- (ii) Educational, cultural and religious institutions
- (iii) Medical health institutions
- (iv) Civic/cultural and social institutions like theatres, opera houses etc. of predominantly non-commercial 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. mtrs	1000 sq. mtrs	2	50 sq. m	50 %	50%
2	Restaurants	1000 sq. mtrs	2000 sq. mtrs	2	10 %	30 %	150%

- (vii) Communication Towers
- (viii) Group Housing, Commercial, Mixed Land Use and IT/ ITES projects shall be allowed under specified policies governing development of Transit Oriented Development Zone.
- (ix) Any other use, which the Government may in public interest decide.

**VII. Open spaces**

- (i) Sports ground, stadium and play grounds
- (ii) Parks, green belts, garden and other recreational uses
- (iii) Cemeteries, crematories etc.
- (iv) Fuel filling stations, bus queue shelter along roads with the permission of Director General
- (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 /water recharge zone.
- (vii) Communication Towers

- (viii) Mela Ground, Multipurpose ground  
 (ix) Any other use, which the Government may in public interest decide.

### VIII. Agriculture zone

- (i) Agricultural, Horticultural, dairy and poultry farming.  
 (ii) Village houses within Abadi-deh  
 (iii) Afforestation development of any of the part for recreation  
 (iv) Expansion of existing village contiguous to abadi-deh if undertaken as a project approved or sponsored by the Central Government or State Government.  
 (v) Milk chilling station and pasteurisation plant  
 (vi) Bus Stand and railway station  
 (vii) Air ports with necessary buildings  
 (viii) Wireless stations  
 (ix) Grain godowns, storage space at sites approved by the Director  
 (x) Weather stations  
 (xi) Land drainage and irrigation, hydroelectric works and tubewell for irrigation  
 (xii) Telephone and electric transmission lines and poles  
 (xiii) Mining and extraction operations including lime and brick kilns, stones, quarries and crushing subject to the rules and at approved site  
 (xiv) Cremation and burial grounds  
 (xv) Gas/Petrol filling station and service garages  
 (xvi) Renewable and non-renewable energy power plants.  
 (xvii) Liquid Petroleum Gas storage godowns with the approval of the Director General  
 (xviii) Rural Industry Scheme/Small Scale Industrial units shall be allowed subject to fulfillment of the following conditions, provided that the site should not fall within restricted belt notified under the 'Works Defence Act, 1903' around Defence installations, if any:

A. Siting norms		
Zone	Norms	
High potential zone	Within 2 kms from Urbanisable Zone (excluding the peripheral roads, if proposed along urbansiable boundary)	Beyond 2 kms from Urbanisable Zone (excluding the peripheral roads, if proposed along urbansiable boundary)
	Not allowed	Not allowed

- (xix) Dhabas, 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%	40%
2	Restaurant	2000 sq. metres	1 acre	15%	30%	150%
3	Motel with banquet facilities	2.5 acres	5 acres	15%	30%	150%
4	Resort	4 acres	10 acres	15%	30%	150%
5	Amusement Park/Theme Park	2.5 acres	10 acres	15%	30%	50%

Provided that 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 (Building and Roads) Department if the site is located on scheduled road.

(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 norms from intersection/access and is located on minimum 7 meters wide service road or the applicant submits prior permission of access from NHAI.
Area Required	Minimum area :- 2.5 acres Maximum area :- 5.00 acres
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 Centers and flowers shops etc.
Parking	Minimum 25% of the site area

**Note:** The provision of marriage palace/banquet hall within the municipal limit shall be as per the policy approved by the Department of Urban Local Bodies and as amended from time to time.

(xxi) Microwave Towers/Stations, Seismic Centres and Telecommunication Centres

(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 term basis.

(xxiv) Weighing Bridge

(xxv) Service Garage, Sale/Display Centre-cum-service garage as under:

Sr. No.	Name of facility	Area (in acres)		Commercial component	Maximum ground coverage	Floor Area Ratio	Approach Road	Height
		Minimum	Maximum					
1	Service Garage	0.5	1	Nil	60%	1.25	Minimum 18 metres or service road along sector road	18 metres
2	Sale/Display Centre-cum-service garage	0.5	2	10% of permissible Floor Area Ratio	60%	1.25	Minimum 18 metres or service road along sector road	18 metres

**Note:** \* The fee and charges on commercial component shall be levied on the commercial rates;

\* Existing/already CLU granted service garages shall be considered for grant of permission for sale /display centre subject to fulfillment of the above norms.

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

**IX Special Zone-1:** Institutions, offices, recreational building and areas with residential, commercial and other uses ancillary to the main uses mentioned above.

**Special Zone-2:** Residential and Commercial use.

**X Mixed Land Use:** Residential, Commercial and Industrial.

**XI Natural Conservation Zone:**

- (i) Agriculture and Horticulture.
- (ii) Pisciculture.
- (iii) Social Forestry / Plantations including afforestation.
- (iv) Regional recreational activities with no construction exceeding 0.5% of the area with the permission of the competent authority.

**XII Uses strictly prohibited:**

Storages of petroleum and other inflammable material without proper license.

**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  
 Lasetjet

- 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:-

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

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

- (i) Back-Office Operations
- (ii) Call 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.

ANAND MOHAN SHARAN,  
Principal Secretary to Government Haryana,  
Urban Local Bodies Department.

ARUN KUMAR GUPTA,  
Principal Secretary to Government Haryana,  
Town and Country Planning Department.



# FARIDABAD

## FINAL DEVELOPMENT PLAN FOR CONTROLLED AREAS, FARIDABAD, 2031 A.D.

UNDER SECTION 5(7) OF THE PUNJAB SCHEDULED ROADS & CONTROLLED AREAS, RESTRICTION OF UNREGULATED DEVELOPMENT ACT, 1963 (PUNJAB ACT NO. 41 OF 1963) AND SECTION 346 (7) OF THE HARYANA MUNICIPAL CORPORATION ACT, 1994 (HARYANA ACT NO. 16 OF 1994)

### LEGEND

#### EXISTING FEATURES

- STATE BOUNDARY
- CONTROLLED AREA BOUNDARY
- FARIDABAD MUNICIPAL CORPORATION BOUNDARY
- DISTRICT BOUNDARY
- REVENUE RASTA
- CANAL / NALLAH
- RAILWAY LINE
- VILLAGE ABADI
- DEFENCE LAND
- ROADS

#### PROPOSALS:-

- 100 RESIDENTIAL**
- 200 COMMERCIAL**
- 210 RETAIL TRADE
- 220 WHOLESALE TRADE
- 230 WARE HOUSING & STORAGE
- 240 OFFICES AND BANKS INCLUDING GOVERNMENT OFFICE
- 250 RESTAURANT, HOTELS, TRANSIT BOARDING HOUSES
- 260 INCLUDING PUBLIC ASSISTANCE INSTITUTIONS PROVIDING RESIDENTIAL ACCOMMODATION LIKE DHARAMSHALA TOURIST HOUSE ETC.
- 270 CINEMA AND OTHER PLACES OF PUBLIC ASSEMBLY ON A COMMERCIAL BASIS
- 280 PROFESSIONAL ESTABLISHMENTS
- 300 INDUSTRIAL**
- 310 SERVICE INDUSTRY
- 320 LIGHT INDUSTRY
- 330 EXTENSIVE INDUSTRY
- 340 HEAVY INDUSTRY
- 400 TRANSPORT AND COMMUNICATION**
- 410 RAILWAY YARDS, RAILWAY STATIONS AND SIDING
- 420 ROADS, TRANSPORT DEPOTS AND PARKING AREAS
- 430 TELEPHONE EXCHANGE ETC.
- 500 PUBLIC UTILITIES**
- 510 WATER SUPPLY INSTALLATION INCLUDING TREATMENT PLANTS
- 520 DRAINAGE & SANITARY INSTALLATION INCLUDING SEWAGE TREATMENT PLANTS & DISPOSAL WORKS
- 530 ELECTRIC POWER PLANTS, SUB STATION
- 540 SOLID WASTE MANAGEMENT SITE
- 550 CATTLE POND, SLAUGHTER HOUSE WITH MEAT MARKET
- 560 DAIRY / PIGGERY ZONE, DOG KENNEL, TRANSFER STATION FOR SOLID WASTE MANAGEMENT
- 570 DEAD CARCASS
- 600 PUBLIC AND SEMI PUBLIC USES**
- 610 GOVERNMENT ADMINISTRATIVE CENTRAL SECRETARIAT, DISTRICT OFFICES, LAW COURTS, JAIL, POLICE STATION, GOVERNOR'S AND PRESIDENT'S RESIDENCE
- 620 EDUCATIONAL, CULTURAL & RELIGIOUS INSTITUTIONS
- 630 MEDICAL & HEALTH INSTITUTIONS
- 640 LAND BELONGING TO DEFENCE
- 700 OPEN SPACES**
- 710 SPORTS GROUNDS, STADIUM & PLAY GROUNDS
- 720 PARKS
- 730 GREEN BELT, GARDEN / GOLF COURSE & OTHER RECREATIONAL USES
- 740 WATER BODIES, LAKES / WATER RECHARGEABLE ZONE
- 800 AGRICULTURAL ZONE**
- 810 RESERVE FOREST
- 900 SPECIAL ZONE (1)**
- 910 INSTITUTIONS
- 920 OFFICES
- 930 RECREATIONAL BUILDING AND AREAS WITH RESIDENTIAL COMMERCIAL AND OTHER USES ANCILLARY TO THE MAIN USES MENTIONED ABOVE
- 900 SPECIAL ZONE (2)**
- 940 RESIDENTIAL AND COMMERCIAL
- 1000 NATURAL CONSERVATION ZONE**
- (SUBJECT TO VARY AS PER GROUND TRUTHING TO BE DONE AS PER DECISION OF GOVERNMENT / NCTP)
- 1100 MIXED LAND USE**
- EXPRESSWAY AMENITY ZONE (1 km)**
- AREA UNDER SECTION 4&5 OF PUNJAB LAND PRESERVATION ACT 1900 AND ARAVALI PLANTATION
- AREA UNDER ARAVALI PLANTATION
- NCZ - STATUS YET TO BE DECIDED
- AREA NOTIFIED UNDER US 4&5 OF PUNJAB LAND PRESERVATION ACT, 1900 SHOWING TILES
- HOSPITAL
- COLLEGE
- CREMATION GROUND
- STADIUM
- SECTOR NO.
- SECTOR DENSITY
- LAND USE CODE
- PUBLIC LIBRARY
- WORKING WOMEN HOSTEL
- OLD AGE HOME
- FIRE STATION

SCALE - 1cm = 400m (IN ORIGINAL DRAWING ONLY)

DRG. NO. D.T.P.(FBD) 2774 /18 DT. 01-01-2018

PATWARI (PARDEEP KUMAR)

JUNIOR ENGINEER (SUKHPAL SINGH)

DRAWN BY. (ASHOK KUMAR, A.D., RAJESH KUMAR, J.D.)

PLANNING ASSTT. (RANBIR SINGH)

ASSTT. TOWN PLANNER (LAJPAT RAO)

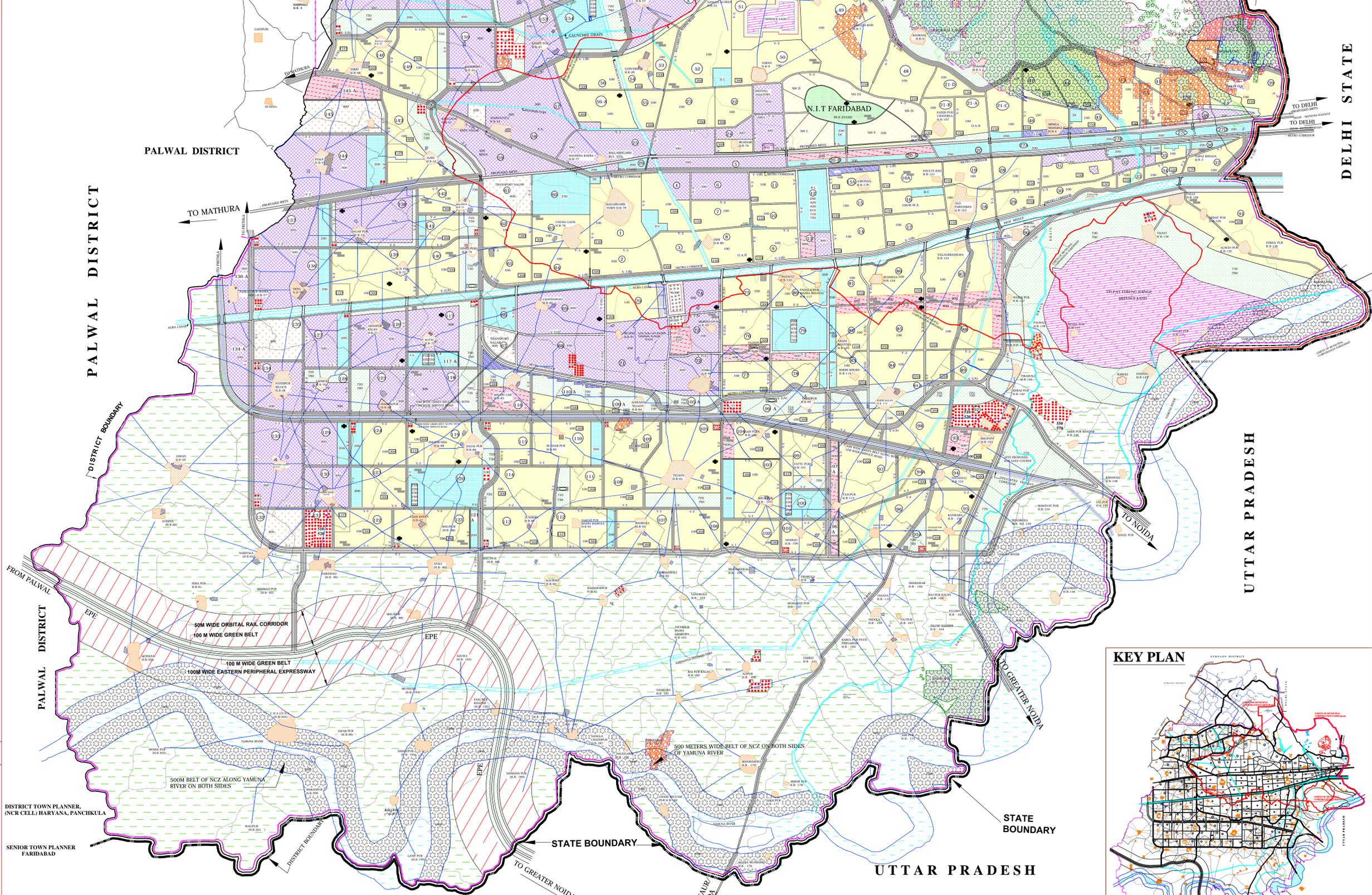
DISTRICT TOWN PLANNER (GANI DABAS)

DEPTT. OF TOWN & COUNTRY PLG. HARYANA.

LAND RESERVATION FOR MAJOR ROADS:-  
Land reservation for major roads marked in the drawing shall be as under:-

S.NO.	CLASSIFICATION OF ROADS	LAND RESERVATION
1.	V-1	90.0 M WIDE ROAD ALONG WITH 30 M WIDE GREEN BELT ON BOTH SIDES.
2.	V-1(A)	75.0 M WIDE ROAD ALONG WITH 30 M WIDE GREEN BELT ON BOTH SIDES.
3.	V-1(B)	60.0 M WIDE ROAD ALONG WITH 30 M WIDE GREEN BELT ON BOTH SIDES.
4.	V-2	60.0 M WIDE ROAD ALONG WITH 12M WIDE SERVICE ROAD ON BOTH SIDES.
5.	V-2(A)	45.0 M WIDE ROAD ALONG WITH 12M WIDE SERVICE ROAD ON BOTH SIDES.
6.	V-3	30.0 M WIDE ROAD.
7.	V-6(A)	EXISTING FARIDABAD-DANKAUR ROAD ALONG WITH 30M WIDE GREEN BELT ON BOTH SIDES.
8.	V-6(B)	EXISTING FARIDABAD-GURGAON SCHEDULED ROAD PROPOSED TO BE WIDENED TO 90M WITH 30 M WIDE GREEN BELT ON BOTH SIDES.
9.	V-6(C)	EXISTING SURAJKUND-NATIONAL SHOOTING RANGE ROAD WITH EXISTING WIDTH ALONG WITH 30 M WIDE GREEN BELT ON BOTH SIDES.
10.	EPE	100M WIDE EASTERN PERIPHERAL EXPRESSWAY ALONG WITH 100 M WIDE GREEN BELT ON BOTH SIDES.

NOTE: This copy is a digitised copy of the original Development Plan notified in the Gazette. Though make it error free, however minor errors in the same cannot be completely ruled out. Users are accordingly advised to cross-check the scanned copies of the notified Development plans hosted on the website for all practical purposes. Director Town and Country Planning, Haryana and / or its employees will not be liable under any condition for any legal action/damages direct or indirect arising from the use of this development plan. The user is requested to convey any discrepancy observed in the data to Sh. Dharm Rana, GIS Developer (IT), mail id: dev.dtrt.cpg@gmail.com, mob. no. 98728-77583.



DISTRICT TOWN PLANNER, (NCR CELL) HARYANA, PANCHKULA

SENIOR TOWN PLANNER FARIDABAD

CHIEF TOWN PLANNER, O/O DUB, HARYANA, PANCHKULA

CHIEF CO-ORDINATOR PLANNER, (NCR) HARYANA, PANCHKULA

DIRECTOR GENERAL, URBAN LOCAL BODIES, DEPTT. HARYANA, PANCHKULA.

DIRECTOR GENERAL, TOWN AND COUNTRY PLANNING HARYANA, CHANDIGARH.



Priyesh Mohan Srivastava &lt;priyeshmohansrivastava@gmail.com&gt;

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**Documents on behalf of Respondent No. 2 in OA-628\_2024 || Alok Mohan Vs. Haryana State Pollution Control Board & Ors.**

1 message

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**Priyesh Mohan Srivastava** <priyeshmohansrivastava@gmail.com>

Mon, Nov 3, 2025 at 5:00 PM

To: Alok Mohan &lt;alokmohan1954@yahoo.com&gt;, "aeronautengineer@gmail.com" &lt;aeronautengineer@gmail.com&gt;, "rkhuranalegal@gmail.com" &lt;rkhuranalegal@gmail.com&gt;

Dear All,

PFA the scanned copy of documents on behalf of the Respondent No. 2 in the captioned matter.

Regards,

Priyesh Mohan Srivastava

**Office Address:** C-200, LGF, Greater Kailash-1, New Delhi -110048**Email:** [priyeshmohansrivastava@gmail.com](mailto:priyeshmohansrivastava@gmail.com)**Mobile:** +91 9892786353

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**Documents on behalf of R-2 in OA-628\_2024.pdf**

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