

Joint Inspection Report of M/s SSF Polymers Ltd., Nuna Majra, Sector-37, Bahadurgarh, District Jhajjar, in pursuance of Hon'ble NGT, PB, New Delhi, order dated 25.06.2020, in the matter of O.A. No. 91/2020, HL City Resident Welfare Association Vs. State of Haryana & Ors.

1.0 Background:

The Hon'ble National Green Tribunal (NGT), Principal Bench, New Delhi, vide order dated 25.06.2020 in the matter of O.A. No. 91/2020, HL City Resident Welfare Association Vs. State of Haryana & Ors., issued the following directions to Central Pollution Control Board (CPCB) and Haryana State Pollution Control Board (HSPCB):

"...In view of above, before further consideration, we consider it appropriate to first require a factual site visit based report. Let a joint Committee comprising of Central Pollution Control Board ("CPCB") and the State Pollution Control Board ("State PCB") visit the site and ascertain the pollution potential and desirability of location and continuation of the unit having regard to the impact on the environment and public health. The State PCB will be the nodal agency for coordination and compliance. The report may be filed within two months by e-mail at judicial-ngt@gov.in (preferably in the form of searchable/OCR PDF and not image PDF). Viewpoint of the industrial unit may also be taken into account by the Committee. Report may be placed on website of CPCB simultaneously for response of the unit, if any..."

In pursuance of aforesaid directions, a joint inspection of M/s SSF Polymers Ltd., Nuna Majra, Sector-37, Bahadurgarh, District Jhajjar, were carried out by the following officials of CPCB and HSPCB on 17.08.2020 & 31.08.2020 and a few photographs showing status of the site are given at **Annexure-I**:

- i. Shri Sandeep Singh, R.O., HSPCB, Bahadurgarh
- ii. Shri Amit Dahiya, AEE, HSPCB, Bahadurgarh
- iii. Shri Ravinder Yadav, AEE, HSPCB, Bahadurgarh
- iv. Shri Vinay Prabhakar, Scientist 'B', CPCB, Delhi
- v. Dr. Purnima Sharma, RA-I, CPCB, Delhi

2.0 Objectives:

In compliance of the aforesaid Hon'ble NGT order the following objectives were decided by the inspecting team in light of Hon'ble NGT directives:

- i. To assess the pollution potential through source pollution monitoring.
- ii. To assess the desirability of location of unit.
- iii. To assess the continuity of the unit with regard to impact on the environment and public health.







3.0 Observations:

3.1 About the M/s SSF Polymer Ltd.:

- i. M/s SSF Polymer situated at Village- Nuna Majra, Jhajjar, Haryana is engaged in manufacturing of "Cotton Coated Fabrics" (also known as Synthetic Leather or Rexene) with the installed capacity of 10,000 meters per day. The unit was found operating on an average capacity of 9,000 meters per day.
- ii. The unit had been registered as Small Scale Industry (SSI) and having a certificate for setting-up the manufacturing unit after obtaining other permissions from Central/State as per law on 13.03.2008 by GM, Distt. Industries Centre, Jhajjar at Bahadurgarh (**Annexure-II**).
- iii. The Director, Town & Country Planning (DTP), Chandigarh, Haryana granted permission for change of land use for construction of industrial building by M/s SSF Polymer Ltd. on 30.07.2008 and also approved the building plan of industrial building on 12.01.2009 (**Annexure -III**).
- iv. HSPCB, Bahadurgarh had issued "Provisional No Objection Certificate/Consent to Establish" with respect to Pollution Control of Water and Air was hereby accorded for setting up of the factory of M/s SSF Polymers Ltd. for manufacturing of Cotton Coated Fabric on 30.06.2009. The industry has declared that the quantity of domestic wastewater shall be 600 L/D & will be treated in septic tank and zero trade effluent discharged from the unit (**Annexure-IV**).
- v. HSPCB granted Consent for emission of Air under section 21/22 of the Air (Prevention and Control of Pollution) Act, 1981, and also Consent for discharge of effluent under section 25/26 of the Water (Prevention and Control of Pollution) Act, 1974, as amended to date from 01.04.2009 to 31.03.2012 on 31.03.2010 to the unit (**Annexure-V**). The unit started its operation from 01.10.2009 as informed by the unit representative. The unit has a valid consent upto 31.03.2022 under Air (Prevention & Control of Pollution) Act, 1981 (**Annexure-VI**).
- vi. The CPCB categorized the Industrial Sectors into Red, Orange, Green & White Category vide its directions to all SPCBs/PCCs under section 18 (1) (b) of the Water (Prevention & Control of Pollution) Act, 1974 and the Air (Prevention & Control of Pollution) Act, 1981 on 07.03.2016. Subsequently, the order in this regard was issued by HSPCB and categorized Cotton coated fabrics including printing and lamination (Rexene) into Orange Category on 14.07.2016.
- vii. The unit is using PVC powder, plasticizer, marble powder, release paper and cotton clothes as raw material to produce cotton coated fabrics. The schematic diagram of the manufacturing of the cotton coated fabric unit is as follows: Raw material → Mixing & Paste Making → Grinding in Triple Roll Machine → Coating on Release Paper → Drying in Heating Chamber → Second Coating → Drying in Heating Chamber → Third Coating → Final Heating & Curing → Embossing/Printing → Inspection → Cutting → Rolling → Dispatch.
- viii. The unit has installed a Thermic Fluid Heater of 15 lakh kilo calorie capacity using coal as fuel with consumption of 3 tons/day. The ash generated from coal used is given for landfill as informed by the unit representative.

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- ix. The unit has two stacks, one connected with manufacturing process and other connected with the thermic fluid heater. The Air Pollution Control Devices (APCD) provided with the thermic fluid heater stack is multi-cyclone followed by wet scrubber. The APCD associated with the process stack is wet scrubber. The oil recovered from process stack wet scrubber is reutilizing in mixing & paste making process, as informed by the unit representative.
- x. The unit has a water tank of 35,000 litres for domestic and for use in wet scrubber & cooling tower. The tank is top up with water tanker of 6,000 litres thrice a month. There is no process wastewater generated either by process or its control. The wastewater generated from scrubber is re-circulated and the solid deposited around 100 kg/month is utilize in the mixing & paste making process.

4.0 Pollution Potential:

To evolve the pollution potential, the source emission monitoring of stack emission of the units and manual ambient air quality monitoring were carried out. The data from continuous ambient air quality monitoring station situated at Bahadurgarh have also taken for the assessment of the yearly potential of the ambient air quality. The details, results and findings of the monitoring are as follows:

4.1 Source Emission Monitoring:

The source emission quality was assessed by monitoring the two stacks for the emission parameters Suspended Particulate Matter (SPM), Sulphur dioxide (SO₂), Oxides of Nitrogen (NO_x) and Lead (Pb). It was carried out on 31.08.2020 instead of 17.08.2020 due to heavy rain. The findings of the source emission monitoring are given below at **Table-1**. The analysis findings show that all the quality parameters monitored are meeting the prescribed norms.

Table-1: Analysis Results of Source Emission Monitoring at M/s SSF Polymers Ltd.

Sl. No.	Parameters	Emission from Process Stack	Emission from Thermic fluid heater	Prescribed Standards (Schedule VI, EPA, 1986)
1.	Stack height, h	25 m	30 m	$H = 14Q^{0.3}$, where Q = Sulphur dioxide emission (kg/hr) or $H = 74Q^{0.27}$, where Q = Particulate matter emission (tonnes/hr) or 9 m, whichever is higher is the minimum stack height
2.	Inside diameter, d	600 mm	600 mm	---
3.	Wind speed, u	3.055 m/s	4.167 m/s	---
4.	Stack velocity, V _s	5.8 m/s	6.4 m/s	---
5.	Stack gas temperature, T _s	333.15 K	395.15 K	---
6.	Atmospheric	303.15 K	303.15 K	---

	temperature, T _a			
7.	Wind direction	Blowing from SE	Blowing from SE	---
8.	Suspended particulate matter (SPM)	115.6 mg/m ³	130.2 mg/m ³	150 mg/m ³
9.	Sulphur Dioxide (SO ₂)	24 mg/m ³	28 mg/m ³	600 mg/m ³
10.	Oxides of Nitrogen (NO _x)	Not detected	5.3 mg/m ³	300 mg/m ³
11.	Lead (Pb)	Not detected	Not detected	---
12.	Quantum of Emission	1.64 m ³ /sec	1.81 m ³ /sec	---

4.2 Ambient Air Quality Monitoring:

The ambient air quality was assessed by manual monitoring at the Galaxy Resort located at 200 m (aerial distance) away from the stack of the unit in the downwind direction for the quality parameters PM₁₀, PM_{2.5}, SO₂ and Oxides of Nitrogen (NO_x). It was carried out on 31.08.2020 instead of 17.08.2020 due to heavy rain for 24 hours. The ambient air quality monitoring results are presented at **Table-2** and based on analysis results, it is depicted that all the quality parameters monitored are meeting the prescribed norms.

Table-2: Analysis Results of Ambient Air Quality Monitoring at the Galaxy Resort, Bahadurgarh

Sl. No.	Parameters	Concentration of Pollutants in Ambient Air	Permissible Limits (NAAQS, 2009)
1.	PM ₁₀	62.4 µg/m ³	100 µg/m ³
2.	PM _{2.5}	38.7 µg/m ³	60 µg/m ³
3.	SO ₂	14.7 µg/m ³	80 µg/m ³
4.	NO ₂	22.7 µg/m ³	80 µg/m ³

4.3 Continuous Ambient Air Quality Monitoring (CAAQMS):

The continuous ambient air quality monitoring station, Bahadurgarh located at 3.34 km (aerial distance) away from the stack of the unit in the upwind direction on 31.08.2020. The continuous ambient air quality monitoring findings along with meteorological conditions for 24 hours is given at **Table-3** and based on the analysis result all the quality parameters monitored are meeting the prescribed norms.

Table-3: Continuous Ambient Air Quality Monitoring Data of CAAQMS Station at Bahadurgarh

Sl. No.	Parameters	Concentration of Pollutants/Parameters in Ambient Air	Permissible Limits (NAAQS, 2009)
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1.	PM ₁₀	31.2 µg/m ³	100 µg/m ³
2.	PM _{2.5}	12.1 µg/m ³	60 µg/m ³
3.	SO ₂	2.6 µg/m ³	80 µg/m ³
4.	NO ₂	42.1 µg/m ³	80 µg/m ³
5.	NH ₃	41.9 µg/m ³	400 µg/m ³
6.	Wind speed	3 m/s	---
7.	Wind direction	Blowing from SE	---
8.	Rain	0 mm	---
9.	Atmospheric Temperature	28.3°C	---

The continuous ambient air quality monitoring data along with meteorological conditions for monthly 24 hourly average during January 2019 to August 2020 is presented at **Table-4**. The findings show that all the quality parameters monitored are meeting the prescribed norms except PM₁₀ during January to June 2019, October 2019 to February 2020 & May to June 2020 and PM_{2.5} during January to June 2019 & October 2019 to February 2020. It was observed that the concentration PM₁₀ & PM_{2.5} is exceeding the prescribed norms during the January 2019 to August 2020 except during monsoon season (July to September) & lockdown period.

5.0 Noise Level at M/s SSF Polymers Ltd.:

The noise level monitoring was conducted at M/s SSF Polymers Ltd. at the four locations situated near the boundary wall of the industrial premises. In all the four direction, it was observed that average noise level ranges between 54.5 to 72.5 dB (A), which is within the prescribed norms for industrial zone in day time i.e. 75 dB (A).

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Table-4: Continuous Ambient Air Quality Monitoring Data during January 2019 to August 2020 at CAAQMS, Bahadurgarh

Months	Monthly 24 hourly Average Concentration of Pollutants/Parameters in Ambient Air									
	PM ₁₀ (µg/m ³)	PM _{2.5} (µg/m ³)	SO ₂ (µg/m ³)	NO ₂ (µg/m ³)	NH ₃ (µg/m ³)	Wind speed(m/s)	Wind direction (blowing from)	Rain (mm)	Atm. Temp. (°C)	
January, 2019	300.4	186.9	5.0	59.4	78.4	2.0	SW	0.0	13.3	
February, 2019	141.3	77.4	3.6	57.3	26.8	2.1	SSW	0.0	13.4	
March, 2019	111.7	63.6	5.4	32.0	17.3	2.3	WSSW	0.0	19.4	
April, 2019	160.9	72.0	5.7	40.8	22.6	2.4	SW	0.0	29.8	
May, 2019	167.7	73.3	5.4	30.5	35.3	2.6	WSSW	0.2	32.1	
June, 2019	139.4	50.0	3.0	25.7	13.7	2.7	SSW	0.1	34.3	
July, 2019	86.9	34.6	1.6	23.5	15.6	2.3	SSE	6.7	30.4	
August, 2019	54.8	26.7	1.6	25.0	39.4	2.6	SSE	2.7	29.8	
September, 2019	63.4	32.3	2.6	23.1	24.6	2.2	SE	1.8	29.3	
October, 2019	149.8	84.2	11.7	50.1	67.3	2.1	SW	0.2	25.7	
November, 2019	171.4	122.6	10.0	55.4	50.2	2.4	SW	0.3	20.6	
December, 2019	143.3	103.8	7.3	54.2	49.3	2.1	SW	0.1	11.8	
January, 2020	103.9	66.5	8.2	56.7	39.7	2.2	SW	0.6	12.4	
February, 2020	122.9	70.1	17.1	16.7	13.7	2.7	SW	0.3	16.5	
March, 2020	86.9	55.2	18.0	22.3	27.0	3.2	SW	1.2	20.5	
April, 2020	88.1	45.3	12.0	18.9	17.1	3.3	SW	0.1	27.4	
May, 2020	101.6	45.8	6.8	18.0	20.0	3.3	S	0.2	30.7	
June, 2020	100.7	47.9	7.2	33.2	36.4	3.4	S	0.4	32.5	
July, 2020	58.4	28.7	3.5	16.8	16.7	3.6	SSE	2.9	29.6	
August, 2020	42.0	26.6	3.0	28.9	35.6	3.9	SSE	6.4	29.2	
NAAQS, 2009	100	60	80	80	400	--	---	---	---	

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6.0 Location of the Unit:

- i. The unit is located in Village-Nuna Majra, Sector-37, Bahadurgarh, District – Jhajjar, Haryana with GPS coordinate $28^{\circ}40'22.83''$ N & $76^{\circ}53'26.05''$ E. The nearby features are shown in the **Figure-1** and the aerial distance from the stack of the unit to these features are given at **Table-5**.

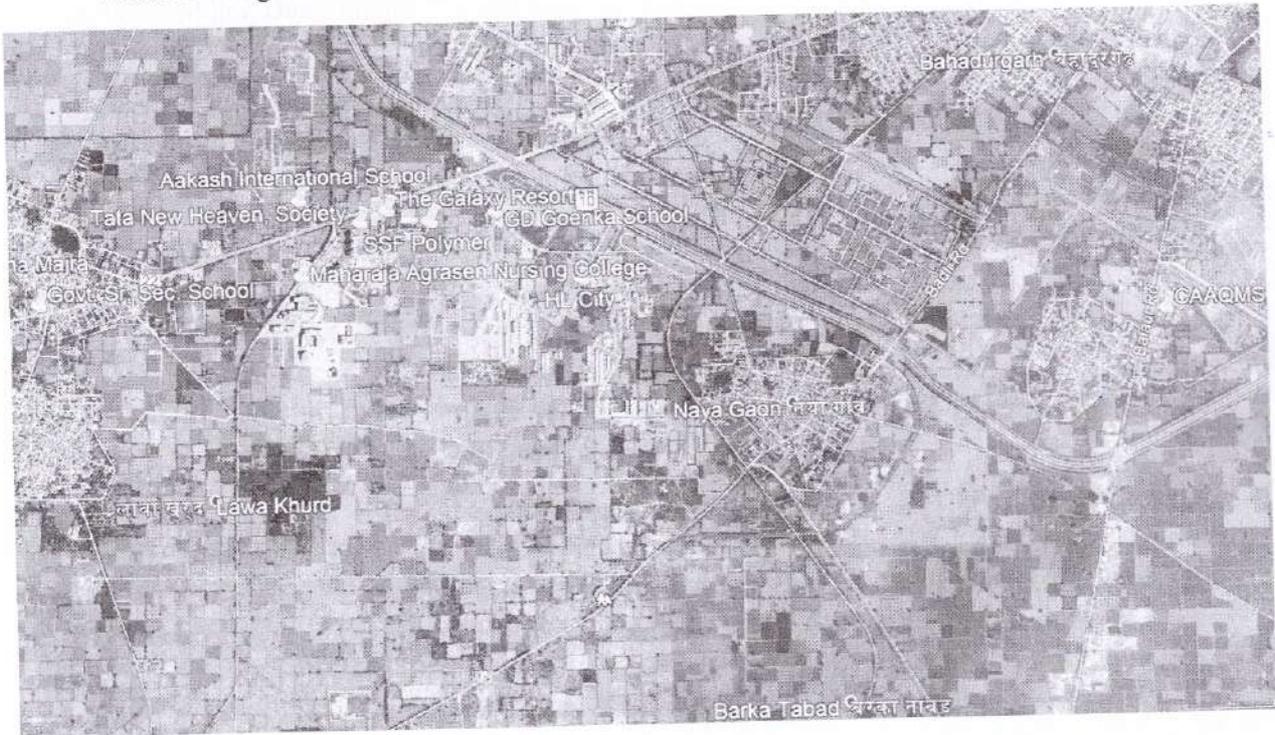


Figure-1: Map showing locations of the unit along with nearby features(Google Earth Image, 2020)

Table-5: Aerial Distance of the Features from the Unit

Sl. No.	Features	Latitude	Longitude	Aerial distance from stack of the unit
1.	HL City	$28^{\circ}40'14.17''$ N	$76^{\circ}53'51.28''$ E	730 m
2.	GD Goenka School	$28^{\circ}40'24.30''$ N	$76^{\circ}53'37.10''$ E	300 m
3.	Maharaja Agrasen Nursing College	$28^{\circ}40'15.42''$ N	$76^{\circ}53'4.76''$ E	620 m
4.	Aakash International School	$28^{\circ}40'26.56''$ N	$76^{\circ}53'4.47''$ E	590 m
5.	Tata New Heaven, Society	$28^{\circ}40'23.14''$ N	$76^{\circ}53'14.58''$ E	310 m
6.	The Galaxy Resort	$28^{\circ}40'24.88''$ N	$76^{\circ}53'19.05''$ E	200 m
7.	Govt. Sr. Sec. School	$28^{\circ}40'12''$ N	$76^{\circ}52'21''$ E	1.8 km
8.	CAAQMS, Bahadurgarh	$28^{\circ}40'8''$ N	$76^{\circ}55'28''$ E	3.34 km

- ii. There are three more units other than M/s SSF Polymers Ltd. which are covered under consent management of HSPCB and falls under the jurisdiction of Village- Nuna Majra, Bahadurgarh is given at **Table-6**.

Table-6: List of the Unit under Consent Mechanism of HSPCB located in Nuna Majra, Bahadurgarh

Sl. No.	Name & Address of Unit	Product	Source of Pollution
1	M/s Maatti Design, Vill-Noona Majra, Distt. Jhajjar	Offset printing	No trade effluent and air emission.
2	M/s SSF Polymers Ltd, Jhajjar Road, Vill-Noona Majra, Distt. Jhajjar	Cotton coated fabric	Coal fired boiler with wet scrubber as APCM and process emissions with wet scrubber as APCM.
3	M/s Yash Chemicals, V.P.O. Nuna Majra, Distt. Jhajjar	Liquid Bleach (HYPO)	Process emission with wet scrubber as APCM.
4	M/s Centurion Packaging Pvt Ltd., Village Nuna Majra, Distt. Jhajjar	Corrugated Box & Sheet	Wood/Briquette Fired Boiler with dust collector as APCM.

- iii. According to the Final Development Plan of 2021 AD of 14.02.2006, Village-Nuna Majra, Bahadurgarh falls in agriculture zone & industrial units can be established with the permission of DTP (**Annexure-VII**).
- iv. According to the Final Development Plan of 2031 AD of 13.07.2012 and Final Development Plan of 2041 AD of 08.06.2020, Village-Nuna Majra, Sector-37, Bahadurgarh falls in residential zone & existing industries shown in the zones other than industrial zone in the development plan, such industrial non-conforming uses shall be allowed to continue for a fixed period to be determined by the Director but not exceeding ten years (**Annexure-VIII & IX**).
- v. However, it is also submitted that a complaint was received from Sh. Ravinder Kaushik, and HL City Residential Welfare Association Bahadurgarh (Regd.) through Deputy Commissioner Jhajjar vide letter No. 1738 dated 28.04.2020 and No. 2152 dated 22.05.2020, the same was replied by the Regional Officer, HSPCB vide letter No. 41 dated 26.05.2020 (copy enclosed as **Annexure-X**). In which the HSPCB has given a detailed reply that the unit is complying with the Pollution Control Board norms and as far as the establishment of the unit is concerned, a report may be sought from the District Town Planner/ Town & Country Planning Department. Further a communication was received from Deputy Commissioner Jhajjar vide letter No. 2201 dated 28.05.2020 that the District Town Planner has submitted the report vide letter No. 2458 dated 27.05.2020 (copy enclosed as **Annexure-XI**) in which the District Town Planner has informed that the CLU permission dated 30.07.2008 granted to M/s SSF Polymers Ltd. Is for less/non-polluting industrial unit. The category of pollution of running unit at present may be ascertained by HSPCB and if unit is polluting, the NOC issued by them may be withdrawn and action may be taken accordingly. After receiving this letter from Deputy Commissioner Jhajjar and DTP Jhajjar, Regional Officer, HSPCB has issued the show cause notice for revocation/withdrawal/cancelling of consent to operate to the SSF Polymers Ltd. Vide letter No. 84-87 dated 29.05.2020 (copy enclosed as per **Annexure-XII**) as the said unit is not a non-polluting unit. The unit had replied the same vide letter dt. 12.06.2020 and same was sent to District Town Planner vide letter No. HSPCB/BDR/1108-1112 dated 19.06.2020 (copy enclosed as per **Annexure-XIII**) with a request to submit clear cut recommendations by considering the reply of unit or

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by giving personal hearing to the unit in compliance to the orders issued by Divisional Commissioner, Rohtak which says that unit and complainant be heard before taking the final decision. Subsequently a reminder was also issued to the DTP vide letter No. 1387-89dated 13.07.2020 (Copy enclosed as **Annexure-XIV**). But the DTP has not submitted any recommendation/report in this regard.

7.0 Impact on the Environment and Public Health by Source Emission from the Unit:

- i. The impact on the environment and public health by the source (stack) emission from the unit was ascertain by applying the Gaussian Plume Model and plotted the graph between the Ground Level Concentration (GLC) from the stack in downwind direction against the downwind distance from the stack given at **Figure-2**(for impact by process stack) and at **Figure-3**(for thermic fluid heater stack). The wind rose diagram for the monitoring day and for the period from January 2019 to August 2020 is shown at **Figure-4**.

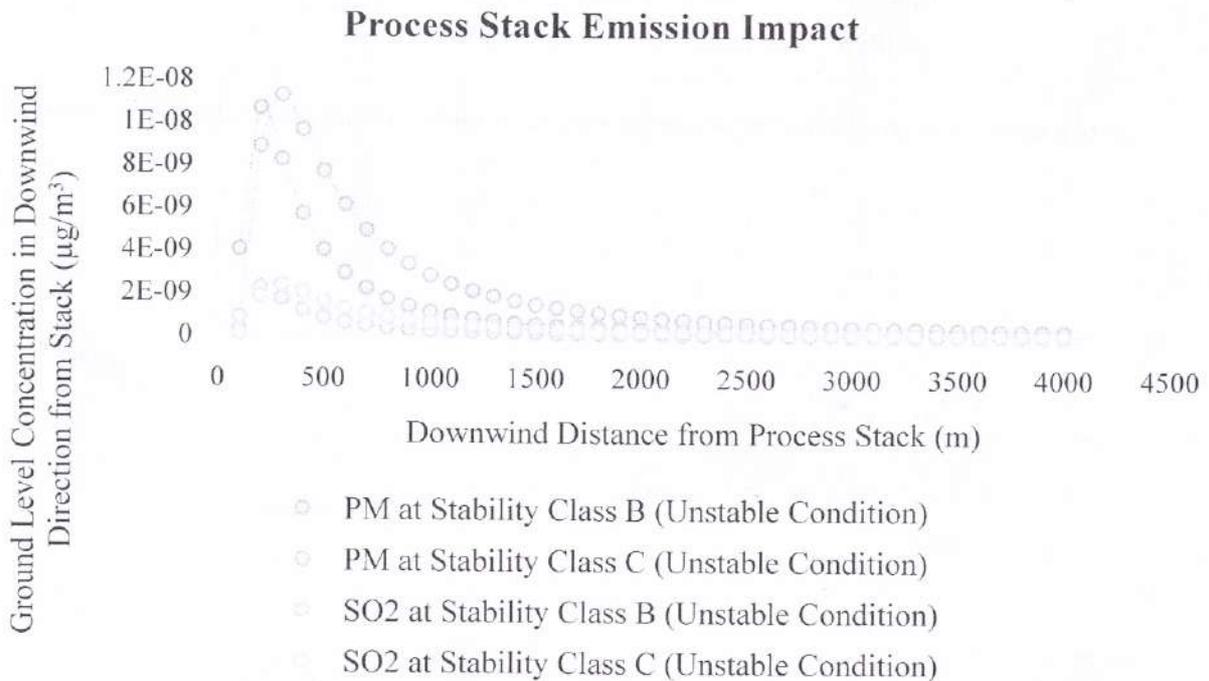


Figure-2: GLC in downwind direction from process stack emission with downwind distance

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Thermic Fluid Heater Stack Emission Impact

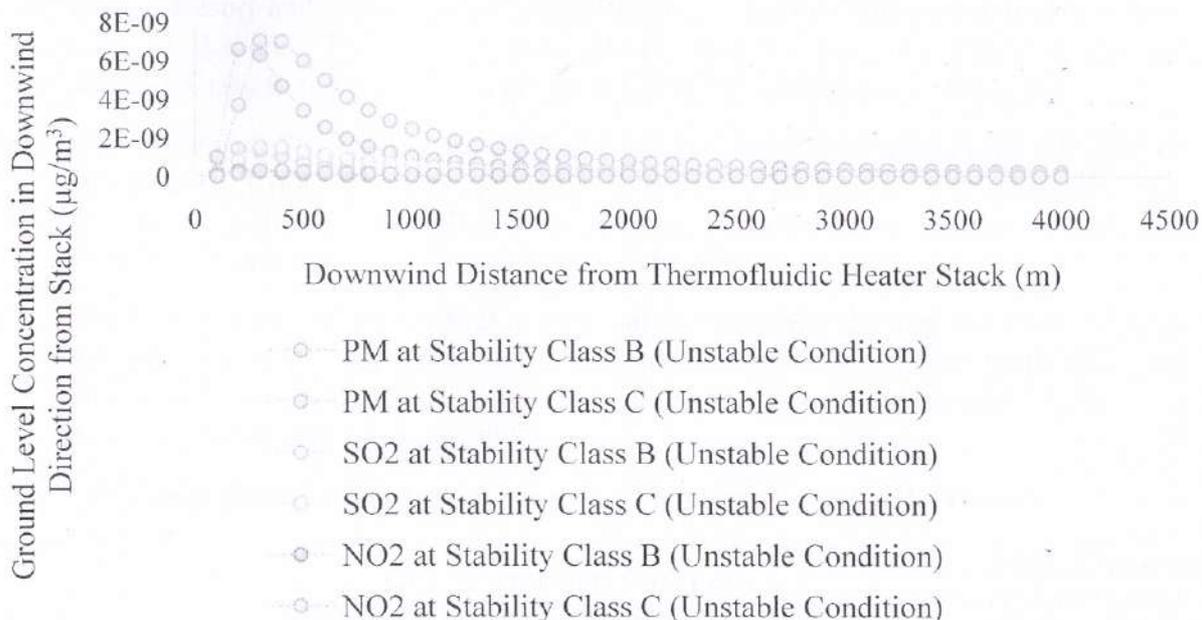


Figure-3: GLC in downwind direction from process stack emission with downwind distance



a. Wind Rose Diagram on 31.08.2020

b. Wind Rose Diagram during 01.01.2019 to 31.08.2020

Figure-4: Wind Rose Diagram of Bahadurgarh, Haryana

- ii. It was observed from the wind speed data for the span of January 2019 to August 2020 lies between 3 to 5 m/s, which shows that the atmospheric stability falls under the Class B & Class C of prescribed Pascal Scale of Atmospheric Stability. The Gaussian Plume Model is applied for both the classes.

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- iii. It was observed that during monitoring, the wind is flowing in the direction of the Galaxy Resort and Aakash International School i.e. in the North-west direction from stack of the unit. The GLC at these places from the Gaussian Plume Model for Stability Class B and Class C are given at **Table-7** for both stack emissions.
- iv. During January 2019 to August 2020, the wind is majorly flowing in the direction of GD Goenka School, HL City and CAAQMS i.e. in the East & South-East direction from stack of the unit. The GLC at these places from the Gaussian Plume Model for Stability Class B and Class C are given at **Table-7** for both stack emissions.
- v. The GLC contributed by the unit at different places shows the negligible contribution as there are number of sources contributing to ambient air quality like suspended road dust, vehicular emissions, emissions from surroundings agricultural field area, construction and demolition activities, etc.

Table-7: GLC of pollutants from stack in downwind direction at different locations

Sl. No.	Features	GLC of pollutants from process stack in downwind direction at Stability Class B & C ($10^{-10} \mu\text{g}/\text{m}^3$)				GLC of pollutants from thermic fluid heater stack in downwind direction at Stability Class B & C ($10^{-10} \mu\text{g}/\text{m}^3$)					
		Stability Class B		Stability Class C		Stability Class B			Stability Class C		
		PM	SO ₂	PM	SO ₂	PM	SO ₂	NO ₂	PM	SO ₂	NO ₂
1	HL City	20	4	5	10	20	4	0.7	40	8	2
2	GD Goenka School	80	20	100	20	60	10	3	70	20	3
3	Aakash International School	30	6	60	10	30	6	1	50	10	2
4	The Galaxy Resort	100	20	90	20	70	10	3	40	8	2
5	CAAQMS, Bahadurgarh	1	0.2	3	0.7	1	0.2	0.04	3	0.7	0.1

8.0 Conclusions and Recommendations:

- i. M/s SSF Polymers Ltd. is engaged in manufacturing of "Cotton Coated Fabrics" and falls under the Orange Category of Industrial Sector. The unit has a valid consent upto 31.03.2022 under Air (Prevention & Control of Pollution) Act, 1981 (**Annexure-VI**).
- ii. The unit had been registered as Small Scale Industry (SSI) and having a certificate for setting-up the manufacturing unit on 13.03.2008 by GM, Distt. Industries Centre, Jhajjar at Bahadurgarh (**Annexure-II**). The unit was granted permission for change of land use for construction of industrial building by the Director, Town & Country Planning (DTP), Chandigarh, Haryana on 30.07.2008 and they also approved the building plan of industrial building on 12.01.2009 (**Annexure-III**). The unit had granted "Provisional No Objection Certificate/Consent to Establish" with respect to Pollution Control of Water and Air for setting up of the factory for manufacturing of Cotton Coated Fabric on 30.06.2009 by HSPCB, Bahadurgarh (**Annexure-IV**). The unit had 1.5 acres of land to establish the machineries, pollution control devices, etc.
- iii. The housekeeping during inspection was found unsatisfactory. It needs to be improved.

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- iv. During the inspection, the wood was stocked in the premises, however, it was informed by the unit representative that they have never used it in the boiler. The unit should immediately remove the wood from the premises.
- v. The domestic wastewater i.e. 600 L/D generated by the unit treated by the septic tank. There is no use of water in the manufacturing process. The water is used in scrubber which is re-circulated and the solid deposited in the re-circulated tank is utilized in the mixing & paste making process.
- vi. A stack of 30 m height is provided at thermic fluid heater for release of emission generated while using coal as fuel. A multi cyclone followed by a wet scrubber is provided for capturing emission from coal fired thermic fluid heater. A stack of height 25 m is provided for the release of emission from the process through wet scrubber. The oil recovered wet scrubber attached to process stack is utilized in mixing & paste making process. The source emission monitoring of both the stacks were carried out. From the monitoring results it is concluded that the quality of emissions is meeting the prescribed norms. However, the unit should explore the possibility of cleaner fuel options instead of coal, for heating the thermic fluid heater.
- vii. It was observed from the CAAQMS data that the concentration of PM₁₀ & PM_{2.5} is exceeding the prescribed norms during the January 2019 to August 2020 except during monsoon season (July to September) & lockdown period which can be contributed by number of sources like other industrial units located in the area, suspended road dust, vehicular emissions, emissions from surroundings agricultural field area, construction and demolition activities, etc.
- viii. As per the detail mentioned at Point No. v Page No. 8, the District Town Planner of Town Planning Department should submit his views on the establishment of the unit and its continuity at present location in light of reply dated 12.06.2020 from the unit as well as show cause notice issued by HSPCB dated 29.05.2020.


(Shri Vinay Prabhakar)
Scientist 'B'
CPCB, Delhi

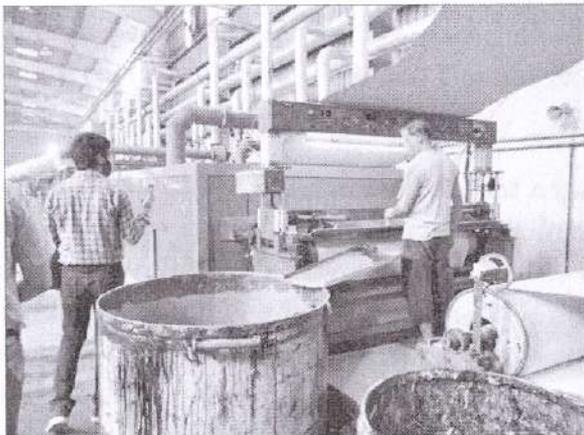
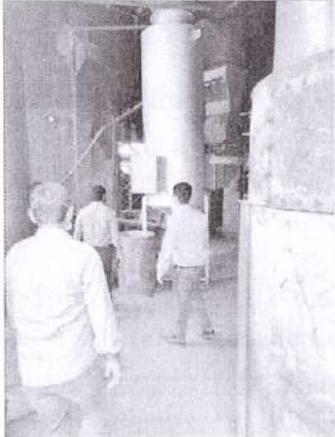
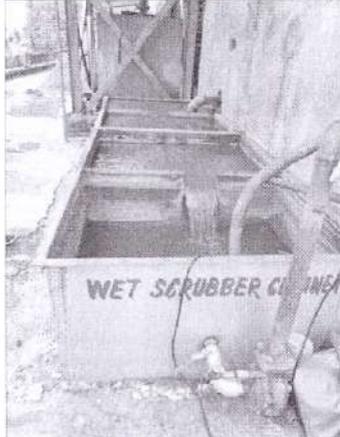

(Shri Sandeep Singh)
R.O.
HSPCB, Bahadurgarh


(Shri Amit Dahiya)
AEE
HSPCB, Bahadurgarh





Photographs of Site during Joint Inspection at Bahadurgarh

		
<p>Overview shows the Units and surroundings</p>	<p>Manufacturing Process</p>	
		
<p>Process Stack</p>	<p>Multicyclone</p>	<p>Wet Scrubber</p>
		
<p>Ambient Air Quality Monitoring</p>	<p>Noise Level Monitoring</p>	

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Annexure-1

[SIGNATURE OF THE APPLICANT / AUTHORIZED PERSON]

ACKNOWLEDGMENT PART I

Form No. _____

M/s SSE Polymers Ltd. HAS FILED MEMORANDUM
 EXPRESSING ITS INTENT TO SET UP A Manufacturing
 (MANUFACTURING/SERVICE) ENTERPRISE AT THE ADDRESS
Village N. Co. 74, Mass, Distt. Jhansi, Teh. Bahadurgath
 STATED IN FORM NO. Part I AND ALLOCATED EM NO. AS BELOW:

EM NUMBER (Part I)

069152100076

DATE OF ISSUE

DDMMYY

13032008

CATEGORY OF THE UNIT
 MICRO-1, SMALL -2, MEDIUM -3,
 MANUFACTURING-1, SERVICES-2

2
1

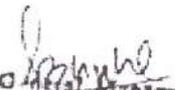
DATE: 13/03/08

PLACE: Bahadur Gath

Item: Cotton coated fabrics

SIGNATURE WITH OFFICE SEAL

The issue of this acknowledgement
 does not bestow any legal right.
 The Enterprise is required to seek
 requisite approvals/permits
 required for its operation/obligation
 separately from the Deptt. of Central
 Government / State Government/
 UT Administration/Court Orders.


 Official Manager
 Deptt. Industries Centre
 Jhansi Bahadurgath


The Director
Town & Country Planning
Haryana, Chandigarh

M/s S.S.F. Polymers Ltd.
4311/5, Jai Mata Market,
Trinagar, Delhi-110035

Memo No. Jh-598-8DP-2008/ 4/20

Dated 30.7.08

Grant of permission for change of land use for construction of industrial building-
M/s S.S.F. Polymers Ltd. in the revenue estate of village Nunamajra, Distt Jhajjar

Your letter dated 16-07-2008 on the subject noted above.

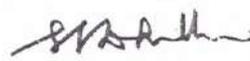
Permission for change of land use for construction of industrial building over an area measuring 6509 sq. mtr. falling in Rect/Killa No. 45//18/2/2, 19/2 in the revenue estate of village Nuna Majra, Distt. Jhajjar in the additional controlled area Bahadurgarh for setting up unit is hereby granted after receipt of Rs.39,054/- on account of conversion charges.

This permission is further subject to the following terms and conditions:-

1. That the conditions of agreement executed by you with the Director, Town & Country Planning, Haryana, Chandigarh and the provisions of the Punjab Scheduled roads and Controlled Areas restriction of Unregulated Development Act, 1963 and rules framed there under are duly complied with by you.
2. That you shall pay the additional amount of Conversion Charges for any variation in area at site in lump sum within 30 days as and when detected and demanded by the Director, Town & Country Planning, Haryana, Chandigarh.
3. That you shall pay the External Development Charges in case of extension of urbanizable limit in agriculture zone and HUDA provides the services in the area.
4. That you shall give at least 75% employment to the domiciles of Haryana where the posts are not of technical nature and a quarterly statement indicating the category wise total employment and of those who belong to Haryana shall be furnished to the G.M. D.I.C. Jhajjar.
5. That you shall get the building plan approved from the Director/Authorized Officer before commencing any construction on the said land.
6. That this permission shall be valid for two years from the date of issue of this letter subject to fulfillment of the terms and conditions of the permission granted and agreement executed.
7. That you shall obtain occupation certificate from the department after completing the building within two years of issuance this permission letter.
8. That this permission will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.

For SSF Polymers Ltd.

M
Director



Director

Town and Country Planning,
Haryana, Chandigarh



Haryana State Pollution Control Board

REGIONAL OFFICE, UNIVERSAL COMPLEX,
1st Floor, N.H.-10, M.E.-1, RAHADURGARH

Tele Fax : 01276-267077
E-mail : hspcbhdr@yahoo.com

Ameswari - IV

01/10/09

REGD. Ad

No. HSPCB/BDNRNOC/ 2325

Dated: 30/6/09

To,

M/s. Sof. Polymer. H.P.

W. Narain, Moh.

Rohtak.

Subject: Issue of "No Objection Certificate/Consent to Establish."

Please refer to your NOC application Dated: 20/10/09 received in this office on 5/12/09 through General Manager D/O, Bahadurgarh / Rohtak and subsequent compliance report submitted by you vide letter No. _____ dated _____ for the deficiencies/observations conveyed vide this office letter No. _____ on the subject noted above.

Under the Authority & power delegated by the Chairman of the Haryana State Pollution Control Board vide its order no. 6541/2007 Dated: 11/12/07 sanction to the issue of "Provisional No Objection Certificate" with respect to Pollution Control of Water and Air is hereby accorded for setting up of factory for the manufacturing/process of cellulose acetate fabric with the following terms and conditions -

1. The industry has declared that the quantity of effluent shall be 600 M³/d for domestic effluent Waste Sludge & MLE for trade effluent and the same should not exceed.
2. The above "No Objection Certificate" is valid for two years from the date of its issue to be extended for another one year at the discretion of the Board or till the time the unit starts its trial production whichever is earlier. The unit will have to set up the plant and obtain consent during this period.
3. The officer/official of the Board shall have the right to access and inspection of the industry in connection with the various processes and the treatment facilities being provided simultaneously with the construction of building/machinery. The effluent should conform the effluent standards as applicable.
4. That necessary arrangement shall be made by the industry for the control of Air Pollution before commissioning the plant. The emitted pollutants will meet the emission and other standards as laid/Will be prescribed by the Board from time to time.
5. The applicant will obtain consent under section on 25/26 of the Water (Prevention & Control Pollution) Act, 1974 and under section 21/22 of the Air (Prevention and Control of Pollution) Act, 1931 as amended to-date even before starting trial production.
6. The above NOC is further subject to the conditions that the unit comply with all the laws/rules/decisions and competent directions of the Board/Government and its functionaries in all respects before commissioning of the operation and during its actual working strictly.
7. No in-process or post-process objectionable emission or the effluent will be allowed if the scheme furnished by the unit turns out to be defective in any actual experience.
8. The HSEB will given only temporary connection and permanent connection to the unit will be given by the HSEB after veyifying the consent granted by the Board both under Water Act and Air Act.
9. Unit will construct the proper saph tank/skage pit as per Bureau of Indian Standards. Unit will raise the stack height of DG Set/Boiler as per Board's Norms & will provide acoustic in closer/Chamber on their DG sets to comply the "AAQ" standards in respect of noise prescribed under EPA rules, 1986
10. Unit will submit the copy of registered partnership deed alongwith form 'C' and form 'A' at the time of applying consent indicating therein the received number and name and addresses of the partners.
11. Unit will maintain proper log book of Water treat/sub meter before/after commissioning.
12. That in the case of an industry or any other process the activity is located in an area approved and that in case the activity is sited in an residential or institutional or commercial or agricultural area, the necessary permission for siting such industry and process in an residential or institutional or commercial or agriculture area or controlled area under Town and Country Planning laws or Municipal laws has to be obtained from the competent Authority in law permitting this deviation and be submitted in original with the request for consent to operate.
13. That there is not discharge directly or indirectly from the unit or its process into any interstate river or Yamuna River or other water body through a dike or indirectly.
14. That the industry or the unit should not be sited within any prohibited distances according to the Environmental Laws and other Notification Orders and Policies of Government of Haryana.
15. That no effluent/impingement of the effluent is to be allowed in any of the notified areas of the Board.



17. That the unit is discharging its sewage or trade effluent into the public sewer meant to receive trade effluent from industries etc. and the permission of the Competent Authority owing and operating such public sewer giving permission to his unit will be submitted with the request for consent to operate.
18. That if at any time there is adverse report from any adjoining neighbor or any other aggrieved Party or Municipal Committee or Zila Parishad or any other public body against the units pollution, the NOC so granted shall be revoked.
19. That all the financial dues required under the rules and policies of the Board have been deposited in fully by the unit for this No Objection Certificate (NOC) (Consent to Establish) Consent and the proof of such deposits is enclosed.
20. That the unit is not already in operation if the case relates to the issue of first NOC to the unit.
21. That the unit will comply with all the Hazardous Waste (Management & Handling) Rules, 1959 as amended till date relating to handling, Storage and Disposal as required by Central Pollution Control Board and Haryana State Pollution Control Board.
22. In case of change of name from previous NOC granted, fresh NOC fee shall be levied.
23. Industry should adopt water conservation measures to ensure minimum consumption of water in their Process. Ground water based proposals of new industries should get clearance from Central Ground water Authority for scientific development of precious resource.
24. This NOC would be invalid in case the unit has gone into production.
25. This NOC would be invalid if it is established in the non-conforming area.
26. That the unit will take all other clearances from concerned agencies whenever required.
27. No expansion will be done without prior permission of HSPCB.
28. The unit will leave some space for tree plantation also (25% to 30%).
29. Green belt of adequate width shall be provided by the unit before commissioning.
30. The unit will adhere to the norms laid down by the HSPCB and obtain clearances from all other departments as applicable.
31. The unit will install flow meter & electronic energy meter & maintain the log book for their ET/PA/CM.
32. Adequate facilities should be provided for sampling viz sampling holes at specified locations and dimension, platform of specified size and strength, full arrangements of electric connection and also provide sampling ports in stacks etc. at 8 times diameters of stack/ chimney/ duct.
33. The unit will submit affidavit within 30 days to comply all the NOC conditions.
34. In Case of unit does not comply with the above conditions within the stipulated period, NOC will be revoked.

Other specific conditions:

- 1) Unit will not discharge any trade effluent without consent.
 - 2) Prior permission of the authority changes to prior consent.
 - 3) Unit will not prior permission of the board.
 - 3) Unit will install proper APWS before For and on behalf of the Haryana State commissioning of unit.
- Ensl. No.HSPCB/DR/..... 23226-23229 Dated 30/6/09

[Signature]
Regional Officer
Bahadurgarh Region
Pollution Control Board.

A Copy of the above is forwarded to the following for information and necessary action:

1. The General Manager, District Industrial Centre, Bahadurgarh/Rohtak w.r.t. his letter No..... 6123..... Dated..... 28/6/09.....
2. Executive Engineer, (OP) Division, UHBVN, Bahadurgarh.
3. The Chairman, Haryana State Pollution Control Board, Panchkula, w.r.t. H. O. order ensl. No..... 6357-77..... Dated..... 11/7/09.....
4. District Town Planner, Bahadurgarh/Rohtak.

[Signature]
Regional Officer
Bahadurgarh Region
Pollution Control Board.
For and on behalf of the Haryana State



Haryana State Pollution Control Board
 REGIONAL OFFICE, BAHADURGARH (JHAJJAR)
 Tele Fax: 01276-267077

No: HSPCB/BDR//Water Consent/09/

9816

DATED: 31/3/19

To

M/s S.S.F. Polymers Ltd.

Plot No. 10/11, Main

Industrial Area, Bahadurgarh

Subject:

Grant of Consent for discharge of effluent under section 25/26 of the Water (Prevention and Control of Pollution) Act, 1974, as amended to date from 01.04.2019 to 31.03.2020.

Please refer to your consent application for the year 2019 to 2020 received in this office on 18/2/19 on the subject noted above.

As per the power delegated to Regional Officers vide Board's Notification No. 100, dated 01.01.2009 as amended till date for grant of Consent to Operate for such type of product/process and in view of the decision taken in the DLC meeting held on 29/3/19, circulated vide this office letter no. 2267-77 dated 30/3/19, consent to operate is hereby granted for the year 2019 for running of the industries namely M/s. S.S.F. Polymers Ltd. for processing/manufacturing of Cotton coated fabric with the following terms & conditions:-

1. The daily quantity of domestic effluent discharged into sewer/septic tank and soak pit from the factory shall not be exceed 6000 liters per day.
2. The daily quantity of the industrial effluent (process, floor & equipment wash, cooling and blow down water etc.) discharging from the factory into public sewer / Drain / On land for percolation / irrigation shall not be exceed Nil liters per day.
3. The industry has been assessed for the purposes of consent fee with investment cost (land, building, plant and machinery) of Rs. 1.98 lac for the year 2019 to 2020 in case the investment cost varies as per the annual report for the year duly audited by the Chartered Accountant, the difference of consent/licence fee if any, arises, the industry shall pay the same amount within one month of the receipt of notice from the Board in this regard.
4. The consent shall be valid for the period up to 31.03.2020.
5. The industry shall ensure that various characteristics of the effluent remain within the tolerance limits as specified in EPA standard and as amended from the time to time and at no time the concentration of any characteristics should exceed these limits for discharge of sewage effluent into ST/SP having final outlets and trade effluent into recycled having final outlets.

5. The industry would immediately submit the revised consent application from to the Board in the event of any change in the raw material in process, mode of treatment/discharge of effluent/Qty. of effluent, No. of outlets.
In case of any change of process at any stage during the year 2012 to 2013... the industry shall submit fresh consent application alongwith the consent fee if found due, which may be on any account and that shall be paid by the industry and the industry would immediately submit the consent application form to the Board in the event of any change during the year in the raw material, quantity, quality of the effluent, mode of discharge, No. of outlets treatment facilities etc.
7. The officer/officials of the Board shall reserve the right to access for the inspection of the industry in connection with the various process and the treatment facilities. The consent is subject to review by the Board at any time.
3. The industry shall apply for consent for the year 2012 to 2013... before one month of the date of expiry of the consent.
2. The industry shall not discharge any altered quantity/quality of the trade/domestic effluent without prior permission of the Board.
10. Permissible limits for any pollutants mentioned in the consent order should not exceed the concentration permitted in the effluent by the Board.
11. The industry shall pay the balance fee in case it is found due from the industry at any time later on.
12. In case the industrial unit uses the Municipal/HUDA/Industrial Estate Sewerage system for disposal of effluent for the final disposal they will submit the sewerage connection certificate.
13. The industry will plant minimum three varieties (Eucalyptus, Su Babul or any suitable variety) of trees in the vacant area.
4. The consent under Air (Prevention and Control of Pollution) Act, 1981 should be obtained.
5. The consent being issued provisionally only with a view to accommodates the unit to provide it an opportunity to modify its operations immediately so as to bring them in conformity with the law of the land.
6. The industry shall obtain Authorization under HWMT Rules, 2008 as amended to date.
7. The industry shall install separate Energy Meter for ETP and also maintain log book for energy and chemical consumption.
8. The industry shall obtain permission from Irrigation Department for discharging effluent into any drain/water bodies.
9. The industry is closed temporary own its own, they shall inform the Board and obtain permission before restart the unit.
10. The industry shall provide non-leached storage facilities for storage of hazardous waste or disposal off same in the common facilities.
11. The industry shall comply, the public liability insurance Act, 1991 as amended to date.
12. The industry shall submit Environmental Audit statement once in a year.
13. The industry shall obtain Environmental Clearance if applicable as per MOEF Notification dated 14-09-2006.
14. The industry shall inform to HO/RO office immediately by FAX in case of failure of ETP.
15. In case of bye passing the effluent the consent shall be revoke.
16. The industry shall comply all the Directions/Rules/Instructions issued time to time by the Board.

27. If the industry fails to adhere to any of the conditions of this consent order, the consent so granted shall be automatically lapse.

Specific Conditions:-

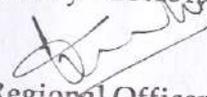
Unit will not discharge any effluent inside or outside the premises without prior permission from the board.


Regional Officer
Bahadurgarh Region
For and on behalf of the Haryana State
Pollution Control Board.

Endst. No. HSPCB/BDR/ 9917

Dated 31/07/2020

A copy of the above is forwarded to the Chairman, Haryana State Pollution Control Board, Panchkula for information and further necessary action.


Regional Officer
Bahadurgarh Region
For and on behalf of the Haryana State
Pollution Control Board.



Haryana State Pollution Control Board

REGIONAL OFFICE, BAHADURGARH (JHAJJAR)

Tele Fax: 01276-267077

No: HSPCB/BDR//Air Consent/09/

9818

DATED: 31/07/2010

To

M/s S.S.F. Polymers Ltd

Vill- Narna Majra

Block

Subject: Grant of Consent for emission of Air under section 21/22 of the Air (Prevention and Control of Pollution) Act, 1981, as amended to date from 01.04.2009 to 31.03.2010

Please refer to your consent application for the year 2009 to 2010 received in this office on 18/2/10 on the subject noted above.

As per the power delegated to Regional Officers vide Board's Notification No. 100, dated 01.01.2009 as amended till date for grant of Consent to Operate for such type of product/process and in view of the decision taken in the DLC meeting held on 29/3/10 circulated vide this office letter no. 9267-77 dated 30/3/10 consent to operate is hereby granted for the year 2009-10 for running of the industries namely M/s S.S.F. Polymers Ltd for processing/manufacturing of Carbon coated fabric with the following terms & conditions:-

1. The applicant shall maintain good house keeping within the factory and in the premises. All hose pipeline, storage tank extra shall be leak proof. In plant allow able pollution level if specified by the State Board should be met strictly.
2. Two or more ducts with different nature of exhaust gases should neither be intermixed nor be passed through a common chimney.
3. Adequate facilities should be provided for sampling viz sampling holes at specified locations and dimension, platform of specified size and strength, full arrangements of electric connection and also provide sampling ports in stacks etc, at 8 times diameters of stack/chimney/duct.
4. The applicant/company shall comply with and carry out directive/orders issued by the Board in this consent order at all subsequent times without negligence of his/its part. The applicant/company shall be liable for such legal action against him as per provision of the law/act in case of violation of any order/directives issued at any time and or non compliance of the terms and conditions of this consent order.
5. The disturbed condition in any of plant/plants of the factory which is likely to result increased emission or result in violation of emission standards prescribed in environment (protection) rules 1986 shall be forthwith reported to this Board telegraphically under intimation to the Member Secretary, Haryana State Pollution Control Board, Haryana.
6. The toxic chemicals materials should be handled with due safety. The Storage of toxic chemicals should be such that incase of emergency the chemicals could be transferred to other empty tank automatically and which should be followed by an approved air pollution control equipment designed for worst conditions.

7. A green belt (having sufficient tall and dense tree) around the factory should be provided under intimation and approval of the Board.
8. All processes using toxic chemical/harmful gases should be equipped with an emergency siren system in working conditions for alarming the general public in case of any untoward incident.
9. The applicant shall furnish to all visiting officer and/or the State Board, any information regarding the construction/installation or operation of the establishment or emission control system and industry shall also maintain and make available inspection book to the officers of the officers of the Board during their visits.
10. The air pollution control equipment of such specification which shall keep the emissions within the emission standard as approved by the State Board time to time shall be installed and operated in the premises where industry in carrying on/proposed to carry on its business.
11. The existing air pollution control equipment if required shall be altered or replaced in accordance with the direction of the Board.
12. All solid wastes arising in the factory premises shall be properly graded and disposed of by:-
 - (i) Land fill case of in material, care being taken to ensure that the material does not rise to leachate which may percolate in ground water of carried away with storm run off.
 - (ii) Compositing is case of bio degrade able materials.
 - (iii) If the method of incineration is used for the disposal of solid waste the consent application should be processed separately and it should be taken up which consent is granted.
13. The industry shall submit an affidavit to the effect that the above conditions shall be complied with by them duly attested by 1 st class Magistrate/Notary Public/Oath Commissioner.
14. The applicant shall make ensure that the emission of the air pollutants shall remain with in emission standards as approved by the State Board from time to time.
15. The applicant shall make an application for grant of fresh consent for the year ~~2012~~ at least 30 days before the date of expiry of this consent.
16. Necessary fees as prescribed for obtaining renewal consent shall be paid by the applicant along with the consent application.
17. The applicant shall either:-
 - (a) Not later than 30 days from the date of this consent certify in writing to the Member Secretary that the applicant had installed or provided for alternate electric power source sufficient to operate all the facilities installed by the applicant to maintain compliance with the terms and conditions of the consent.
 - (b) Not later than 30 days from the date of this consent certify in writing to the Member Secretary that upon the reduction loss or failure of one or more of the primary source of electric power to any facilities installed by the application to maintain compliance with the term and conditions of this consent, the application to maintain compliance with the term and conditions of this consent, the application shall proportionally reduce or otherwise control production and/or all emissions in order to maintain compliance with terms and conditions of this consent.
18. There should not be any fugitive emission from the premises.

19. The Liquid effluent arising out of the operation of the air pollution control equipment shall also be treated in a manner and to the standards stipulated in the consent granted under Water (Prevention and Control of Pollution) Act, 1974 by this Board.
20. If due to any technological improvement or otherwise this Board is of opinion that all or any of the conditions referred to above required variation (including the change of any control equipment either in whole or in part) this Board shall after giving the applicant an opportunity of being heard vary all or such condition and there upon the applicant shall be bound to comply with the conditions so varied.
21. The consent under Water (Prevention and Control of Pollution) Act, 1974 and Authorization under HWMT Rules, 2008 shall be obtained by the unit, if applicable.
The industry shall discharge all the gases through criteria except for the as follows:
The industry shall discharge all the gases through criteria except for the specific emission norms prescribed in EPA Rules, 1986.
 - (i) the height of stack shall conform to the following criteria except for the specific emission norms prescribed in EPA rules, 1986.
 $H = 14.Q^{0.3}$ Where sulphur-dioxide emitted.
Q= Sulphur dioxide emission as Kg/hr.
 - (ii) $h = 74Q^{0.27}$ where particulate matter is emitted.
Q= particulate matter emission as tones/hr. if by using the formula given above the stack height arrived is more than 9 m then this higher stack should be used.
23. Nothing in this consent shall be deemed to preclude the institution of any legal action nor release the applicant from any responsibility. Liabilities of penalties to which the applicant is or may be subject.
24. The industry shall maintain the following record to the satisfaction of the Board.
 - (a) The industries shall install separate energy meter and maintain log books for running of all air pollution control devices or pumps/motors used for running of the same.
 - (b) Register showing the results of various tests conducted by industry for monitoring of stack emission and ambient air.
25. The industry shall provide adequate arrangement for fighting the accident leakages discharge of any pollutants gas/liquids from the vessels, mechanical equipment etc., which are likely to cause environmental pollution.
26. The consent being issued by the Board as above doesn't imply that unit performance conforms to law as required.
The consent is being issued provisionally only with a view to accommodate that unit to provide it an opportunity to modify its operation immediately so as bring them in conformity with the law of the land.
27. The industry shall provide non-leached storage facilities for proper disposal of hazardous waste if hazardous is being generated.
28. The industry shall provide acoustic chambers QW DG sets to control noise pollution and ensure noise level with the permissible limit.
29. The industry shall submit on site/off site emergency plan & comply with the Hazardous Chemical Rules, if applicable.

30. The industry shall comply the public liability insurance Act, 1991 as amended to date, if applicable.
31. The industry shall submit Environment Audit statement once in a year.
32. The industry shall comply with Noise Pollution (Regulation and Control) Rules, 2000.
33. The industry shall install ambient air station in case of 17 & 19 categories large & medium scale units.
34. The industry shall obtain environmental clearance if applicable as per MOEF notification.
35. The industry shall inform to HO/RO office immediately by FAX in case of failure of APCM.
36. In case of by passing the emissions, the consent shall be deemed revoke.
37. The industry shall comply all the directions/Rules/Instructions issues time to time by the Board.
38. If the industry fails of adhere to any of the condition of this consent order, the consent so granted shall automatically lapse.

Specific Conditions:-

- # Unit will run its APCM regularly & effectively to meet the prescribed standards.
- # Unit will maintain the noise level as per norms prescribed.

[Signature]
 SK
 373 Bahadurgarh Region
 For and on behalf of the Haryana State
 Pollution Control Board.

Endst. No. HSPCB/BDR/

9818

Dated 31/3/2010

A copy of the above is forwarded to the Chairman, Haryana State Pollution Control Board, Panchkula for information and further necessary action.

[Signature]
 SK
 373 Bahadurgarh Region
 For and on behalf of the Haryana State
 Pollution Control Board.



HARYANA STATE POLLUTION CONTROL BOARD
C-11, SECTOR-6, PANCHKULA

Website – www.hspcb.gov.in E-Mail - hspcb.pkf@sifymail.com

Tele Fax No. – 0172-2577870-73

No. HSPCB/Consent/ : 329991917JHACTOHWM3639458

Dated:17/02/2017

To.

M/s :SSF POLYMERS LTD.

4 KM STONE, JHAJJAR- ROAD, VILL. NUNA MAJRA , BAHADURGARH
 JHAJJAR

Subject: Grant of consent for emission of Air under section 21/22 of the Air (Prevention & Control of Pollution) Act, 1981, from 01/04/2017 to 31/03/2022

Please refer to your consent application received on dated 2017-02-16 in Regional Officer, Bahadurgarh on the subject cited above.

With reference to your above application for consent for the emission/ continuation of emission of S.P.M. air pollutions into atmosphere under Air (Prevention & Control of Pollution) Act, 1981 hereinafter referred as the Act.

M/s **SSF POLYMERS LTD.** are authorized by the Haryana State Pollution Control Board to discharge their air pollution being emitted out of their factory premises in accordance with the condition as mentioned below:-

1. The applicants shall maintain good house keeping both within factory and in the premises. All hose pipelines valves, storage tanks etc. shall be leak proof. In plant allowable pollutants levels, if specified by State Board should be met strictly.
2. Two or more ducts with different nature of exhaust gases should neither be intermixed nor to be through a common chimney.
3. Adequate facilities should be provided for sampling viz sampling holes at specified locations and dimension. The platform of specified size and strengthful arrangements electric connection also be provided.
4. The applicant/company shall comply with and carry out directive orders issued by the Board in this consent order at all subsequent times without negligence of his /its part. The applicant/company shall be liable for such legal action against him as per provision of the law/act in case of violation of any order/directives. Issued at any time and or non compliance of the terms and conditions of his consent order.
5. The disturbed condition in any of plant/plants of the factory which is likely to result in increased emission or result in violation of emission standards shall be forthwith reported to this Board under intimation to the Member Secretary, Haryana State Pollution Control Board.
6. The toxic chemicals materials should be handled with due safety. The storage of toxic chemicals should be such that in case of emergency the chemicals could be transferred to other empty tank automatically and which should be followed by an approved air pollution control equipment designed for worst conditions.
7. A green belt (having sufficient tall and dense tree) around the factory should be provided.

8. All the processes using toxic chemical/harmful gases should be equipped with an emergency siren system in working conditions for alarming the general public in case of untoward incident.
9. The applicant shall furnish to all visiting officer and/or the State Board, any information regarding the construction/installation or operation of the establishment or emission control system and such other particulars as may be pertinent to prevention and control of air pollution. The industry shall also maintain and make available inspection book to the officers of the Board during their visits.
10. The air pollution control equipment of such specification which shall keep the emissions within the emission standard as approved by the State Board from time to time shall be installed and operated in the premises where the industry is carrying on/proposed to carry on its business.
11. The existing air pollution control equipment if required shall be alerted or replaced in accordance with the direction of the Board.
12. All solid wastes arising in the factory premises shall be properly graded and disposed of by:-
 - (i) In case of Land fill material, care should be taken to ensure that the material does not give rise to lechate which may percolate in ground water or carried away with storm run off.
 - (ii) Composting in case of bio degradable materials.
 - (iii) If the method of incineration is used for the disposal of solid waste the consent application should be processed separately and it should be taken up which consent is granted.
13. The industry shall submit an undertaking to the effect that the above conditions shall be complied with by them.
14. The applicant shall ensure that the emission of the air pollutants shall remain within emission standards as approved by the State Board from time to time.
15. The applicant shall make an application for grant of fresh consent at least 90 days before the date of expiry of this consent.
16. Necessary fee as prescribed for obtaining renewal consent shall be paid by the applicant alongwith the consent application.
17. The applicant shall either:-
 - a) Not later than 30 days from the date of consent order, certify in writing to the Member Secretary that the applicant had installed or provided for alternate electric power source sufficient to operate all the facilities installed by the applicant to maintain compliance with the terms and conditions of the consent.
 - b). Not later than 30 days from the date of this consent certify in writing to the Member Secretary that upon the reduction loss or failure of one or more of the primary source of electric power to any facilities installed by the application to maintain compliances with the term and conditions of this consent, the application shall proportionally reduce or otherwise control production and/or all emissions in order to maintain compliance with terms and conditions of this consent.
18. There should not be any fugitive emission from the premises
19. The liquid effluent arising out of the operation of the air pollution control equipment shall also be treated in a manner and to the standards stipulated in the consent granted under Water (Prevention & Control of Pollution) Act, 1974 by this Board.
20. If due to any technological improvement or otherwise this Board is of opinion that all or any of the conditions referred to above required variation (including the change of any control equipment either in whole or in part) this Board shall after giving the applicant an opportunity of being heard vary all or such condition and there upon the applicant shall be bound to comply with the conditions so varied.
21. If the industry fails to adhere to any of the condition of this consent order the consent so granted shall automatically lapse.
22. The unit shall obtain consent under Water (Prevention & Control of Pollution) Act, 1974 and authorization under HWTM Rules,2008.

23. (a) The industry shall discharge all the gases through a stack of minimum height.
 (b) The height of stack shall conform to the following criteria:
 (i) $H = 14.Q^{0.3}$ Where sulphur-dioxide is emitted.
 $Q =$ Sulphur dioxide emission as Kg/hr.
 (ii) $H = 74 Q^{0.27}$ where particulate matter is emitted.
 $Q =$ particulate matter emission as tonne/hr. If by using the formula given above the stack height arrived is more than 9 m then this higher stack should be used.
 (iii) The minimum stack height should be 30 Mts.
24. Nothing in this consent shall be deemed to preclude the institution of any legal action nor relieve the applicant from any responsibility, liabilities or penalties to which the applicant is or may be subject.
25. The industry shall maintain the following record to the satisfaction of the Board.
 1. The industries shall install separate energy meter and maintain log books for running of all air pollution control devices or pumps/motors used for running of the same.
 2. Register showing the results of various tests conducted by industry for monitoring of stack emission and ambient air.
26. The industry shall provide adequate arrangement for fighting the accidental leakages, discharge of any pollutants gas/liquids from the vessels, mechanical equipment etc. which are likely to cause environment pollution.
27. The consent being issued by the Board as above doesn't imply that unit performance conforms to law as required. The consent is being issued provisionally only with a view to accommodate the unit to provide it an opportunity to modify its operation immediately so as bring them in conformity with the law of the land.
28. The industry shall provide non-leachate storage facilities for proper disposal of Hazardous wastes.
29. The industry shall provide acoustic chambers on DG sets to control Noise Pollution and ensure noise level within the permissible limit.
30. The industry shall submit on site/off site emergency plan, if required.
31. The industry shall submit A/R within 3 months in case of 17 categories and once in 6 months, other categories L & M and keep all the parameters within limit.
32. The industry shall comply the Public Liability Insurance Rule, 1991 as amended to date.
33. The industry shall submit Environmental Audit report once in a year.
34. The industry shall comply Noise Pollution (Regulation and control) Rules, 2000.
35. The industry shall install ambient air station in case of 17 & other categories large & medium.
36. The industry shall obtain environmental clearance, if applicable as per MOEF notification.
37. The industry shall inform to HO/RO office immediately by FAX in case of failure of APCM.
38. In case of by passing the emissions, the consent shall be deemed revoked.
39. The industry shall comply all the direction/Rules/Instructions as may be issued by the MOEF/CPCB/HSPCB from time to time.

Specific Conditions :

Other Conditions :

1. CTO so granted will be revoked & cancelled in case unit found Non-Complying at any stage during this period.

Regional Officer, HQ

*For and be'half of chairman
Haryana State Pollution Control Board,
Panchkula.*



**HARYANA STATE POLLUTION CONTROL BOARD
C-11, SECTOR-6, PANCHKULA**

Website – www.hspcb.gov.in E-Mail - hspcb.pkl@sifymail.com

Tele Fax No. – 0172-2577870-73

No. HSPCB/Consent/ : 329991917JHACTO3639458

Dated:17/02/2017

To

M/s :SSF POLYMERS LTD.

4 KM STONE, JHAJJAR- ROAD, VILL. NUNA MAJRA , BAHADURGARH
JHAJJAR

Subject: Grant of Consent to operate for discharge of effluent under section 25/26 of the Water(Prevention & Control of Pollution) Act, 1974, from **01/04/2017 - 31/03/2022**

Please refer to your consent application received on dated 2017-02-16 in Regional Officer, Bahadurgarh on the subject cited above.

With reference to your above application for consent for the discharge of domestic effluent and trade effluent under Water (Prevention & Control of Pollution) Act, 1974 hereinafter referred as the Act M/s **SSF POLYMERS LTD.** is hereby authorized by the Haryana State Pollution Control Board, to discharge their effluent arising out of their premises in accordance with the terms and conditions as mentioned below:-

1. The daily quantity of domestic effluent from the factory shall not exceed **0.6 KLD**
2. The daily quantity of the industrial effluent (Process, floor & equipment wash, cooling and bleed water) from the factory shall not exceed **0 KLD**
3. **The industry has been assessed for the purpose of Consent to operate fee with investment cost (land, building, plant and machinery) of Rs. 289.850006 Lakh. In case the investment cost varies as per the annual report for the years duly audited by the Chartered Accountant, the difference of Consent to operate fee, if any, arises, the industry shall pay the same amount within one month of the receipt of notice from the Board in this regard.**
4. The consent to operate shall be valid for the period from **01/04/2017 - 31/03/2022**
5. The industry shall ensure that various characteristics of the effluents remain within the tolerance limits as specified in EPA Standard and as amended from time to time and at no time the concentration of any characteristics should exceed these limits for discharge.
6. The industry would immediately submit the revised application to the Board in the event of any change in the raw material in process, mode of treatment/discharge of effluent.
In case of change of process at any stage during the consent period, the industry shall submit fresh consent application alongwith the consent to operate fee, if found due, which may be on any account and that shall be paid by the industry and the industry would immediately submit the consent application to the Board in the event of any change during the year in the raw material, quantity, quality of the effluent, mode of discharge, treatment facilities etc.
7. The officer/official of the Board shall reserve the right to access for the inspection of the industry in connection with the various process and the treatment facilities. The consent to operate is subject to review by the Board at any time.
8. The industry shall not discharge any altered quantity/quality of the trade/domestic effluent without prior permission of the Board.

9. Permissible limits for any pollutants mentioned in the consent to operate order should not exceed the concentration permitted in the effluent by the Board.
10. The industry shall pay the balance fee, in case it is found due from the industry at any time later on.
11. In case the industrial unit uses the Municipal/HUDA/Industrial Estate Sewerage system for disposal of effluent for the final disposal they will submit the sewerage connection certificate.
12. If the industry fails to adhere to any of the conditions of this consent to operate order, the consent to operate so granted shall automatically lapse.
13. The industry will plant minimum three varieties (Eucalyptus, Su Babul or any suitable variety) of trees in the vacant area.
14. The consent to operate under Air (Prevention & Control of Pollution) Act, 1981 should be obtained.
15. The industry shall obtain Authorization under Hazardous Waste (Management handling and transbonding movement) Rules, 2008 as amended to date.
16. The industry shall install separate Energy Meter for ETP and also maintain log book for energy and chemical consumption.
17. The industry shall obtain permission from Irrigation Department for discharging effluent into any drain/water bodies.
18. If the industry is closed temporarily at its own, they shall inform the Board and obtain permission before restart of the unit.
19. The industry shall provide non-leachate storage facilities for storage of Hazardous Waste or dispose off same in the common facilities & will adhere to the norms laid down as per the amended notification under HWTM Rules, 2008
20. The industry shall submit A/R once in 3 months in case of 17 categories and other categories. The L&M shall submit A/R once in 6 months.
21. The industry shall comply the Public Liability Insurance Rules, 1991, as amended to date.
22. The industry shall submit Environmental Audit /Report once in a year.
23. The industry shall obtain Environmental Clearance, if applicable as per MOEF Notification.
24. The industry shall inform to HO/RO office immediately by FAX in case of failure of ETP.
25. In case of bye passing the effluent the consent to operate shall be deemed revoke.
26. The industry shall comply all the Directions/ Rules/Instructions issued from time to time by the Board.

Specific Conditions :

Other Conditions :

1. CTO so granted will be revoked & cancelled in case unit found Non-Complying at any stage during this period.

Regional Officer, HQ
For and be'half of chairman
Haryana State Pollution Control Board,
Panchkula.

HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT

Notification

The 14th February, 2006

No. CCP(NCR)/JCA-1(BCH)/DP/2006/401.— In exercise of the powers conferred by sub-section (7) of section 5 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Act 41 of 1963) and with reference to Haryana Government, Town and Country Planning Department, Notification No. CCP (NCR)/JCA-1/2003/2523, dated the 30th October, 2003, and in supersession of all other notifications issued in this behalf and to modify the Final Development Plan of Bahadurgarh town previously published vide Haryana Government, Town and Country Planning Department, Notification No. 1116-2 T.C.P.78, dated the 15th February, 1978, on the 2nd May, 1978, and to publish the Final Development Plan also for the additional controlled areas No. II and III declared vide Haryana Government, Town and Country Planning Department, Notification No. 4779-10 DP 84/9720, dated the 25th June, 1984, published on 10th July, 1984 and Haryana Government, Town and Country Planning Department, Notification No. CCP-96 / 8681, dated the 12th June, 1996, published on the 18th June, 1996, respectively, the Governor of Haryana hereby publishes the Final Development Plan along with restrictions and conditions to be made applicable to the controlled areas covered by it given in the Annexures A and B to the Final Development Plan of Bahadurgarh.

DRAWINGS

1. Existing land Use Plan bearing Drawing No. D.T.P./JH15/99, dated the 29th June, 1999 (already published vide Notification No. CCP (NCR)/JCA-1/2003/2523, dated the 30th October, 2003 in the Haryana Government Gazette, dated the 30th October, 2003).
2. Final Development Plan-2021AD for Bahadurgarh Controlled Areas I, II and III bearing Drawing No. D.T.P. (JH)89/2004, dated the 7th June, 2004.

ANNEXURE - A

EXPLANATORY NOTE ON THE FINAL DEVELOPMENT PLAN BAHADURGARH-2021AD.

1. Historical Background:

The Estate of Bahadurgarh alongwith 25 other villages were received by Bahadurkhan and Taj Mohammad of Farukhanagar in Jagir in 1755 AD. The town was known as Sharafabad, when it was handed over to the Bahadurkhan and Taj Mohammad, who ruled it for over 40 years and built a fort here. The town and its dependent villages were bestowed upon to Mohanmmed Ismail Khan, brother of the Jhajjar Nawab by Lord Lake. Imail Khan's family retained this Estate till 1857, the Estate became part of the Rohtak District in the year 1857.

2. Location and Regional Setting:

Bahadurgarh town is situated on Delhi-Hisar National Highway No. 10 at a distance of 37 Kilometers from Delhi. It is located between 76° 55' 25" East longitude and 28° 43' 50" North latitude. The Najafgarh town and Nagroi village which are important settlements of N.C.T. Delhi are located at a distance of 10 Kilometre and 14 Kilometre respectively. The town of Bahadurgarh is very well linked with Delhi and other important towns of Haryana such as Rohtak-Hisar by National Highway No. 10 and Railway line.

Bahadurgarh town is an important industrial town wherein Haryana Government has developed about 200 Hectares of land for industrial purpose. Besides other big industrial units such as M/s. Hindustan National Glass Company, M/S Hindustan Sanitary Wares, M/s. Surya Rosam, M/s. Goman Dikagan, M/s. Parag, Panchsaran and M/s. Swastik Pipe etc are its main industrial units existing here on the land privately purchased by them. The town has specialization in manufacturing of Sanitary Ware, China Ware, Galvanized steel pipe, footwear etc. Recently an area of about 250 Hectares has also been notified under section 4 and 6 by Haryana State Industrial Development Corporation for industrial purpose. Besides the town exerts considerable influence in its Rural surrounding.

3. Physiography:

Physiographically, the town is low lying and slopes towards southeast. The old settlement rests on a mound in the southeast. The trends of its development is along National Highway towards west and along Bahadurgarh-Safai Path Road, Bahadurgarh-Jhajjar Roads and across the Railway station in North. The Western Run drain flows North to South in the middle of town and falls into Drain No. 8 in Delhi.

The underground water is brackish and in the year 2001, the canal based water supply has been furnished since the town is low lying, it is prone to floods.

4. Availability of Infrastructures:

4.1 Utility Services:

At present, Bahadurgarh town has a 132 Kilo Volts electric Sub-Station alongwith 4 Number of 33 Kilo Volts Sub Station with installed capacity of 69 Mega Volts Ampere, which is sufficient to cater the need of present population. At present, the existing capacity and source of the supply is through Bhakra Beas Management Board, New Delhi and Rewari.

At Bahadurgarh town, there is production of 6.9 million liter per day of water per day with the help of 4 rapid sand filtration treatment plants and the present rate of water supply is 80 liters per capita per day. With the construction of second water supply channel/Minor at Bahadurgarh, the water supply system has been improved. There is a provision of supply of 35 cusecs i.e. 90 million liter per day water for Bahadurgarh town from Gurgaon water supply channel, which would be sufficient to cater the further needs of this Industrial town for 3 lac population.

Bahadurgarh town is covered with approximately 60% separate sewer system having 5.18 million liter per day of sewerage generation, which is presently discharged into Drain No. 8 without any treatment. A site has been selected for treatment plant of sewerage Disposal jointly by Public Health Department and Haryana Urban Development Authority between Mungeshpur Drain and proposed Bye-Product section 9 and 9A on N. side of the town. When this treatment plant will be in operation, sewerage problem will be solved to a great extent. At present the town generates 34 MT/D of solid waste, which is disposed off four Kilometers away from the existing city with non-environment friendly land fill site.

Presently for storm water drainage system, the surplus rain water from the different parts of the town is being collected in the sub-drain by means of the open drain, which falls in the Western Jua Drain having discharge capacity of 725 cusec, existing parallel to the National Highway No. 10. Diversion Western Jua Drain having discharge capacity of 573 cusec and Kulashi Lin Drain having discharge capacity of 144 cusec exists on the north side of the Railway Line, which ultimately falls in Mungeshpur Drain having discharge capacity of 2000 cusec, which are serving the purpose of the drainage for the town. The same will also cater the purpose of the drainage of surplus rain water for 2024 AD for the town.

The town is enjoying the facilities of 5 telephone exchanges, out of which, 4 are Remote Station System Units and one is main with Internet-cum-International Subscribed Dialing facilities. The present capacity of main exchange is approximately 14500 lines, which may be increased to one lac lines, which is sufficient to cater to the need of telephone for the population of 3 lac. As recommended in the Draft Regional Plan-2021, there will be requirement of 31500 lines at the tele-density of 1.18 i.e. 11.5 telephone lines for every 100 persons.

4.2 Social Infrastructure -

Bahadurgarh town has two degree colleges, one Government Girls Junior Basic Teacher centre, one Industrial Training Institute and ten High/Higer Secondary Schools. Health Services in town includes 30 beds Civil Hospital, which is to be extended upto 50 beds in near future. Three Employees State Insurance Dispensary, Maternity and child welfare centre are other medical facilities. There is Gauriyan Tourist Complex which includes Motel, Restaurant, Conference Hall, Bar, Gift shop and lawns for social gathering. The town is also facilitated with Brigadier Hoshier Singh Stadium and Mela Ground.

5. Economic base of the town/functional status.

The main problem of Brackish water of this town has been solved now as the canal based water supply for the town has been commissioned recently. With the result, now the Industrial growth of the town has picked up. The Industrial base of this town is further going to be strengthened as some of the industries of non-conforming area of Delhi, which have been closed by the order of the Hon'ble Supreme Court of India, are also being set up at Bahadurgarh, being a nearest place of Delhi.

6. Population/ Demography:

As per 1991 census, the town had a population of 57235 persons. The past trend of its population growth is that inspite of its closeness to Delhi, Bahadurgarh town could not achieve high growth rate as envisaged in the Final Development Plan of town and N.C.R. Plan of 2001, due to its local problems of brackish underground water and weak urban infrastructure.

The decade-wise population of Bahadurgarh town since 1961 is as under:-

POPULATION OF BAHADURGARH TOWN			
Year	Population	Percentage Growth	
1961	14982		
1971	25812	72.28	
1981	37488	45.23	
1991	57235	52.67	
2001	132000	130.62	
2011	198000 Projected	50.00	
2021	300000 Projected	51.51	

7. Existing Land and Use of Bahadurgarh Town :

At Bahadurgarh, due to its local problem of under ground brackish water, the activities i.e. the manufacturing industries and the central government offices which proposed to be shifted in the town as mentioned in the Regional Plan for NCR and Delhi Master Plan, could not shifted to the town resulting poor urban growth. The existing land use vis-à-vis the proposed land use in Final Development Plan for 1991 AD is as under :-

Main Code	Land Use	Proposed Land Use In 1991 (in Hectares)	Existing land Use In 1999 (in Hectares)	Variations
100	Residential	575.10	430.00	145.10 (-)
200	Commercial	89.91	60.00	29.91 (-)
300	Industrial	409.05	290.00	119.05 (-)
400	Transport and Communication	126.36	80.00	46.36 (-)
500	Public Utility	30.78	30.78	
600	Public and Semi Public uses	46.50	12.00	34.50 (-)
700	Open Spaces and Green belt	123.12	16.00	107.12 (-)
	Total	1394.82	938.04	456.84 (-)

8. Existing Transportation Network:-

Bahadurgarh is Sub-Divisional Head Quarter of District Jhajjar. It is one of four Delhi Metropolitan Area towns proposed to be developed as per N.C.R. plan 2001. As per recommendations of Master Plan for Delhi-2001 (SI), dispersal of certain selected wholesale trades from Delhi and decentralization of central Government offices with transport Network is inevitable in the surrounding towns of Delhi in N.C.R.; so as to decongest the over burdened National Capital of India. Due to its strategic location on National Highway No. 10, Bahadurgarh is one of the important CNCR town. The town of Bahadurgarh is very well linked with Delhi and other important towns of Haryana such as Rohtak-Hisar by Railway line and road network.

9. Need for declaration of controlled Areas:

Controlled area of Bahadurgarh was declared around the town vide Punjab Government Gazette Notification No. 3959-2T.C.P-64/29556, dated the 7th November 1964 and published on 26th February, 1965 and Additional Controlled Area declared vide Haryana Government Gazette Notification No. 4779-10DP-84/9720, dated the 25th June, 1984 and published on the 10th July, 1984 and controlled area No. III around the Bahadurgarh declared vide Haryana Government Gazette Notification No. CCP-96/8681, dated the 12th June, 1996 and published on 18th June, 1996.

Name of Controlled Area	Area in Acres	Area in Hectares
Controlled Area -I	7294.60	2953.27
Controlled Area -II	7934.40	3212.30
Controlled Area -III	3820.80	1546.38
Total	19049.80	7712.45

The Haryana Government published the Final Development Plan, for Controlled Area-I, vide gazette notification No. 1116-2TCP-78, dated the 15th February, 1978 and published on the 2nd May, 1978.

10. Proposed Land Use:

As per N.C.R. Plan, Bahadurgarh town has been proposed to be developed for 3.00 lacs population for 2021 AD. In accordance with the provisions of N.C.R. Plan, the Final Development Plan of Bahadurgarh Town has been

designed on average residential density factor of 200 persons per hectare. Due to provision of 100 meter wide green belt on both sides of proposed Bye Pass, the overall town density works out to about 77 persons per hectare. The extent of various land uses is given as below:-

Main Code	Land Uses	Area in Hectares	Percentage
100	Residential (including village Settlements within urbanisable area)	1380	36.36
200	Commercial	140	03.69
300	Industrial	803	21.16
400	Transport and Communication	507	13.36
500	Public Utility	115	03.03
600	Public and Semi Public uses	140	03.69
700	Open Spaces and Green belt	710	18.71
Total:		3795	100
Area of existing City within old Municipal Limits		155	
Total Urbanisable area:		3950	

10.1 Residential Zone:

The Final Development Plan-2021 of Bahadurgarh town has been designed for the projected population of 2.14 lakhs. In this Plan, an area of 1380 hectares has been reserved for residential purpose on the basis of average residential density of 200 persons per hectare. However, the residential sectors adjoining to industrial areas have been proposed to be developed on higher residential density of 217 persons per hectare to accommodate the population of economically weaker section and low income group. The residential sectors adjoining to District Shopping Centre and Institutional areas would be developed on the basis of residential density of 200 per hectare. However, the Gross Density of the town remains below 100 persons per hectare. As per 1991 Census, the old Municipal town was accommodating 57,235 persons. It has been considered that that old part of Bahadurgarh town would accommodate about 60,000 persons by 2021. The rest of the projected population would be accommodated in residential sectors i.e. 1, 2, 3, 3A, 3B, 4A, 5, 6, 7, 9, 9A, 10, 11, 13, 14, 15, 19 part, 20 Part, 23 part, 24 part, 25, 27, 28 and 28A.

10.2 Commercial Zone:

In order to cater to the commercial needs of Bahadurgarh town, an area of 140 hectares has been reserved for commercial purpose. In this Final Development Plan the above commercial area also includes District Shopping centres which have been proposed in sectors 4, 9 part, 12 part and 26 part. The existing Grain market of the town, which is located in a very congested area, has been proposed to be shifted to sector 4. An Auto market has been developed along National Highway-10 in an un-organised way, causing traffic jams and accidents. In order to solve this problem, the said Auto-market has also been proposed to be shifted to a new site, commarketed in sector 9. All the two shopping centres have been proposed either on existing National Highway or on proposed Bye Pass/Bye Road in sectors 9 and 12, so that these areas may become the main attraction points to the public for flourishing their business. All residential sectors would be developed on neighborhood planning concept. The local commercial needs of each sector would be accomplished within those sectors by developing local shopping centers.

10.3 Industrial Zone:

Bahadurgarh town is primarily an industrial town. M/s Somani, M/s Parley Biscuits, M/s Surya Roshni Ltd., M/s Hindustan Sanitary Wares and M/s Hindustan National Glass Company are its main industrial units. The Town has specialization in manufacturing sanitary ware, Chinaware, Galvanized steel pipes, foot-wears etc. In this Final Development Plan, the industrial character of the town has further been strengthened by proposing industrial area of 803 hectares on prime locations either at Delhi-Hisar National Highway or adjoining to railway line/Bye Pass. The sector proposed for the industrial purpose are 4B, 16, 17, 18, 18A, 19, 20Part, 21, 22, 23 and 24Part. No hazardous and polluting industries are allowed.

10.4 Transport and Communications:

In the Final Development Plan, an area of 507 hectares has been proposed for Transport and Communication area. The existing Delhi-Hisar National Highway passes through congested parts of the town. There is a traffic volume count of 17901 vehicles for motorized vehicles and 2965 for non-motorized vehicles on N.H.-10 and also along with the movement of intra-city traffic. Traffic on this National Highway No. 10 mostly remains choked at various points i.e. from Bus Stand to the Shajjar Mon. For smooth flow of the traffic, one eastern periphery road starting from Nizampur Road in the Delhi territory and southern Bye-Pass starting from Sector 9 have been proposed as shown in the Final Development Plan. In the N.C.R. Regional Plan, upgradation and widening of National Highway No. 10 are

4 lanes has also been suggested at Bahadurgarh. A fly-over bridge has also been proposed on Periphery Road at railway crossing and National Highway-10. For Intra-city traffic, a network of 45 metres and 30 metres wide roads at a distance of 1 kilometer to 1.5 kilometers, on the grid iron pattern, have been proposed. These sector roads have been shown as V-2 and V-3 roads on the Development Plan. For connecting Bahadurgarh with core Delhi, there is a proposal of Regional Rapid Transit System (RRTS) mentioned in Functional Plan for transport. Regional Rapid Transit System will ultimately be connected with Delhi Metro by the year 2011; Dedicated Broad Gauge Double Line (cleared) will be constructed.

Bahadurgarh is basically an industrial town, therefore, an Inland Port-cum-Transport Nagar has also been proposed in sector-17A between Railway Line and National Highway No. 10 adjoining to industrial sectors. This Inland Port-cum-Transport Nagar shall also have the facility of Truck Parking, Transport Booking Agencies, Auto Market, Warehousing, weight bridges, Petrol pumps, loading and unloading platforms etc.

10.5 Public Utility Zones:

In order to cater to the needs of projected population of 3 lac persons an area of 115 hectares has been reserved for public utility uses. The area reserved under public utility use is proposed in sectors 7, 17, 22A, 27 and in agricultural zone.

In the Final Development Plan all Public Utility areas which stand already developed at site have been accommodated as such. There will be requirement of 60 million liter per day of water to cater the need of 3 lakh Projected population of the town at the rate of 200 liters per capita per day as recommended in the Draft Regional Plan-2021 and 6 hectares of land at the rate of 0.1 Hectare/MLD will be required for water treatment plant and water distribution system. Keeping in view the above requirement, sufficient water and an area measuring 25 hectares is reserved in the Final Development Plan for 2021 AD.

At Bahadurgarh, 48 million liter per day of the sewer will be generated from the projected population of 3 lac persons and 48 hectares of the land at the rate of 1 hectare/MLD will be required for the sewerage treatment plant. In this regard, for the establishment of sewerage disposal works, an area of 48 hectares on the Yamashaur Drain, near industrial sector-22 A and an area of about 5.5 Hectares for disposal works on the Beri Road has been reserved. Also 150 MT/day of the solid waste will be generated from the projected population of 3 lac persons. For disposal of solid waste, an area of about 35 hectares including green buffer of 500 meter in sector-22 A and 20 hectares for solid waste on Badli road has been earmarked in the Final Development Plan for 2021 AD.

At Bahadurgarh, there are proposals of the state government to install one 220 Kilo Volts Sub-Station at village Nana Majra, one 132 Kilo Volts Sub-Station at sector 9-9A and two nos. of 33 Kilo Volts Sub-Station at Modern Industrial Estate and at village Bannoli with the total installed capacity of 61.2 Mega Volts Ampere. The Power Grid Corporation of India has a proposal to install 400 Kilo Volts Sub-Station at village Garota Kalan. Besides above, sufficient area measuring 10.5 hectares is reserved in the Final Development Plan for 2021 AD to fulfill the future need of electricity. The existing electric sub-stations of the town have also been accommodated as such in the Development Plan.

10.6 Public and Semi Public Uses Zone:

In the Regional Plan of National Capital Region, Bahadurgarh town has been identified as a Delhi Metropolitan Area town and as per recommendations of the said plan, Bahadurgarh town would have to accommodate the offices and institutions of Public and private Sector enterprises, which would be shifted out of Delhi for the de-congestion of National Capital. Keeping in view the aforesaid proposal an area of 140 hectares has been proposed to be developed as Public and Semi Public uses in the Final Development Plan. This Public and Semi-Public use would also accommodate town level community facilities such as Technical Colleges, technical training institutes, medical institutes, Hospitals, Fire Station and Government Offices etc. The neighborhood level community facilities such as Schools, Colleges, dispensaries, Community Centres, Religious Buildings etc. would be provided in residential sectors as per norm at the time of preparation of layout plans of the sectors. The area reserved under Public and Semi Public Use is proposed in sectors 3A, 5, 7, 10, 12, 13, 14 and 19.

10.7 Open Spaces and Green Belts:

The area under major open spaces as reserved in the Final Development Plan is 710 hectares. Sector 30(P) has been earmarked for Town Level Park with an area of 50 Hectares. Other open spaces have been provided mostly in linear fashion in the form of 100 metres wide green belts along Bypass and Railway line, 60 metres wide green belts along National Highway and 30 metres wide green belts along Scheduled Roads. No construction would be allowed in the said green belts except petrol pumps and other structures as per the provision of section-3 of the Act No. 41 of 1953, which are required for maintenance and preservation of grassy land. Existing Water bodies have been accommodated in the Final Development Plan. These green belts would be developed as a lush green wood lands and well land-scaped parks. The existing Mela Ground of the town has been preserved in this Final Development Plan for performing town level religious-social functions. In addition to cremation ground, an area of

about 100 hectares has been reserved for the development of a stadium on the Bye-Pass/Ring Road in the southern part of the town in sector-12A.

10.8 Agricultural Zone:

The rest of the controlled area i.e. controlled area except urbanisable area has been designated as agricultural zone. This zone however, will not eliminate the essential building construction and development within this zone, such as extension of existing village contiguous to Abadi-Deh. It undertaken as a project approved or sponsored by the Government for other ancillary and allied facilities necessary for maintenance and improvement of agriculture area. Approximately, 10 Hectares of area has been earmarked for dairy farming, which are to be shifted from the old town on Sidipur road.

11 Phasing of Development plan:

Serial No.	Period	Sectors to be developed	Development activities to be taken up
1	2001-2011	-Residential sectors-1, 2, 3, 3-A, 4-A, 9, 9-A, 10, 11, 12, 13 and 15 -Commercial sector-4(part), 9(part), 12(part) -Institutional sectors-10(part), 12(part), 13(part) -Industrial sectors-4-B, 16, 17, 18, 18-A -Transportation-17-A -Public utility-22-A	Construction of bye-pass and proposed V-2 road of width 45 meters, shifting of dairies from the existing town, four laning of the existing NH-10, Rapid Regional Rail network has proposed in the Regional Plan-2021, development of sewer disposal and garbage disposal site in sector-22A and sewage disposal site on the Beri road.
2	2011-2021	Rest of the proposal in the final development plan-Bahadurgarh (2021)	Rest of the activities proposal in the final development plan.

Note: The phasing of Development Plan is tentative and is subject to change as per requirement.

12 Zoning Regulations:

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

ANNEXURE-B

Zoning Regulations:

Governing use and development of land in the controlled areas around Bahadurgarh as shown in Drawing No. DTP(Jh)-89/2004, dated the 7th June 2004.

I. General:

- (1) These zoning Regulations, forming part of the development plan for the Controlled Areas, around Bahadurgarh shall be called zoning regulations of the development plan for the Controlled Areas, Bahadurgarh.
- (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 Sectors and Controlled Areas Restriction of Unregulated Development Act, 1963 (41 of 1963), and the rules framed there under.

II. Definitions:

In these regulations:

- (a) 'approved' means approved under the rules;
- (b) 'building rule' means the rules contained in part VII of the rules;
- (c) 'Drawing' means Drawing No: DTP(Jh)-89/2004, dated the 7th June, 2004.
- (d) 'Floor Area Ratio' (FAR) means the ratio expressed in percentage between the total floor area of a building on all floors and the total area of the site;

- (e) 'Group Housing' shall be the buildings designated in the form of flatted development for residential purpose or any ancillary or appurtenant building including community facilities, public amenities and public utility as may be prescribed and approved by the Director, Town and Country Planning, Haryana.
- (f) 'Light Industry' means an industry not likely to cause injurious or obnoxious noise, smoke, gas, fumes, odours, dust, effluent and any other nuisance to an excessive degree and motivated by electric power.
- (g) 'Local Service Industry' means an industry, the manufacture and product of which is generally consumed within the local area, for example bakeries, ice-cream manufacturing, aerated water, Atta Chakies with power, laundry, dry-cleaning and dyeing, repair and service of automobile, scooters and cycles, repair of house hold utensils, shoe-making and repairing, fuel depot etc. provided no solid fuel is used by them;
- (h) 'Medium Industry' means all industries other than 'Light Industry' and Local Service Industry and not emitting obnoxious or injurious fumes and odours;
- (i) 'Extensive Industry' means an industry set up with the permission of the government and is extensive employing more than 100 workers and may use any kind of captive power of fuel provided they do not have any obnoxious features;
- (j) 'Heavy Industry' means an industry to be set up in public or semi-public or private sector with the permission of the Government (if the cost of machinery is more than one crore rupees).
- (k) 'Material Date' means the date of publication of notification of various controlled areas declared as under:

Serial Number	Name of the Controlled Area and Notification number	Material Date
1.	Controlled Area No. I notified vide Punjab Government Gazette Notification No. 2959-27CP-64/29556, dated the 7 th November, 1964 published on 26th February, 1965.	26th February, 1965.
2.	Controlled Area No. II notified vide Haryana Government Gazette Notification No. 4749-10DP-84/9720, dated 25.6.1984 published on 10th July, 1984.	10th July, 1984.
3.	Controlled Area (Part-II) notified vide Haryana Government Gazette Notification No. CCP-96/8681, dated the 12th June, 1996 published on 18th June, 1996.	18th June, 1996.

- (l) 'Non-conforming use' in respect of any land or building in a controlled area means the existing use of such land or building which is contrary to the major land use specified for that part of the area in the development plan.
- (m) 'Public Utility Service Building' means any building required for running of public utility services such as water-supply, drainage, electricity, post and telegraph and transport and for any municipal services including a fire station.
- (n) 'Rules' means the Punjab Scheduled Roads and Controlled Areas Restriction of Land Use Development Rules, 1965.
- (o) 'Sector Density' and 'Colony Density' shall mean the number of persons per hectare in sector area or colony area, as the case may be.
- (p) 'Sector Area' and 'Colony Area' shall mean the area of sector or of colony as bounded within the major road system shown on drawing.
- Explanation:**
- (1) In the case of sector and on the approved layout plan of the colony in the case of colony including 50 percent land under the major roads surrounding the sector and excluding land under the major road system and the area unfit for building development within the sector or the colony as the case may be.
- (2) For the purposes of calculation of sector density or colony density, it shall be assumed that 55 percent of the sector area or colony area will be available for residential plots including the area under Group Housing and that every building plot shall on the average contain three dwelling units each with a population of 4.5 persons per dwelling unit or 13.5 persons building plot or as incorporated in the Zoning Plan of the colony/group housing complex. In the case of shop-commercial plot, however, only one dwelling unit shall be assumed.
- (q) 'Site Coverage' means ratio expressed in percentage between the area covered by the ground floor of building and the area of the site.

- (r) The terms "Act", "Colony", "Colonyer", "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;
- (s) "Farm House" shall mean a house constructed by the owner of a Farm at his land for the purpose of:
- (i) Dwelling unit, i.e. main use
 - (ii) Farm shed i.e. Ancillary use.
- Notes:
- (1) The construction of the farm house shall be governed by the restrictions given under clause regarding "provision of farm house outside abadi-deh in rural/agricultural zone".
 - (2) The farm sheds shall be governed by the restrictions mentioned in clause regarding building control and site specifications.
- (t) '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.
- (u) 'Loft':- An intermediary floor or a residual space in a pitched roof, above normal floor level with a maximum height of 1.5 meter and which is constructed or adopted for storage purposes.
- (v) 'Mezzanine Floor':-An intermediate floor above ground level with area of mezzanine restricted to 1/3 of the area of that floor and with a minimum height of 2.2 metres.
- (w) '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 hydrants etc.
- (x) "Rural Industries Schemes" means industrial unit, which is registered as rural industries schemes by the Industries Department.
- (y) "Small Scale Industries" means industrial unit, which is registered as small scale industries by the Industries Department.
- (z) "Agro based industries" means an industrial unit, which uses food grain, fruits or Agro waste as raw material.
- (za) "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 to this notification and/or, as may be defined by the Government of Haryana from time to time.
- (zb) "Cyber Park/ Information Technology Park" means an area developed exclusively for creating software development activities and Information Technology Enabled Services wherein no manufacturing of any kind (including assembling activities) shall be permitted.
- (zc) "Cyber City" means self contained intelligent city with high quality of infrastructure, access to surrounding and high speed communication access to be developed for nurturing the Information Technology concept and germination of medium and large software companies/Information Technology Enabled Services wherein no manufacturing units may be allowed.
- (zd) 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, (41 of 1963).

III. Major Land Uses/Zone:

- (i) Residential Zone
- (ii) Commercial Zone
- (iii) Industrial Zone
- (iv) Transport and Communication Zone
- (v) Public and Semi Public Zone (institutional Zone)
- (vi) Public Utility Zone
- (vii) Open Spaces Zone
- (viii) Agriculture Zone

(2) Classification of major land uses in according to Appendix "A".

IV. Division into Sectors:

Major land uses mentioned at Serial Nos.(i) to (vii) in zoning regulation-III above, which are land uses for building purposes, have been divided into sectors as shown, bounded by the major road reservations and each sector shall be designated by the number as indicated on the drawing.

V. Detailed land uses within major uses:

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

VI. Sectors not ripe for development:

Notwithstanding the reservation of various sectors for respective land uses or building purposes, the Government shall not permit any changes in their land use or allow construction of building thereon, save and except, for the purpose of economic and economical development of the controlled area till such time as availability of water supply, sewerage arrangement and other facilities for these sectors are ensured to his satisfaction.

VII. Sectors to be developed exclusively through Government Enterprises:

(1) Change of land use and development in sectors which are reserved for the commercial zone in the semi-public 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 residential colony within these sectors.

(2) Notwithstanding the provision of clause (1) above, the Government may reserve any portion of any sector for development exclusively by it or by the agencies mentioned above.

VIII. Land Reservations for Major Roads:

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

Classification	Land Reservation
(i) V-1(A)	Existing Width with 60 meters green belt on both sides.
(ii) V-1(B)	Existing Width.
(iii) V-1(C)	Existing Width.
(iv) V-1(D)	Existing width with 30 meters green belt on both sides.
(v) V-1(E)	Existing width with 30 meters green belt on both sides.
(vi) V-1(F)	Existing Width.
(vii) V-1(G)	Existing Width.
(viii) V-1(H)	Existing Width.
(ix) V-1(I)	Existing Width.
x) V-1	60 meters wide road with 100 meters belt on both sides.
xi) V-2(A)	45 meters wide road with 30 meters belt towards urbanisable area.
xii) V-2	45 meters wide road.
xiii) V-3	30 meters wide road.

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

(3) 30 meters wide green belt reservation along the railway line.

IX. Industrial non-Conforming uses:

With regard to the existing industries shown in the zones other than industrial zone in the development plan, industrial non-conforming uses shall be allowed to continue for a fixed period to be determined by the Director, but not exceeding ten years, provided that the owner of the industry concerned:

- undertakes to pay to the Director, as determined by him the proportionate charges towards the cost of development of the site as and when called upon by the Director or to pay in lieu thereof;
- during the interim period makes satisfactory arrangements for the discharge of effluents to the satisfaction of the Director; and
- no further expansion shall be allowed within the area of the non-conforming use.

X. Discontinuance of non conforming uses:

(1) If a non-conforming use of land has remained discontinued continuously for a period of two years, it shall be deemed to have terminated and the land shall be allowed to be re-used or re-developed, as existing to the conforming use.

(2) If a non-conforming use building is damaged to the extent of 50 percent or more of its re-producible 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.

(j) After a lapse of period fixed under clause IX, the land shall be allowed to be redeveloped in such way as 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 or developed for building purposes unless the proposed use and development is according to the details indicated in the sector plan and zoning plan or the approved colony plan in which the land is situated.

XII. Individual site to form part of approved layout or zoning plan:

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

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

XIII. Minimum size of plots for various types of building:

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

(i) Residential plot	50 Square meters
(ii) Residential plot unsubsidized industrial housing Or slum dwellers housing scheme approved by the Government	35 Square meters
(iii) Shop-cum-residential plot	100 Square meters
(iv) Shopping booths including covered corridor or pavement in front	20 Square meters
(v) Local service industry plot	100 Square meters
(vi) Light industry plot	250 Square meters
(vii) Medium industry plot	8000 Square meters

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

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

Site coverage and the height upto which building may be erected within independent residential or industrial plots shall be according to the provisions contained in Chapter VII of the rules. In the case of other categories, the maximum coverage and the floor area ratio, subject to architectural control, as may be imposed under regulation XVI shall be as under:

Serial Number	Type of use	Maximum Ground Floor Coverage	Maximum Floor Area Ratio	Remarks
1.	Group housing	35%	175	
2.	Government offices	25%	150	
3.	Commercial (a) Integrated corporate	40%	150	The total area of the commercial pocket is to be considered total plottable 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 some sites have been planned be considered plottable area while working out the plottable area of the sector.
4.	Warehousing	75%	150	

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

XV. Building lines in front and rear of building:

These shall be provided in accordance with rules 51, 52 and 53 of the Rules.

XVI. Architectural control:

Every building shall conform to architectural control prepared under rule 59 of the Rules.

XVII. Relaxation of Agricultural zone:

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

(a) for use and development of the land into a residential or industrial colony provided the colony was purchased the land for the said use and developed prior to the material date and the coloniser secures permission for the 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 requires special relaxation of allotment in the proper zone;
- (iii) the owner of the land secures permission for building as required under the rules;
- (iv) the owner of the land undertakes to pay to the Director, as determined by him, the proper site charges as and when called upon by the Director in this behalf and during the material period makes satisfactory arrangement for discharge of effluent.

Explanation:

The word 'Purchase' in the regulation shall mean acquisition of full proprietary right and no lesser title such as agreement to purchase etc.

XVIII. Density:

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

XIX. Provision of farm house outside Abadi-Deh in Agricultural Zone:

A farm house in rural zone, outside abadi-deh may be allowed if the area of the land is 2 acres or more on the following conditions:-

	Size of farm house	Main building of the dwelling unit	Another building as well as by-lane
(i) Site coverage	2 Acres minimum	As applicable to residential plot equivalent to 500 square yards.	1 percent of the farm land (not more than 40 percent of the total area) for labour/servant quarters.
	Upto 3 acres.	As applicable to residential plot equivalent to 750 Square yards.	do.
	Upto 4 acres and above.	As applicable to residential plot equivalent to 1000 Square yards.	do.
(ii) Height and storey.		11 Meters, three storeyed	8 meters, single storey.

(iii) Set back:

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

- (a) Where the road is by-pass to a scheduled road 100 meters
- (b) Where the road is a scheduled road 30 meters
- (c) Any other road 15 meters

(iv) Approach Road:

Any revenue path/road defined in the revenue record.

- (v) **Basement-** Basement shall be permitted to the maximum extent of ground floor coverage but in the basement water closet and bathroom shall not be permitted.
- (vi) **Lodge, loft and Mezzanine floor-** Lodge, loft and mezzanine floor shall be permitted within the building subject to the restrictions above as well as if any regulations stipulated in the definition given in part-II.
- (vii) **Services, Water supply**
- Good potable water supply should be available in the area for human consumption in case farm house is built.
 - Open Sanitary drains or covered drains to be provided in case the sheds in case of Dairy farms. Urinals are to be provided for carrying rain water in case of all buildings.
 - Septic tank to be provided for disposal of human and animal waste as per provisions of the Rules.
 - The distance between the septic tank and any well or tubewell shall be as provided in the Rules.

Provided that Government may amend the minimum size of the farm for any scheme sponsored by the State Government/State Agency for the proper utilisations of the rural zone.

XX. Relaxation of development plan:

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

XXI. Provisions of Information Technology Units and Cyber Parks/Cyber Cities

- (i) **Location:**
- Information Technology Industrial Units will be located in Industrial Areas, Industrial Zones only.
 - Cyber Parks/ Information Technology Parks will be located either in Industrial Areas or Industrial/Residential Zones abutting on V-1/M-1 and V-2/M-2 roads in the zone 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 No.	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:**

- Parking:**
 - One Equivalent Car Space for every 50 square metres of Car Park area shall be provided for parking in cyber park/Information Technology Park, Information Technology Industrial Unit and Cyber City.
 - Three Tier basement for Information Technology industry in case of the requirement of parking shall be allowed subject to clearance from Public Health requirement.
- Other Activities:**
 - Incidental commercial activities like Banks, Restaurants, Amusements, 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, the project sanctioned in Agricultural Board shall be completed and shall make the arrangement of water supply and other facilities like sewerage disposal/drainage etc.
- (ii) The Government may impose any other condition as deemed necessary from time to time.

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
	230		Warehousing and Storage
	240		Office and Banks including Government Office
	250		Restaurants, Hotels and Transit Boarding places including public assistance institutions providing residential accommodation like Dwarakshetra, Prastish etc. etc.
	260		Cinema and other places of public assembly on commercial basis.
	270		Professional Establishments.
300		Industrial	
	310		Service Industry
	320		Light Industry
	330		Extensive Industry
	340		Heavy Industry.
400		Transport and Communication	
	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
500		Public Utilities	
	510		Water Supply installation including treatment plants
	520		Drainage and Sanitary Installation including sewage treatment
	530		Electric power plants substation etc.
	540		Gas installation and Gas work
600		Public and semi public	
	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. etc. predominantly non-commercial nature
	650		Land belonging to defence
700		Open Spaces	
	710		Sports Grounds, Stadium and Play Grounds

	720		Parks
	730		Green Belts, Gardens and other Recreational Parks
	740		Cemeteries, crematoriums etc
	750		Fuel filling stations and Bus Queue shelters
800		Agricultural land	
	810		Market Garden
	820		Orchards and Nurseries
	830		Land Under staple crops
	840		Grazing and Land pastures
	850		Forest Land.
	860		Marshy Land
	870		Barren Land
	880		Land under water

APPENDIX B

I. RESIDENTIAL ZONE:

- (i) Residence
- (ii) Boarding house.
- (iii) Social community religious and recreational buildings
- (iv) Public utility building.
- (v) Educational buildings and all types of school and college where necessary.
- (vi) Health institutions.
- (vii) Cinemas
- (viii) Commercial and professional offices.
- (ix) Retail shops and restaurants.
- (x) Local service industries.
- (xi) Petrol filling stations.
- (xii) Bus stops, tonga, taxi, scooter and rickshaw stand
- (xiii) Nurseries and green houses.
- (xiv) Any other minor needs ancillary to residential use.
- (xv) Starred hotels
- (xvi) Any other use, which the Government may in public interest decide
- (xvii) Cyber Parks/Information Technology Park

As required for the local need of major use and needs of the town at site approved by the Director in the master zoning plan.

As per the zoning parameters decided by the Government.

II. COMMERCIAL ZONE

- (i) Retail Trade.
- (ii) Wholesale Trade.
- (iii) Warehouses and storages.
- (iv) Commercial offices and banks.
- (v) Restaurant and Transient Boarding Houses including public assistance institutions providing residential accommodation like Dhabas, Tourist House etc
- (vi) Cinemas, Hotels, Motels and other places of public assembly like theatres, club, Dramatic Club, etc run on commercial basis.
- (vii) Professional establishments.
- (viii) Residences on the first and higher floors.
- (ix) Local service industry.
- (x) Public utility buildings.
- (xi) Petrol filling stations and service garages.
- (xii) Loading and unloading yards.
- (xiii) Parking spaces, bus stops, taxis, tonga and rickshaw stand.
- (xiv) Town parks
- (xv) Any other use which the Director in public interest may decide

As required for the local need of major use and needs of the town at site approved by the Director in the master zoning plan or in the approved layout plan of the colonies.

III. INDUSTRIAL ZONE

- (i) Light industry
- (ii) Medium industry
- (iii) ---
- (iv) Heavy industry
- (v) Service industry
- (vi) Warehouse and storages
- (vii) Parking, loading and unloading area
- (viii) Truck stand/bus stops, taxi, tonga and rickshaw stand
- (ix) Public utility, community buildings and retail shops
- (x) Petrol filling stations and service garages.
- (xi) Liquid Petroleum Gas godowns permitted by the Director.
- (xii) Any other use permitted by the Director.
- (xiii) Cyber Parks/Information Technology Parks/ Information Technology Industrial Units

All sites mentioned in (i) to (xiii) in the sector plan or in the approved layout plan of the colonies.

IV. TRANSPORT AND COMMUNICATION ZONE

- (i) Railway yards, railway station and siding
- (ii) Transport Nagar, Roads and Transport depots and parking areas
- (iii) Airports and Air Stations
- (iv) Telegraph offices and Telephone exchange
- (v) Broadcasting stations
- (vi) Televisions station
- (vii) Agricultural, horticulture and nurseries at approved sites and places
- (viii) Petrol filling stations and service garages
- (ix) Parking spaces, bus stop-shelters, taxi, Tonga and rickshaw stands

All sites mentioned in the sector plan

V. PUBLIC AND SEMI PUBLIC USES ZONE

- (i) Government offices, Government Administration centres, secretariats and police station
- (ii) Educational, cultural and religious institutions
- (iii) Medical health institutions
- (iv) Civic-cultural and social institutions like theatres, opera houses etc. of predominantly noncommercial nature.
- (v) Land belonging to defence
- (vi) Any other use which Government in public interest may decide

All sites mentioned in the sector plan

VI. OPEN SPACES

- (i) Sports ground, stadiums and play grounds
- (ii) Parks and green belts
- (iii) Cemeteries crematories etc.
- (iv) Motor fuel filling stations, bus queue shelter along roads with the permission of Director
- (v) Any other recreational use with the permission of Director.
- (vi) Public utility services like transmission lines, communication lines, water supply lines, sewerage lines, drainage lines in the green belts along the scheduled roads and major roads

All sites mentioned in the Director, Town and Country Planning, Haryana

VII. PUBLIC UTILITIES

- (i) Water supply installations including treatment plants.
- (ii) Drainage and Sanitary installations, Disposal works
- (iii) Electric Power plant and sub-station including grid sub-station.
- (iv) Gas installations and Gas works.

All sites mentioned in the sector plan

VIII. USES STRICTLY PROHIBITED:

- (i) Stages of petroleum and other inflammable material without proper license.

IX. AGRICULTURE ZONE

- (i) Agricultural, Horticultural, dairy and poultry farming.
- (ii) Village houses within Abadi-deh
- (iii) Farm houses outside abadi-deh subject to restriction as laid down in zoning regulation XIX.
- (iv) Afforestation development of any of the part for recreation
- (v) Expansion of existing village contiguous to abadi-deh if undertaken a project approved or sponsored by the Local Government or State Government
- (vi) Milk chilling station and pasteurisation plant
- (vii) Bus Stand and railway station
- (viii) Air ports with necessary buildings
- (ix) Wireless stations
- (x) Grain godowns, storage space at sites approved by the Director
- (xi) Weather stations
- (xii) Canal drainage and irrigation, hydraulic works and tubewell irrigation
- (xiii) Telephone and electric transmission lines and poles
- (xiv) Mining and extraction operations including lime and brick kilns, stones, quarries and crushing subject to the rules and at approved site
- (xv) Cremation and burial grounds
- (xvi) Petrol filling station and service garages
- (xvii) Hydro electric/thermal power plant sub-station
- (xviii) Liquid Petroleum Gas storage godowns with approval of the Director
- (xix)(a) Non Polluting industries registered as Rural Industry Scheme/Small scale Industrial units subject to one of the following conditions -
 - (i) Located within half kilometer belt enclosing the existing village Abadi-deh and approachable from public road/rasta other than scheduled road, National Highway and State Highway
 - (ii) On Public road/rasta not less than 30 feet wide (other than scheduled roads, National Highway and State Highway) outside the half kilometer zone referred to in (i) above upto a depth of 100 metres along the approach road.
 - (iii) With an area upto two acres.
- (b) The site should not fall within 900 metres restricted belt around Defence installations.
- (xx) Small Restaurants and Motels along National Highways
- (xxi) Microwave Towers/Stations, Seismic Centers and Telecommunication Centers
- (xxii) Any other use, which Government may in Public Interest, allow.

As approved by Director
Town and Country Planning
Department, Gurgaon.

As approved by Director
Town and Country Planning
Department, Gurgaon.

APPENDIX - I

Categories of Industries included in the scope / definition of Information Technology Industry.

- (A) Computing Devices including:
 - Desktop
 - Personal Computer
 - Server
 - Work-station
 - Notebook
 - 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/PCMCIA

- SDRAMs/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
 Multimedia Kits
 (E) Printers and Output Devices including
 Dot matrix
 Laserjet
 Inkjet
 Deskjet
 LED Printers
 Ink Printers
 Plotters
 Pass-book Printers
 (F) Networking products including
 Hubs
 Routers
 Switches
 Concentrators
 Data modems
 (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)
 Fiber Cable
 Copper Cable
 Cables
 Connetors, 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
 Toner
 Toner
 Inkjet Cartridges
 Inkjet Cartridges
 (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
 Microphones
 Facsimile machines/Fax cards
 Tele-Printers/Telex machine
 PABX/EPABX/RAX/MAN Telephone Exchange
 Multiplexers/Muxes
 Modems
 Telephone answering machines
 Telecommunication Switching Apparatus
 Antenna 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 High Speed Signaling.

(M) IT Enabled Services are business processes and services, the products or 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-sourced).

Note: Such services would not be included if they:-

- (i) Remain predominantly in the company's premises.
- (ii) The Corporate offices of companies or their local branches.
- (iii) Virtual business on Internet.

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

- (i) Back-Office Operations
- (ii) Call Centres
- (iii) Content Development or Animation
- (iv) Data Processing
- (v) Engineering and Design
- (vi) Geographic Information System Services
- (vii) Human Resource Services
- (viii) Insurance Claim Processing
- (ix) Legal Database
- (x) Medical Transcription
- (xi) Payroll
- (xii) Remote Maintenance
- (xiii) Research and Development
- (xiv) Support Centre and
- (xv) Web-site Services

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

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

The 13th July, 2012

No. CCP (NCR)/BGH/FDP-2031/2012/2213. In exercise of the powers conferred by sub-section (7) of Section 5 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Act 41 of 1963) and with reference to Haryana Government, Town and Country Planning Department, notification no. CCP (NCR) BGH/DDP-2031/2012/1042, dated the 30th March, 2012 the Governor of Haryana hereby publishes the Final Development Plan-2031 AD for Bahadurgarh, along with restrictions and conditions as given in Annexure A and B proposed to be made applicable to the controlled areas specified in Annexure 'B'.

Drawings

- 1 Existing Land Use Plan bearing Drawing No. DTP (JH)15/99, dated the 29th June, 1999 (already published vide notification No. CCP (NCR)/JCA-1/2003/2523, dated the 30th October, 2003 in the Haryana Government Gazette, dated the 30th October, 2003).
- 2 Existing Land Use Plan bearing Drawing No. DTP(JH)418/2012, dated the 02nd February, 2012 for part controlled Area number-IV notified vide Haryana Government Gazette notification No. CCP (NCR)/JIR/BGH/CA-IV/A/2006/1423 dated 13th June, 2006, published on 13th June, 2006
- 3 Final Development Plan-2031 AD for Bahadurgarh Controlled Areas I, II, III and IV (part) bearing Drawing No. D.T.P. (JH) 425/12, dated 14th May, 2012.

Annexure-A

**Explanatory note on the Final Development Plan Bahadurgarh-2031 AD
for the controlled area I, II, III and IV (part).**

I Historical Background:

The Estate of Bahadurgarh alongwith 25 other villages were conceived by Bahadurkhan and Taj Mohammad of Faruknagar in Jagir in 1755 AD. The town was known as Sharafabad, when it was handed over to the Bahadurkhan and Taj Mohammad, who ruled it for over 40 years and built a fort here. The town and its dependent villages were bestowed upon to Mohammed Ismail Khan, brother of the Jhajjar Nawab by Lord Lake, Ismail Khan's family retained this Estate till 1857, the Estate became part of the Rohtak District in the year 1860.

II Location and Regional Setting:

Bahadurgarh town is situated on Delhi-Hisar National Highway number 9 at a distance of 37 Kilometres from Delhi. It is located between 76°-55'-25" East longitude and 28°-43'-50" North latitude. The Nangalgarh town and Nangloi village, which are important settlements of National Capital Region (NCR) Delhi, are located at a distance of 10 Kilometres and 14 Kilometer respectively. The town of Bahadurgarh is very well linked with Delhi and other important towns of Haryana such as Rohtak, Hisar by National Highway No. 9 and Railway line.

Bahadurgarh town is an important Industrial town wherein Haryana Government has developed about 200 Hectares of land for Industrial purpose. Besides other big Industrial units such as Hindustan National Glass Company, Hindustan Sanitary Wares, Surya Roshni, Somany Pilkington, Parley Biscuits and Swastik Pipe etc are its main Industrial Units existing here on the land privately purchased by them. The town has specialization in manufacturing of Sanitary Ware, China Ware, Galvanized steel pipe, footwear etc. Recently an area of about 250 Hectares has also been developed by Haryana State Industrial and Infrastructure Development Corporation for Industrial purpose. Besides the town exerts considerable influence in its rural surroundings.

III Physiography

Physiographically, the town is low lying and slopes towards South-East. The old settlement rests on a mound in the South-East. The trends of its development is along National Highway towards west and along Bahadurgarh-Nangalgarh road, Bahadurgarh-Jhajjar-road and across the Railway Line in North. The Western drain flows North to South in the middle of town and falls into Drain number 8 in Delhi. The underground water is brackish and in the year 2001, the canal based water supply has been launched. Since, the town is low lying, it is prone to floods.

IV Demographic profile

As per 1991 census, the town had a population of 57235 persons. The past trend of its population growth indicates that inspite of its closeness to Delhi, Bahadurgarh town could not achieve high growth rate due to its local problems of brackish underground water and weak urban infrastructure.

The decade-wise population of Bahadurgarh town since 1961 is as under:-

Year	Population of Bahadurgarh Town	
	Population	Decadal Percentage Growth
1961	14,982	-
1971	25,812	72.28
1981	37,488	45.23
1991	57,235	52.67
2001	1,31,925 (including village abadi in urbanisable area)	150.62
2011	1,70,426	29.184

The projected growth rate will be as under:

Year	Population	Growth rate
2011-2021	2,80,906*	65%
2021-2031	4,83,158* (Say 4.84 lakh person)	72%

*Projected population

V Economic Characteristics

The main problem of brackish water of this town has been solved now as the canal based water supply for the town has been commissioned recently. With the result, now the industrial growth of the town has picked up. The industrial base of this town is further going to be strengthened as some of the industries of non-conforming area of Delhi, which have been closed by the order of the Hon'ble Supreme Court of India, are also being set up at Bahadurgarh, being a nearest place of Delhi.

Land use proposals

Bahadurgarh town is proposed to be developed for a population of 4.84 Lac by 2031 AD. The final development plan of Bahadurgarh town has been designed for an average residential density of 250 persons per hectare.

Due to provision of 100 meter wide green belt on both sides of proposed Bye-pass, the overall town density works out to about 97 persons per hectare. The extent of various land uses is given below:-

Serial number	Land use	Total Area (Hectare)	(% age)
1.	Residential	1700	35.58
2.	Commercial	241	5.10
3.	Industrial	876	18.54
4.	Transport and communication	613	12.97
5.	Public utility	215	4.55
6.	Public and semi public	297	6.29
7.	Open space	783	16.57
	Total area	4725	100.00

Area of the existing town and villages=235 Hectare

Hence total Urbanisable area = 4960 Hectares

Description of various land uses**1 Residential:**

The Final Development Plan-2031 of Bahadurgarh town has been designed for the projected population of 4.84 Lacs. In this Plan, an area of 1700 hectares has been reserved for residential purpose on the basis of average residential density of 250 persons per hectare. The sector 2, 6, 7 part, 9 part, 9A are developed and sector 1, 10, 11 and 13 are under development as residential sector and the density is proposed to be kept as earlier plan i.e. 200 Person per Hectare. The residential sectors adjoining to District Shopping Centre and Institutional areas would also be developed on the basis of residential density of 250 persons per hectare. However, the gross density of the town remains below 100 persons per hectare. It has been considered that old part of Bahadurgarh town would accommodate about 75,000 persons by 2031. The rest of projected population would be accommodated in residential sectors i.e. 1, 2, 3, 3A, 3B, 4A, 5 part, 6, 7 part, 9 part, 9A, 10, 11, 13, 14, 15, 19 part, 20 part, 23 part, 24 part, 25, 26, 27 part, 28, 28A, 29, 35 part, 36 part and 37.

Apart from the proposal to increase the density, the following provisions have also been made in Development Plan:

- (a) The additional area for infrastructure shall be provided in the already planned/developed residential sectors to meet out the requirement of the additional population.
- (b) The minimum width of the roads in a residential colony/sector shall not be less than 12 metres.
- (c) The minimum area for parks/open spaces in a residential colony/sector shall be planned in such a manner that it shall meet the minimum norm of 2.5 square metres per person.

2 Commercial:

In order to cater the commercial needs of Bahadurgarh town, an area of 241.00 hectares has been reserved for commercial purpose. In this Final Development Plan, the above commercial area includes district shopping centers in sector 4, 9 part, 12 part, 27 part, 35 part, 36 part and 38 part. The existing grain-market of the town, which is located in a very congested area, has been proposed to be shifted to sector-38. An Auto Market has developed along National Highway-10 in an un-organised way, causing traffic jams and accidents. In order to solve this problem the said Auto-market was proposed to be shifted to a new site, earmarked in sector-9. All residential sectors would be developed on neighborhood planning concept. The local commercial needs of each sector would be accomplished within those sectors by developing local shopping centers.

3 Industrial:

In this Final Development Plan, the industrial character of the town has further been strengthened by proposing industrial area of 876.00 hectares on prime locations at Delhi-Hisar National Highway and adjoining to railway line/Bye pass. The sectors proposed for the industrial purpose are 4B, 16, 17, 18, 18A, 19, 20part, 21, 22, 23 part, 24 part, 33 & 34. No hazardous and polluting industries will be allowed in these industrial sectors.

4 Transport and Communication:

In the Final Development Plan, an area of 613.00 hectares has been proposed for Transport and Communication use. The existing Delhi-Hisar National Highway number-9 passes through congested parts of the town. There is a traffic volume count of 17901 vehicles for motorized vehicles and 2965 for non-motorized vehicles on National Highway number-9, which frequently remains choked at various points i.e. from bus stand to the Jhajjar road. For smooth flow of the traffic, one northern periphery (V-2A) road starting from Nizampur road in the Delhi territory along sector 23, 24, 25, 27, 28, 29, 30, 31 and 17A and another southern Bye-pass V-1 road starting from sector-9 at National Highway number 9 and ends up again at National Highway 9 near sector-32 has been proposed as shown in the Final Development Plan and presently under construction. In the National Capital Region Regional Plan, upgradation and widening of National Highway number-9 as 6 lanes has also been suggested at Bahadurgarh, which is underway. Fly over bridges proposed on southern bypass at Najafgarh road and Jhajjar road are under construction. Railway over bridge on Nahra-Nahri road has already been constructed. Some other are proposed as shown on the drawing. For Intra-city traffic, a network of 60 metres and 45 metres wide roads at a distance of 1 kilometer to 1.5 kilometres, on the grid iron pattern, have been proposed. These sector roads have been shown as V-2 and V-3 roads on the Development Plan. One southern periphery V-2(b) road above the already provided southern bye-pass has also been provided. For connecting Bahadurgarh with core Delhi, there is a proposal of Regional Rapid Transit System (RRTS) mentioned in functional Plan for transport. Regional Rapid Transit System will ultimately be connected with Delhi Metro in coming future; Dedicated Broad Gauge double line (electrified) is under development.

Bahadurgarh is basically an industrial town, therefore, an Inland Port-cum-Transport Nagar has also been proposed in sector-17A between Railway Line and National Highway number-9 adjoining to industrial sectors. This Inland Port-cum Transport Nagar shall also have the facility of Truck Parking, Transport Booking Agencies,

Auto Market, Warehousing, Weight bridges, Petrol Pumps, Loading and unloading platforms etc. Apart from this sector 22 part, 32 and 38 part have also been proposed for Transport and Communication use.

5 Public Utility Zone:

In order to cater to the needs of projected population of 4.84 Lacs persons an area of 215.00 hectares has been reserved for public utility uses. The area reserved under public utility use is proposed in sectors 7, 17, 22A, 23, 30, 33, 36, 37 and 38 part and in agricultural zone.

In the Final Development Plan, all Public Utility areas which stand already developed at site have been accommodated as such. There will be requirement of 90 million liter per day of water to cater the need of 4.84 lakh Projected population of the town at the rate of 200 liters per capita per day as recommended in the Regional Plan-2021 and 9 hectares of land at the rate of 0.1 hectare/mega liter per day will be required for water treatment plant and water distribution system. Keeping in view the above requirement, an area measuring 102 hectares is reserved in the Final Development Plan for 2031 AD.

At Bahadurgarh, 48 million liter per day of sewage will be generated from the projected population of 4.84 lac persons and 48 hectares of the land at the rate of 1 hectare/mega liter per day will be required for the sewage treatment plant. Keeping in view the above requirement, an area measuring 74 hectares is reserved in the Final Development Plan for 2031 AD.

At Bahadurgarh, there are proposals of the State Government to install one 220 kilovolts sub-station at village Nuna Majra, one 132 kilovolts Sub-Station at Sector 9, 9A and two numbers of 33 kilovolt sub-station at Modern Industrial Estate and at village Bamoli with the total installed capacity of 61.2 megavolts Amperes. The Power Grid Corporation of India has installed 400 kilovolt sub-station at village Daboda Kalan. Besides above, sufficient area measuring 70 hectares is reserved in the Final development plan for 2031 AD to fulfill the future need of electricity. The existing electric sub stations of the town have also been accommodated as such in the Development Plan.

6 Public and Semi-Public Use Zone:

In the Regional Plan of National Capital Region, Bahadurgarh town has been identified as a Delhi Metropolitan Area town and as per recommendations of the said plan, Bahadurgarh town would accommodate the offices and institutions of Public and private sector enterprises, which would be shifted out of Delhi for the decongestion of National Capital. Keeping in view the aforesaid proposal, an area of 297.00 hectares has been proposed to be developed as Public and Semi Public uses in the Final Development Plan. These Public and Semi-Public uses would also accommodate town level community facilities such as Technical Colleges, Technical Training Institutes, Medical Institutes, Hospitals, Fire Station and Government Offices etc. The neighborhood level community facilities such as Schools, Colleges, Dispensaries, Community Centres, Religious Buildings etc. would be provided in residential sectors as per norm at the time of preparation of layout plans of the sectors. The area reserved under Public and Semi Public Use is proposed in sectors 3A, 5, 7, 10, 12 part, 13, 14, 19, 30, 31 and 38 part.

7 Open Spaces and Green Belts:

The area under major open spaces as reserved in the Final Development Plan is 783.60 hectares. Sector 5 (Part) has been earmarked for town level park with an area of 50 Hectares and Open Spaces have been proposed in sectors 7(Part) and 22A. Other open spaces have been provided mainly in linear fashion in the form of 100 metre wide green belts along Bye-pass and 30 metres along Railway line, 60 metres wide green belts along National Highway number-9 and 30 metres wide green belts along Scheduled roads. No construction would be allowed in the said green belts except petrol pumps and other structures as per the provision of Section-3 of the Act No. 41 of 1963, which are required for maintenance and preservation of grassy land. Existing Water Bodies have been accommodated in the Final Development Plan. The existing Mela Ground of the town has been proposed as stadium and park, in addition an area of about 100 hectares has been reserved for the development of a stadium on the Bye-Pass road in the southern part of the town in Sector-39.

8 Agriculture Zone:

The rest of the controlled area i.e. controlled area except unbanisable area has been designated as agriculture zone. This zone however, will not eliminate the essential building construction and development within this area such as extension of existing villages contiguous to Abadi-deh. If undertaken as a project approved or sponsored by the Government for other ancillary and allied facilities necessary for maintenance and improvement of

agriculture area. Approximately, 10 Hectares of area has been earmarked for dairy farming, which are to be shifted from the old town on Sidipur road.

Phasing of Development Plan:

Serial number	Period	Sectors to be developed	Development activities to be taken up
1	2011-2021	<ul style="list-style-type: none"> • Residential sectors-1, 2, 3, 3A, 4A, 10,11,13,14,15,25,26,28,28A,35,36 • Commercial sector-4 (part), 9 (part), 12(part),27,36 and 38 • Institutional sectors-10 (part), 12(part), 13(part),30 • Industrial sectors-4-B, 16, 17, 18, 18-A,23,24 and 28 • Transportation-17-A and 32 • Public Utility-22-A 	<ul style="list-style-type: none"> • Construction of bye-pass and proposed V-2 road of 45 metres width, shifting of dairies from the existing town, six laning of the existing National Highway number-9. Development of sewage disposal and garbage disposal site in sector-22A and sewage disposal site on the Beri Road. • Water works • Sport Stadium
2.	2021-2031	Rest of the proposals in the Final Development Plan-Bahadurgarh 2031 AD.	Rest of the activities proposed in the Final development plan.

Note: The phasing of Development Plan is tentative and is subject to change as per requirement.

Zoning Regulations

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

ANNEXURE- B

Governing use and development of land in the Controlled Areas of Bahadurgarh as shown in Final Development Plan Drawing No DTP (JH) 425/12 dated 14th May, 2012.

I. General:

- (1) These zoning Regulations, forming part of the Development Plan for the Controlled Areas Bahadurgarh shall be called Zoning Regulations of the Final Development Plan for the Controlled Areas Bahadurgarh.
- (2) The requirement of these regulations shall extend to the whole of the area covered by the Final development plan and shall be in addition to the requirements of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act no. 41 of 1963) and the rules framed there under.

II. Definitions:

In these regulations:-

- (a) "approved" means approved under the rules;
- (b) "building rules" means the rules contained in part VII of the rules;
- (c) "Drawing" means Drawing No. DTP (JH) 425/12 dated 14th May, 2012.
- (d) "Floor Area Ratio" (FAR) means the ratio expressed in percentage between the total floor area of a building on all floors and the total area of the site;
- (e) "Group Housing" shall be the buildings designated in the form of flatted development for residential purpose or any ancillary or appurtenant building including community facilities, public amenities and

public utility as may be prescribed and approved by the Director, Town and Country Planning Haryana;

- (f) "Light Industry" means an industry not likely to cause injurious or obnoxious noise, smoke, gas, fumes, odours, dust, effluent and any other nuisance to an excessive degree and motivated by electric power;
- (g) "Local Service Industry" means an industry, the manufacture and product of which is generally consumed within the local area, for example bakeries, ice-cream manufacturing, aerated water, Atta Chakies with power, laundry, dry-cleaning and dyeing, repair and service of automobile, scooters and cycles, repair of house hold utensils, shoe-making and repairing, fuel depot etc. provided no solid fuel is used by them;
- (h) "Medium Industry" means all industries other than 'Light Industry' and Local Service Industry and not emitting obnoxious or injurious fumes and odours;
- (i) "Extensive Industry" means an industry set up with the permission of the Government and in extensive employing more than 100 workers and may use any kind of captive power or fuel provided they do not have any obnoxious features;
- (j) "Heavy Industry" means an industry to be set up in public or semi-public or private sector with the permission of the Government (the cost of plant, machinery etc. as defined in the industrial policy of the Government);
- (k) "Obnoxious or hazardous industry" means an industry set up with the permission of the Government and is highly capital intensive associated with such features as excessive smoke, noise, vibration, stench, unpleasant or injurious effluent, explosive inflammable material etc. and other hazards to the health and safety of the community;
- (l) "Material Date" means the date of publication of notification of various controlled areas declared as under:-

Serial number	Controlled area	Material date
1	Controlled Area number-I notified vide Punjab Government Gazette Notification No. 3959-2TCP-64/29556, dated 07 th November, 1964 published on 26 th February, 1965.	26 th February, 1965
2	Controlled Area number-II notified vide Haryana Government Gazette notification No. 4779-10DP-84/9720 dated 25 th June, 1984, published on 10 th July, 1984.	10 th July, 1984
3	Controlled Area number-III notified vide Haryana Government Gazette notification No.CCP-96/8681 dated 12 th June, 1996, published on 18 th June, 1996.	18 th June, 1996
4	Part controlled Area number-IV notified vide Haryana Government Gazette notification No. CCP (NCR)/JIR/BGH/CA-IV/A/2006/1423 dated 13 th June, 2006, published on 13 th June, 2006	13 th June 2006

- (m) "Non-conforming use" in respect of any land or building in a controlled area means the existing use of such land or building which is contrary to the major land use specified for that part of the area in the development plan;
- (n) "Public Utility Service Building" means any building required for running of public utility services such as water-supply, drainage, electricity, post and telegraph and transport and for any municipal services including a fire station;
- (o) "Rules" means the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965;

- (p) "Sector Density" and "Colony Density" means the number of persons per hectare in sector area or colony area, as the case may be;
- (q) "Sector Area" and "Colony Area" means the area of sector or of colony indicated as such in the Development Plan.

Explanation:-

- (1) In this definition the "Sector Area" or "Colony Area" shall mean the area of the Sector or of Colony as shown on the drawing on the approved layout plan of the Colony/sector which will be excluding the area unfit for building development within the sector or the colony as the case may be.
 - (2) Benefit of 50% of the area falling under major roads and their adjoining green belts, if any, shall be allowed for plotable area/floor area ratio (FAR) in case of plotted/group housing colony.
 - (3) In the layout plan of colony or sector, other than industrial colony/sector, the land reserved for roads, open space, schools, public and community building and other common uses shall not be less than 45 percent of the gross area of the land under the colony/sector.
 - (4) For the purpose of calculation of sector density or colony density, it shall be assumed that 55 percent of the sector area or colony area will be available for residential plots including the area under Group Housing and that every building plot shall on the average contain three dwelling units each with a population of 4.5 persons per dwelling unit or 13.5 persons per building plot or as incorporated in the zoning plan of the colony/group housing complex. In the case of shop-cum-residential plot, however, only one dwelling unit shall be assumed;
- (r) "Site Coverage" means ratio expressed in percentage between the area covered by the ground floor of building and the area of the site;
- (s) The terms "Act", "Colony", "Colonizer", "Development Plan", "Sector" and "Sector Plan" shall have the same meaning as assigned to them in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (41 of 1963) and Rules, 1965;
- (t) "Farm House" means a house constructed by the owner of a Farm at his land for the purpose of:-
- (i) dwelling unit i.e. main use; and
 - (ii) farm shed i.e. ancillary use.
- Notes:-**
- (1) The construction of the farm house shall be governed by the restrictions given under clause regarding "provision of farm house outside abadi-deh in rural/agricultural zone";
 - (2) The farm sheds shall be governed by the restrictions mentioned in clause regarding building control and site specifications;
- (u) "Ledge or Tand" means a shelf-like projection, supported in any manner whatsoever, except by means of vertical supports within a room itself but not having projection wider than one meter;
- (v) "Loft" an intermediary floor on a residual space in a pitched roof, above normal floor level with a maximum height of 1.5 metres and which is constructed or adopted for storage purposes;
- (w) "Mezzanine Floor" an intermediate floor above ground level with area of mezzanine restricted to 1/3 of the area of that floor and with a minimum height of 2.2 metres;
- (x) "Subservient to Agriculture" means development and activities, which are required to assist in carrying out the process of agriculture such as tubewells, pump chambers, wind mills, irrigation's drains, pucca platforms, fencing and boundary walls, water hydrants etc;
- (y) "Rural Industries Schemes" means industrial unit, which is registered as rural industries schemes by the Industries Department;
- (z) "Small Scale Industries" means industrial unit, which is registered as small scale industries by the Industries Department;
- (za) "Agro based industries" means an industrial unit, which uses food grains, fruits or agro waste as a raw material; and
- (zb) any other terms shall have the same meaning as assigned to it in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (41 of 1963);
- (zc) "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;
- (zd) "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; and

- (ze) "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.
- (zf) "Green Belt" shall mean strips of land along sector/arterial road shown in the development plan, primarily meant for the widening of the sector/arterial road in future.

III. Major Land Uses/Zone

- 1 Residential Zone
- 2 Commercial Zone
- 3 Industrial Zone
- 4 Transport and Communication Zone
- 5 Public Utility Zone
- 6 Public and Semi Public Zone
- 7 Parks and Open Spaces Zone
- 8 Agriculture Zone

Classification of major land uses is according to Appendix A.

IV. Division into Sectors

Major land uses mentioned at serial Nos. 1 to 7 in zoning regulation-III above, which are land uses for building purposes, have been divided into sectors as shown on the drawing.

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

VII. Sectors to be developed exclusively through Government Enterprises

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

VIII. Land Reservations for Major Roads

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

Serial number	Classification	Name of roads	Land reservation
1	V-1	Bye Pass	75 Metres wide road along with 100 metres green belt on both side.
2	V-1A	Rohtak-Delhi National Highway number-9	Existing width alongwith 60 metres wide green belt on both side.
3	V-2	Sector dividing road	60 Metres wide.
4	V-2 A	Periphery road	60 Meters wide road alongwith 30 meters green belt on both side.
5	V-2 b	Periphery road	60 Meters wide road alongwith 30 meters green belt on outer side.
6	V-2 C	Bahadurgarh-Jhajjar, Bahadurgarh-Beri, Bahadurgarh-Sidipur road	60 Metres wide alongwith 30 metres green belt on both side.
7	V-3	Sector dividing road	45 Metres wide.
8	V-3 a	Bahadurgarh-Najafgarh, Bahadurgarh-Nahra	Existing width to be widened upto 45 metres wide.
9	V-3 B	Sector dividing road	30 Metres wide (Developed road).

- (2) Width and alignment of other roads shall be as per sector plans or as per approved layout plans of colonies.
- (3) Benefit of only 50% of the area falling under major roads and adjoining green belts, if any, shall be allowed towards plotted area/Floor Area Ratio 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. In case of commercial colony and information Technology Park/ Cyber City the benefit of 10% of Floor Area Ratio of the total area of the site or area falling under green belt and sector roads whichever is less shall be allowed.

IX. Non conforming uses either existing or having valid change of land use permission:-

- 1) With regard to the existing industries shown in the zones other than industrial zone in the development plan, such industrial non-conforming uses shall be allowed to continue for a fixed period to be determined by the Director but not exceeding ten years; provided that the owner of the industry concerned:-
- Undertakes to pay to the Director, as determined by him the proportionate charges towards the external development of the site as and when called upon by the Director to do so in this behalf;
 - During the interim period makes satisfactory arrangements for the discharge of effluent to the satisfaction of the Director
 - 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 permission, and located in the zones other than conforming use zone in the development plan, such non-conforming uses shall be allowed to continue, provided that the owner of the building concerned:-
- Undertakes to pay to the Director, as determined by him the proportionate charges towards the external development of the site as and when called upon by the Director to do so in this behalf;
 - During the interim period makes satisfactory arrangements for the discharge of effluent to the satisfaction of the Director.

X. Discontinuance of non conforming uses

- If a non-conforming use of land has remained discontinued continuously for a period of two years or more, it shall be deemed to have terminated and the land shall be allowed to be re-used or re-developed only according to the conforming use.
- If a non-conforming use building is damaged to the extent of 50 percent or more of its re-production value by fire, flood, explosion, earthquake, war, riot or any other natural calamity, it shall be allowed to be re-developed only for a conforming use.
- After the discontinuance of project included under clause IX, the land shall be allowed to be re-developed or used only for conforming use.
- After a lapse of period fixed under clause IX (1), the land shall be allowed to be redeveloped or used only for conforming use.

XI. The development to conform to sector plan and zoning plan

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

XII. Individual site to form part of approved layout or zoning plan

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

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

XIII. Minimum size of plots for various types of buildings:

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

Serial number	Land use	Size
i.	Residential plot	50 Square metres
ii.	Residential plot on subsidized industrial housing or slum dwellers housing scheme approved by the Government	35 Square metres
iii.	Shop-cum-residential plot	100 Square metres
iv.	Shopping booths including covered corridor or pavement in front	20 Square metres
v.	Local service industry plot	100 Square metres
vi.	Light industry plot	250 Square metres
vii.	Medium industry plot	8000 Square metres

- (2) The minimum area under a group housing colony to be developed either as a part of plotted licenced colony or as independent Group Housing colony will be 5 acres. However, in case a group housing scheme is floated by Haryana Urban Development Authority or any other Government Agency, the size of group housing site shall be as specified in the scheme. For the purpose of plotted residential colony minimum area required is 50 acres.
- (3) The minimum area required for a commercial colony is 8000 square metres and the maximum 16000 square metres.

XIV. Site coverage/ height and bulk of building under various types of buildings.-

Site coverage and the height upto which building may be erected within independent residential and industrial plots, shall be according to the provisions contained in Chapter VII of the Rules. In the case of other categories, the maximum coverage and the floor area ratio, subject to architectural control, as may be imposed under regulation XVI shall be as under:

Serial number	Type of use	Maximum ground floor coverage	Maximum floor area ratio
1	Group housing	35%	175
2	Government offices	25%	100
3	Commercial	In accordance with the terms and conditions specified in the zoning plan of sites approved by the competent authority.	
4	Warehousing	60%	75

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

XV. Building lines in front and rear of buildings.-

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

XVI. Architectural control

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

XVII Relaxation of agricultural zone.- In the case of any land laying in Agriculture zone, Government may relax the provisions of this development plan-

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

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

Provided that-

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

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

XVIII Density. -

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

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

A farm house in agricultural zone, outside abadi-deh may be allowed if the area of the land is 2 acres or more on the following conditions:

	Size of farm house	Main building of the dwelling unit.	Ancillary building of main dwelling unit.
(i) Site coverage	0.8094 Hectare (2 Acres minimum)	As applicable to residential plot equivalent to 380 square metres.	1 percent of the farm land (not more than 40 percent shall be used for labour/ servant quarters)
	Upto 1.214 Hectare (3 Acres)	As applicable to residential plot equivalent to 570 square metres.	-do-
	Upto 1.6188 Hectare (4 acres) and above.	As applicable to residential plot equivalent to 760 square metres.	-do-
(ii) Height and storey.		11 Metres.. three storeyed	4 Metres. single storey

(iii) Set back:-

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

Serial number	Road	Width
a.	Where the road is bye pass to a scheduled road as an express way	100 metres.
b.	Where the road is scheduled road	30 metres
c.	Any other road.	15 metres

(iv) Approach road:-

Any revenue rasta/road defined in the revenue record".

(v) Basement :-

Basement shall be permitted to the maximum extent of ground floor coverage but in the basement water closet and bathroom shall not be permitted.

(vi) Ledge, loft and mezzanine floor :-

Ledge, loft and mezzanine floor shall be permitted within the building subject to the restrictions above as well as the restrictions stipulated in the definition given in Part II.

(vii) Services-water supply and drainage :-

- (a) Good potable water supply should be available in the farm for human consumption in case farm house is built.
- (b) Open sanitary drains or covered drains to be provided to clean the sheds in case of Dairy farms, Drains are to be provided for carrying rain water in case of all buildings.
- (c) Septic tank to be provided for disposal of human and animals waste as per provisions of the Controlled Areas Rules.
- (d) The distance between the septic tank and open well or tubewell shall be as provided in the Controlled Areas Rules.

Provided that Government may amend the minimum size of the farm for any scheme sponsored by the State Government/State Agency for the proper utilization of the agricultural zone.

XX Relaxation of development plan.-

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

XXI Provisions of Information Technology units and cyber Parks/cyber cities.-

(i) Location

- (a) Information Technology Industrial Units will be located in Industrial Areas/Industrial Zones only;
- (b) Cyber Parks/ Information Technology Parks will be located either in Industrial Areas or Industrial zones abutting on minimum 60 metres ROW sector roads in the form of integrated development. However, no manufacturing units will be permitted in such parks;
- (c) Cyber Cities:- The location of such a facility will be decided by the Government;

(ii) Size

Serial number	Type	Size
1	Information Technology Industrial Unit	1 to 5 acres
2	Cyber Park / Information Technology Park	5 to 15 acres
3	Cyber City	Minimum 50 acres

(iii) Miscellaneous.-

I Parking

- (a) One Equivalent Car Space for every 40 square metres of floor area shall be provided for parking in cyber park/Information Technology Park, Information Technology Industrial Unit and Cyber City;
- (b) Four Tier basement for Information Technology Industry for meeting the requirement of parking shall be allowed subject to clearance from Public Health requirement.

II Other Activities

- (a) Incidental commercial activities like Banks, Restaurants, Insurance Offices etc. shall be permitted subject to restriction of 4% of the total area of the Cyber Park/Information Technology Park;
- (b) Only 5% of the area of the Cyber City shall be allowed for Group Housing and 4% of the total area of the Cyber City shall be permitted for Commercial/Institutional uses;
- (c) No residential plotted development shall be allowed in a Cyber City;
- (d) For a Cyber City Project if allowed in Agricultural Zone, the entrepreneur shall make the arrangement of water supply and other facilities like sewerage disposal/drainage etc;

III

The Government may impose any other condition as deemed necessary from time to time.

XXII Setting up of Communication Towers:

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

Appendix -A**Classifications of land uses**

Main code	Sub code	Main group	Sub group
100		Residential	Residential Sector on neighborhood pattern
200		Commercial	
	210		Retail Trade
	220		Wholesale Trade
	230		Warehousing and Storage
	240		Office and Banks including Government Office
	250		Restaurants, Hotels and Transit Boarding Houses including public assistance institutions providing residential accommodation like Dharamshala, Tourist House etc.
	260		Cinema and other places of public assembly on a commercial basis.
	270		Professional Establishments
300		Industrial	
	310		Service Industry
	320		Light Industry
	330		Extensive Industry
	340		Heavy Industry
400		Transport and Communication	
	410		Railway Yards, Railway Station and Sidings.
	420		Roads, Road Transport Depots and Parking Areas
	430		Dockyards, Jettys
	440		Airport/Air Stations
	450		Telegraph offices, Telephone Exchanges etc
	460		Broadcasting Station
	470		Television Station
500		Public Utilities	
	510		Water Supply installation including treatment plants
	520		Drainage and Sanitary installation including disposal works
	530		Electric power plants, substation etc.
	540		Gas Installation and Gas works.
	550		Solid Waste Disposal
600		Public and semi public	
	610		Government Administrative Central Secretariat, District Offices, Law Courts, Jails, Police Stations, Governor's and President's Residence.
	620		Education, Cultural and Religious Institutions
	630		Medical and Health institutions
	640		Cultural institution like Theatres, Opera Houses etc. of a predominantly non commercial nature
	650		Land belonging to defence

700	Open Spaces	
	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

	Agricultural land	
800	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

Appendix-B

I Residential zone:

- (i) Residence
- (ii) Social community religious and recreational buildings
- (iii) Public utility building.
- (iv) Educational buildings and all types of school and college where necessary.
- (v) Health institutions.
- (vi) Cinemas
- (vii) Commercial and professional offices.
- (viii) Retail shops and restaurants.
- (ix) Local service industries.
- (x) Petrol filling stations.
- (xi) Bus stops, tonga, taxi, scooter and rickshaw stand.
- (xii) Nurseries and green houses.
- (xiii) Any other minor needs (ancillary to residential use
- (xiv) Starred hotels
- (xv) Club/Community Centers
- (xvi) Communication Towers.
- (xvii) 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) Cinemas, Hotels, Motels and other places of public assembly like theatres, club, Dramatic Club, etc. run on commercial basis.
- (vi) Restaurant and Transit Boarding Houses including public assistance institutions providing residential accommodation like Dharamshala, Tourist House etc.
- (vii) Professional establishments.
- (viii) Residences on the first and higher floors.
- (ix) Local service industry.
- (x) Public Utility buildings.
- (xi) Petrol filling stations and service garages.
- (xii) Loading and unloading yards.
- (xiii) Parking spaces, bus stops, taxis, tonga and rickshaw stand.
- (xiv) Town Parks.

As required for the local need of major use and needs of the town at site approved by the Director in the sector colony plan

As per the policy/parameters decided by the Govt.

- (xv) Communication Towers.
- (xvi) Any other use which the Director in public interest may decide.

III Industrial zone

- (i) Light industry
- (ii) Medium industry
- (iii) Obnoxious and Hazardous Industry
- (iv) Heavy industry
- (v) Service industry
- (vi) Warehouse and storages
- (vii) Parking, loading and unloading area
- (viii) Truck stand/bus stops, taxi, tonga and rickshaw stand
- (ix) Public utility, community buildings, retail shops, banks, dhaba, restaurants, two/three/five star Hotels and Insurance Offices subject to a maximum limit of 3% of the total area of the Sector as under:

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 Sq.m	50%	50%	Minimum 18 mtrs
2	Restaurants	1000 Sq.m	2000 Sq.m	2	10%	30%	150%	Minimum 18 mtrs
3	Two/ Three Star Hotels	1 Acre	2.5 Acres	2	15%	40%	As per commercial Policy	Minimum 24 mtrs
4	Five Star Hotels	2.5 Acre	4.00 Acres	1	15%	30%	As per commercial Policy	Sector Dividing Road with the provision of a service road

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

Sr. No.	Name of Facility	Area		No. of Facilities in a Sector	Residential Component	Maximum Ground Coverage	Floor Area Ratio
		Minimum	Maximum				
1	Hospital	2.5 Acre	5.0 Acres	1	15%	33%	100%
2	Dispensary	1.0 Acre	1.5 Acres	1	15%	33%	100%
3	Nursing Home	250 Sq.m	500 Sq.m	2	Nil	60%	100%
4	Clinic	250 Sq.m	500 Sq.m	2	Nil	60%	100%

- (xiv) Industrial Colony with a minimum area of 25 Acres. The area utilization shall be as under:-

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

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

- (xv) Communication Towers.
- (xvi) "Ready mix concrete plant, wet mix plants, Hot mix plants."
- (xvii) Any other use permitted by the Director.

IV Transport and Communication zone

- (i) Railway yards, railway station and siding
- (ii) Transport Nagar, Roads and Transport depots/ Bus Stands and parking areas
- (iii) Airports and Air Stations
- (iv) Telegraph offices and Telephone exchange
- (v) Broadcasting stations
- (vi) Television station
- (vii) Agricultural, horticulture and nurseries at approved sites and places
- (viii) Petrol filling stations and service garages
- (ix) Parking spaces, bus stop-shelters, taxi, Tonga and rickshaw stands.

At sites earmarked in the sector plan

V Public utilities

- (i) Water supply installations including treatment plants.
- (ii) Drainage and Sanitary installations, Disposal works.
- (iii) Electric Power plant and sub-station including grid sub-station.
- (iv) Gas installations and Gas works.

At sites earmarked in the sector plan

VI Public and semi public uses zone

- (i) Government offices, Government Administration centers, secretariats and police station
- (ii) Educational, cultural and religious institutions
- (iii) Medical health institutions
- (iv) Civic/cultural and social institutions like theatres, opera houses etc. of predominantly noncommercial nature
- (v) Land belonging to defence
- (vi) Dhabas Restaurant as under:-

Sr. No.	Name of Facility	Area		No. of Facilities in a Sector	Commercial Component	Maximum Ground Coverage	Floor Area Ratio
		Minimum	Maximum				
1	Dhabas	500 Sq.m	1000 Sq.m	2	50 Sq.m	50%	50%
2	Restaurant	1000 Sq.m	2000 Sq.m	2	10%	30%	150%

At sites earmarked in the sector plan

- (vii) Communication Towers.
- (viii) Any other use which Government in public interest may decide

VII Open spaces

- (i) Sports ground, stadium and play grounds
- (ii) Parks and green belts
- (iii) Cemeteries crematories etc.
- (iv) Motor fuel filling stations, bus queue shelter along roads with the permission of Director
- (v) Public utility services like electric grid station, transmission lines, communication lines, water supply lines, sewerage lines, drainage lines in the green belts along the scheduled roads and major roads.
- (vi) Water Bodies/lakes.
- (vii) Communication Towers.
- (viii) Any other recreational use with the permission of Director.

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

VIII Uses strictly prohibited

Storages of petroleum and other inflammable material without proper license,

IX Agriculture zone

- (i) Agricultural, Horticultural, dairy and poultry farming.
- (ii) Village houses within Abadi-deh
- (iii) Farm houses outside abadi-deh subject to restriction as laid down in zoning regulation XIX
- (iv) Afforestation development of any of the part for recreation
- (v) Expansion of existing village contiguous to abadi-deh if undertaken a project approved or sponsored by the Central Government, or State Government
- (vi) Milk chilling station and pasteurization plant
- (vii) Bus Stand and railway station
- (viii) Air ports with necessary buildings
- (ix) Wireless stations
- (x) Grain godowns, storage space at sites approved by the Director
- (xi) Weather stations
- (xii) Land drainage and irrigation, hydroelectric works and tubewell for irrigation
- (xiii) Telephone and electric transmission lines and poles
- (xiv) Mining and extraction operations including lime and brick kilns, stones, quarries and crushing subject to the rules and at approved site
- (xv) Cremation and burial grounds
- (xvi) Petrol filling station and service garages
- (xvii) Hydro electric/thermal power plant sub-station
- (xviii) Liquid Petroleum Gas storage godowns with the approval of the Director
- (xix)(a) Non Polluting industries registered as Rural Industry Scheme/Small Scale Industrial units outside the restricted belt around defence installations as applicable for such installation if any, subject to one of the following conditions
 - (i) Located within half kilometer belt encircling the existing village Abadi-deh and approachable from public road/rasta other than scheduled road, National Highway and State Highway
 - (ii) On Public road/rasta not less than 30 feet wide (other than scheduled roads, National Highway and State Highway) outside the half kilometer zone referred to in (i) above upto a depth of 100 metres along the approach road.
 - (iii) Up to area of 2 acres.
 - (b) The site should not fall within restricted belt around defence installations notified by the concerned authorities.
- (xx) Dhabas, small Restaurants, Motels, Hotels, Resort and Amusement Park/ Theme Park along National Highway / Scheduled Roads in the area outside restricted/ green belt as under:-

Serial number	Permissible activity	Area		Commercial Component	Maximum Ground Coverage	Floor Area Ratio
		Minimum	Maximum			
1	Dhabas	1000 square metres	1 acre	50 Sq mt.	40%	40%
2	Restaurant	2000 square metres	1 acre	15%	30%	150%
3	Motel without banquet facilities	1 acres	3 acres	15%	30%	150%
4	Motel with banquet facilities	2.5 acres	5 acres	15%	30%	150%
5	5-Star Hotel	4 acres	15 acres	15%	30%	150%
6	Resort	4 acres	10 acres	15%	30%	150%
7	Amusement Park/Theme Park	2.5 acres	10 acres	15%	30%	50%

Provided the access permission is obtained from National Highway Authority of India if the site is located on National Highway and from Executive Engineer, Public Works Department (Building and Roads) if the site is located on scheduled road.

As approved by
Director,
Town and
Country
Planning
Department,
Haryana

As approved by
Director,
Town and
Country
Planning
Department,
Haryana

(xxi) Banquet Hall

Permissible Zone	Agriculture
Approach	1. Minimum width of the approach road must be 18 metres. 2. The access permission is required from XEN, PWD (B&R) if the site is located on scheduled road. 3. Approach from National Highways can be considered, if the site fulfills minimum distance norms from intersection/access and is located on minimum 7 metres 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	50%
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

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

(xxiii) "Ready Mix Concrete Plants, Wet mix plants, Hot Mix Plants connected with the projects for which contract or work is assigned by Government or Government agency and to be set up on terms basis."

(xxiv) Communication Towers,

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

Appendix -I

Categories of Industries included in the scope/definition of Information Technology Industry.

(A) Computing Devices including

- Desktop
- Personal Computer
- Servers
- Work-station
- Nodes
- Terminals
- Network P.C
- Home P.C.
- Lap-top Computers
- Note Book Computers
- Palm top Computer/PDA

(B) Network Controller Card/ Memories including

- Network Interface Card (NIC)
- Adaptor Ethernet /PCI/EISA/Combo/PCMICA
- SIMMs Memory
- DIMMs Memory
- Central Processing Unit (CPU)
- Controller SCSI/Array
- Processor/Processor Power Module/Upgrade

(C) Storage Units including

- Hard Disk Drives/Hard Drives
- RAID Devices and their Controllers
- Floppy Disk Drives
- C.D. ROM Drives
- Tape Drives DLT Drives/DAT
- Optical Disk Drives

- (D) Other Digital Storage Devices
- (D) Other
 - Key Board
 - Monitor
 - Mouse
 - Multi-media Kits
- (E) Printers and Output Devices including
 - Dot matrix
 - Laserjet
 - Inkjet
 - Deskjet
 - LED Printers
 - Line Printers
 - Plotters
 - Pass-book Printers
- (F) Networking products including
 - Hubs
 - Routers
 - Switches
 - Concentrators
 - Trans-receivers
- (G) Software including
 - Application Software
 - Operating system
 - Middleware/Firmware
- (H) Power supplies to Computer Systems including
 - Switch Mode Power Supplies
 - Uninterrupted Power supplies
- (I) Networking/Cabling and related accessories
(Related to IT Industry)
 - Fibre Cable
 - Copper Cable
 - Cables
 - Connectors, Terminal Blocks
 - Jack Panels, Patch Cord
 - Mounting Cord/Wiring Blocks
 - Surface Mount Boxes
- (J) Consumables including
 - C.D.ROM /Compact Disk
 - Floppy Disk
 - Tapes DAT/DLT
 - Ribbons
 - Toners
 - Inkjet Cartridges
 - Inks for Output devices
- (K) Electronic Components
 - Printed Circuit Board/Populated PCB
 - Printed Circuit Board/PCB
 - Transistors
 - Integrated Circuits/ICs
 - Diodes/Thyristor/LED
 - Resistors
 - Capacitors
 - Switches(On/Off, Push button, Rocker, etc.)
 - Plugs/sockets/relays
 - Magnetic heads, Print heads

Connectors
Microphones/Speakers
Fuses

(L) Telecommunication Equipment including:

Telephones
Videophones
Facsimile machines/Fax cards
Tele-Printers/Telex machine
PABX/EPABX/ RAX/MAX Telephone Exchange
Multiplexers/Muxes
Modems
Telephone answering machines
Telecommunication Switching Apparatus
Antenna and Mast
Wireless datacom equipment
Receiving equipments like Pagers, mobile/Cellular Phones. etc.
VSATs
Video Conferencing Equipments
Including Set Top Boxes for both Video and Digital Signaling.

(M) IT Enabled Services

IT Enabled services are business processes and services, the end products/services of which are:-

- Delivered outside India.
- Delivered over communication network, and
- 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:-

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

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

- (i) Back-Office Operations

- (ii) Call Centers
- (iii) Content Development or Animation
- (iv) Data Processing
- (v) Engineering and Design
- (vi) Geographic Information System Services
- (vii) Human Resource Services
- (viii) Insurance Claim Processing
- (ix) Legal Database
- (x) Medical Transcription
- (xi) Payroll
- (xii) Remote Maintenance
- (xiii) Revenue Accounting
- (xiv) Supports Centres and
- (xv) Web-site Services.

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हरियाणा सरकार

स्थानीय शहरी निकाय विभाग

तथा

नगर तथा ग्राम आयोजना विभाग

अधिसूचना

दिनांक 8 जून, 2020

संख्या सी० सी० पी० (एन०सी०आर०)/एफ.डी.पी./बी.डी.आर.-बी.सी.ए./2020/502.- हरियाणा नगरपालिका अधिनियम, 1973 (1973 का 24), की धारा 203 ग की उप-धारा (7), (नगर परिषद, बहादुरगढ़ की सीमाओं के भीतर आने वाले क्षेत्रों हेतु) तथा पंजाब अनुसूचित सड़क तथा नियंत्रित क्षेत्र अनियमित विकास निर्बंधन अधिनियम, 1983 (1983 का पंजाब अधिनियम 41), की धारा 5 की उप-धारा (7) (नगर परिषद, बहादुरगढ़ की सीमाओं से बाहर आने वाले क्षेत्रों हेतु) द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए, तथा हरियाणा सरकार, शहरी स्थानीय निकाय विभाग तथा नगर तथा ग्राम आयोजना विभाग, अधिसूचना संख्या सी० सी० पी० (एन०सी०आर०)/एफ.डी.पी./बी.डी.आर.-बी.सी.ए./2019/1923, दिनांक 16 सितंबर, 2019 के प्रतिनिदेश से, हरियाणा के राज्यपाल, इसके द्वारा, अनुबन्ध ख में विनिर्दिष्ट नियंत्रित क्षेत्र को लागू और अनुबन्ध क तथा ख में दिये गये निर्बंधनों तथा भालों सहित बहादुरगढ़ के लिए अन्तिम विकास योजना-2041 ए०डी० प्रकाशित करते हैं।

झाईश

1. विद्यमान भूमि उपयोग योजना झाईश संख्या डी.टी.पी.(जे.एच.)/15/99, दिनांक 29 जून, 1999 (हरियाणा सरकार, नगर तथा ग्राम आयोजना विभाग, अधिसूचना संख्या सी.सी.पी.(एन.सी.आर.)/जे.सी.ए.-1/2003/2523, दिनांक 30 अक्टूबर, 2003, द्वारा हरियाणा राजपत्र दिनांक 30 अक्टूबर, 2003, में पहले ही प्रकाशित है)।
2. 13 जून, 2006 को प्रकाशित हरियाणा सरकार, राजपत्र अधिसूचना संख्या सी.सी.पी.(एन.सी.आर.)/जे.जे.आर./बी.जी.एच./सी.ए.-4/ए/2006/1423, दिनांक 13 जून, 2006, द्वारा अधिसूचित बहादुरगढ़ की नगरपालिका सीमाओं के इर्द-गिर्द नियंत्रित क्षेत्र संख्या IV (भाग) के लिए विद्यमान भूमि उपयोग योजना झाईश संख्या डी.टी.पी.(जे.एच.) 418/2012, दिनांक 02 फरवरी, 2012।
3. अन्तिम विकास योजना-2041 ए.डी., बहादुरगढ़ के नियंत्रित क्षेत्र I, II, III, IV (भाग) झाईश संख्या डी.टी.पी.(जे.एच.)620/2020, दिनांक 8, मई, 2020।

अनुबन्ध क

बहादुरगढ़ के नियंत्रित क्षेत्र I, II, III, IV (भाग) अन्तिम विकास योजना, 2041 ए.डी. पर व्याख्यात्मक टिप्पण।

I ऐतिहासिक पृष्ठ भूमि:-

फरुख नगर के बहादुर खान तथा ताज मोहम्मद को 1765 ईस्वी में बहादुरगढ़ की सम्पदा 25 अन्य गांवों के साथ जागीर में प्राप्त हुई थी। जब यह सम्पदा बहादुर खान तथा ताज मोहम्मद को सौंपी गई थी, तो नगर को सराफाबाद के नाम से जाना जाता था जिन्होंने 40 वर्ष से अधिक शासन किया तथा यहां पर एक किला बनाया। यह शहर तथा इसके अधीन गांवों को लाई लैंक द्वारा नवाब, इज्जर के भाई मोहम्मद इरमाईल खान को दान में दी गई, इरमाईल खान को परिवार द्वारा सम्पदा को 1857 तक अधिकार में रखा गया तथा वर्ष 1860 में यह सम्पदा रोहतक जिले का हिस्सा बन गई।

II अवस्थिति तथा क्षेत्रीय प्रतिवेश:-

बहादुरगढ़ शहर दिल्ली हिसार राष्ट्रीय राजमार्ग संख्या 9 पर दिल्ली से 37 किलोमीटर की दूरी पर स्थित है। यह शहर 76°-55'-25" पूर्वी देशान्तर तथा 28°-43'-50" उत्तरी अक्षांश के बीच अवस्थित है। नजफगढ़ शहर तथा नांगलोई गांव, जो राष्ट्रीय राजधानी क्षेत्र (एन.सी.आर.) दिल्ली की मुख्य बस्तियां हैं, से क्रमशः 10 तथा 14 किलोमीटर की दूरी पर अवस्थित हैं। बहादुरगढ़ शहर दिल्ली तथा हरियाणा के मुख्य शहरों जैसे रोहतक, हिसार से राष्ट्रीय राजमार्ग संख्या 9 तथा रेलवे लाईन द्वारा भलीभांति जुड़ा हुआ है।

III भू-आकृति:-

भौगोलिक स्थिति अनुसार यह शहर नीचा तथा दक्षिण-पूर्व की तरफ है। पुरानी बस्ती दक्षिण-पूर्व की तरफ एक टिले पर स्थित है। इसके विकास का प्रभाव पश्चिम की तरफ राष्ट्रीय राजमार्ग के साथ, बहादुरगढ़-नजफगढ़ सड़क, बहादुरगढ़-इज्जर के साथ तथा उत्तर में रेलवे लाईन के पार है। पश्चिम जुआं नाला उत्तर से दक्षिण की तरफ शहर के मध्य से बहता हुआ दिल्ली में ड्रेन संख्या 8 में मिलता है। भूमिगत पानी खारा है तथा 2001 में महरी घाटी की आपूर्ति योजना की गई है। यद्यपि, शहर नीचा है अतः यहां बाढ़ की आशंका बनी रहती है।

IV जनसांख्यिकी रूपरेखा:-

1991 की जनगणना अनुसार शहर की जनसंख्या 57235 व्यक्ति थी। इसकी जनसंख्या वृद्धि का पूर्व रुझान दर्शाता है कि दिल्ली के नजदीक होने पर भी खारे-भू-जल की स्थानीय समस्या तथा कमजोर शहरी अवसंरचना के कारण विकास दर प्राप्त नहीं कर सका।

बहादुरगढ़ शहर की दशकवार 1961 जनसंख्या निम्नानुसार है:-

वर्ष	जनसंख्या	दशक में प्रतिशत वृद्धि दर
1961	14,982	-
1971	25,812	72.28
1981	37,488	45.23
1991	57,235	52.87
2001	1,31,925 (शहरी क्षेत्र में गांव की आबादी को मिलाते हुए)	150.62
2011	1,84,540	39.90

अनुमानित वृद्धि दर निम्नानुसार होगी:-

वर्ष	जनसंख्या	वृद्धि दर
2011-2021	2,91,573*	58 प्रतिशत
2021-2031	4,63,600*	59 प्रतिशत
2031-2041	7,37,124 अर्थात् (7,37,000)*	59 प्रतिशत

* अनुमानित जनसंख्या

V आर्थिक विशेषताएं:-

शहर में शहरी पानी की आपूर्ति होने से खारे घाटी की मुख्य का समाधान हो गया है। जिसके परिणामस्वरूप, अब शहर के औद्योगिक विकास में बढ़ोतरी हुई है। माननीय सर्वोच्च न्यायालय के आदेशानुसार दिल्ली शहर से अनुरूप क्षेत्र में स्थित औद्योगिक इकाइयों के निकाले जाने से तथा बहादुरगढ़ शहर दिल्ली के नजदीक होने के कारण पुनर्स्थापना उपरान्त शहर के औद्योगिक आधार में बढ़ोतरी हुई है।

भूमि उपयोग प्रस्ताव

बहादुरगढ़ शहर की जनसंख्या 2041 ईस्वी तक 7.37 लाख प्रस्ताव की जनसंख्या हेतु विकसित किए जाने के लिए प्रस्तावित है। विभिन्न भूमि उपयोगों का विवरण निम्न प्रकार से दिया गया है:-

क्रम संख्या	भूमि उपयोग	कुल क्षेत्र (हेक्टेयर में)	कुल क्षेत्र की प्रतिशता
1.	रिहायशी	2356	39.17
2.	वाणिज्यिक	270	4.49
3.	औद्योगिक	1104	18.36
4.	परिवहन तथा संचार	772	12.84
5.	जन उपयोगिताएं	230	3.83
6.	सार्वजनिक तथा अर्ध-सार्वजनिक उपयोगिताएं	287	4.77
7.	पार्क तथा खुले स्थान	994	16.54
	कुल	6013	100.00

मौजूदा शहर एवं शहरी क्षेत्र में पड़ने वाले गांवों का क्षेत्र - 252 हेक्टेयर।

विभिन्न भूमि उपयोगों का विवरण

1 रिहायशी:-

बहादुरगढ़ शहर की अन्तिम विकास योजना-2041 ए.डी. 7.37 लाख की अनुमानित जनसंख्या हेतु डिजाईंग की गई है। इस योजना में 2356 हेक्टेयर भूमि में रिहायशी क्षेत्र के लिए आरक्षित की गई है। सेक्टर संख्या 2, 6, 7, 8, 9, 10, 11, 13 हरियाणा शहरी विकास प्राधिकरण द्वारा पहले ही विकसित किए जा चुके हैं। इसके अतिरिक्त, सेक्टर संख्या 3, 3ए, 4ए, 14, 15, 28, 28ए, 29, 35, 36, 37, में रिहायशी प्लॉटिड/ग्रुप हाऊसिंग कॉलोनी विकसित करने के लिए अनुज्ञप्तियां जारी की गई हैं। प्रत्येक आवासीय क्षेत्र को दोनों तरफ 20 प्रतिशत भिन्नता के साथ ड्राईंग में दर्शाई गई सेक्टर सघनता तथा इसके अतिरिक्त नई एकीकृत अनुज्ञापन पॉलिसी (एनआईएलपी), दीन दयाल जन आवास योजना नीति (डीडीजेवाई) तथा अफोर्डेबल ग्रुप हाऊसिंग पॉलिसी में यथा विहित सघनता में विकसित किया जाएगा। 20 प्रतिशत ग्रुप हाऊसिंग कम्पानेंट पॉलिसी रिहायशी क्षेत्र में भी लागू होगी।

सघनता की वृद्धि हेतु उपरोक्त के अतिरिक्त, विकास योजना में निम्नलिखित प्रावधान भी दिये गये हैं:-

- अतिरिक्त आबादी की आवश्यकता को पूरा करने के लिए पहले से ही योजनाबद्ध/विकसित आवासीय क्षेत्रों में अवसंरचना के लिए अतिरिक्त क्षेत्र उपलब्ध करवाया जाएगा।
- आवासीय कॉलोनी/सेक्टर में सड़कों की न्यूनतम चौड़ाई 12 मीटर से कम नहीं होगी।
- आवासीय कॉलोनी/सेक्टरों में पार्क/खुले स्थानों के लिए न्यूनतम क्षेत्र इस रीति में योजनाबद्ध किया जाएगा कि वह प्रति व्यक्ति 2.5 वर्ग मीटर के न्यूनतम मापदंड को पूरा करेगा।

2 वाणिज्यिक:-

बहादुरगढ़ शहर की वाणिज्यिक आवश्यकताओं की पूर्ति हेतु वाणिज्यिक प्रयोजनों के लिए 270 हेक्टेयर का क्षेत्र आरक्षित किया गया है। ऑटो मार्केट राष्ट्रीय राजमार्ग-9 के साथ-साथ अनियोजित तरीके से विकसित है, जिससे ट्रैफिक जाम तथा दुर्घटनाएँ होती हैं। इस समस्या को हल करने के लिए ऑटो मार्केट को सेक्टर 12 में एक नए स्थान पर स्थानांतरित करने की प्रस्तावना है। शहर के मध्य में सेक्टर 4 वाणिज्यिक उपयोग हेतु आरक्षित किया गया है। इसके अतिरिक्त, सेक्टर 9, 12, 27, 35, 38, 38, 44 में वाणिज्यिक पॉकेट परतचित की गई हैं। इसके अतिरिक्त, प्रत्येक सेक्टर को महीने भर के अवधारणा पर विकसित किया जाएगा तथा प्रत्येक सेक्टर की स्थानीय वाणिज्यिक जरूरतों को स्थानीय शोपिंग केंद्र विकसित करते हुए उन्हीं सेक्टरों में पूरा किया जायेगा।

3 औद्योगिक:-

इस अन्तिम विकास योजना में, दिल्ली से औद्योगिक संस्थानों के स्थानांतरण के कारण औद्योगिक भूमि की उच्च मांग को देखते हुए औद्योगिक उपयोग के अधीन कुल 1104.00 हेक्टेयर कुल क्षेत्र प्रस्तावित है। सेक्टर 4बी, 16, 17, 19 भाग, 21, 22, हरियाणा शहरी विकास प्राधिकरण/हरियाणा राज्य औद्योगिक अवसंरचना विकास परिषद द्वारा पहले ही विकसित किए जा चुके हैं। इसके अतिरिक्त सेक्टर संख्या 18, 18ए, 20 भाग, 23, 24 भाग, 33, 34, तथा 43 भी औद्योगिक प्रयोजनों के लिए प्रस्तावित है।

4 परिवहन और संचार:-

इस अंतिम विकास योजना 2041 ईस्वी में, 772.00 हेक्टेयर क्षेत्र परिवहन और संचार उपयोग के लिए प्रस्तावित किया गया है। 75 मीटर चौड़ी वी-1 बाईपास सड़क जो सेक्टर 9, राष्ट्रीय राजमार्ग संख्या 9 से शुरू होकर राष्ट्रीय राजमार्ग संख्या 9 नजदीक सेक्टर 33 तक है, पहले ही विकसित की जा चुकी है तथा कार्यशील है। यातायात के सहज सुचारु प्रवाह हेतु दूसरी उत्तरी परिधीय सड़क (वी-2ए) 60 मीटर चौड़ी, जो दिल्ली सीमा से शुरू होकर सेक्टर 23, 24, 44, 49, 50, 51, 47, 48 तथा 31 के ऊपर से होती हुई तथा राष्ट्रीय राजमार्ग संख्या 9 पर नजदीक गांव जाखेदा पर मिलती है, भी प्रस्तावित है। इट्टा सिटी यातायात के लिए गिड आयरन पैटर्न पर 60 मीटर तथा 45 मीटर चौड़ी सड़कों का नेटवर्क प्रस्तावित किया गया है। मेट्रो रेल का निर्माण पहले ही किया जा चुका है और यह सेक्टर 6 तक कार्यात्मक है। इस विकास योजना के अधीन उत्तरी भाग में राजमार्ग संख्या-9 के साथ मेट्रो रेल को नियंत्रित क्षेत्र की सीमा तक प्रस्तावित किया गया है।

बहादुरगढ़ मूल रूप से एक औद्योगिक शहर है। सेक्टर 17ए में 47 हेक्टेयर क्षेत्र रेलवे गार्ड, रेलवे स्टेशन और साइडिंग, सड़कें और परिवहन डिपो और पार्किंग क्षेत्र हेतु प्रस्तावित किया गया है। सेक्टर 38 में 19.0 हेक्टेयर का क्षेत्र परिवहन और संचार प्रयोजनों के लिए प्रस्तावित किया गया है। अंतिम विकास योजना बहादुरगढ़-2031 ईस्वी में पहले सेक्टर 32 परिवहन और संचार क्षेत्र के लिए आरक्षित था जिसे अब औद्योगिक प्रयोजनों और क्षेत्र की क्षमता की बढ़ती मांग को देखते हुए औद्योगिक क्षेत्र के रूप में प्रस्तावित किया गया है। 89.50 हेक्टेयर क्षेत्र सेक्टर 33 के पश्चिम दिशा में, सेक्टर 32 के रूप में परिवहन और संचार उपयोग के लिए प्रस्तावित किया गया है। मुख्य सड़क के शस्ता अधिकार की श्रेणीबद्धता नियमानुसार प्रस्तावित है:-

क्रम संख्या	वर्गीकरण	सड़कों का नाम	भूमि आरक्षण
1.	वी-1	बाईपास	दोनों तरफ 100 मीटर चौड़ी हरित पट्टी के साथ 75 मीटर चौड़ी सड़क।
2.	वी-1ए	रोहतक-दिल्ली राष्ट्रीय राजमार्ग संख्या 9	दोनों ओर 60 मीटर चौड़ी हरित पट्टी सहित वर्तमान चौड़ाई।
3.	वी-2	सेक्टर विभाजक सड़क	60 मीटर चौड़ी सड़क।
4.	वी-2ए	परिधीय सड़क	दोनों ओर 30 मीटर चौड़ी हरित पट्टी सहित 60 मीटर चौड़ाई।
5.	वी-2बी	परिधीय सड़क	बाहरी ओर 30 मीटर चौड़ी हरित पट्टी सहित 60 मीटर चौड़ाई।
6.	वी-2सी	बहादुरगढ़-झुण्डार, बहादुरगढ़-बेरी, बहादुरगढ़-सिन्धीपुर, बहादुरगढ़-बादली सड़क	दोनों ओर 30 मीटर चौड़ी हरित पट्टी सहित 60 मीटर चौड़ाई।
7.	वी-3	सेक्टर विभाजक सड़क	45 मीटर चौड़ी सड़क।
8.	वी-3ए	बहादुरगढ़-नजफगढ़, बहादुरगढ़-नाहरा सड़क	वर्तमान चौड़ाई को 45 मीटर चौड़ाई करना प्रस्तावित।
9.	वी-3बी	सेक्टर विभाजक सड़क	30 मीटर चौड़ी सड़क (विकसित सड़क)

5. जन उपयोगिता अंचल:-

7.37 लाख की प्रस्तावित आबादी की जरूरतों को पूरा करने के लिए 230.00 हेक्टेयर भूमि जन उपयोगी सुविधाओं हेतु आरक्षित की गई है। जन उपयोगी सुविधाओं के अधीन आरक्षित क्षेत्र सेक्टर 7, 17, 22ए, 23, 30, 33, 36, 37, 38, 44 तथा 49 तथा कृषि अंचल में प्रस्तावित किया गया है। इससे पहले, अंतिम विकास योजना बहादुरगढ़ 2031 ईस्वी में सेक्टर-29 से परे, सार्वजनिक उपयोगिता क्षेत्र के लिए एक पॉकेट आरक्षित की गई थी जिसे अब बेहतर नियोजन के लिए आवासीय उपयोग के लिए योजनाबद्ध किया गया है।

6 सार्वजनिक और अर्ध-सार्वजनिक अंचल:-

राष्ट्रीय राजधानी क्षेत्र के क्षेत्रीय योजना में, बहादुरगढ़ शहर को दिल्ली महानगरीय क्षेत्र के शहर के रूप में चिह्नित किया गया तथा उपरोक्त योजना की सिफारिशों अनुसार बहादुरगढ़ शहर में राष्ट्रीय राजधानी के भाग को क्रम करने के लिए दिल्ली से विस्थापित होने वाले सार्वजनिक तथा निजी उपकरणों के कार्यालय तथा संस्थानों को समायोजित किया जाएगा। उपरोक्त प्रस्तावना को ध्यान में रखते हुए, अंतिम विकास योजना में 287.00 हेक्टेयर क्षेत्र सार्वजनिक तथा अर्ध-सार्वजनिक उपयोग के लिए प्रस्तावित किया गया है। यह सार्वजनिक तथा अर्ध-सार्वजनिक प्रयोग शहरी स्तर की सामुदायिक सुविधाएं जैसे तकनीकी महाविद्यालय, तकनीकी प्रशिक्षण संस्थान, चिकित्सीय संस्थान, अस्पताल, अग्निशमन केन्द्र तथा सरकारी कार्यालय इत्यादि समायोजित किए जाएंगे। सार्वजनिक तथा अर्ध-सार्वजनिक उपयोग के अधीन आरक्षित क्षेत्र सेक्टर 34, 5, 7, 10, 12, 13, 14, 19, 30, 31, 38, 45 तथा 50 में प्रस्तावित किया गया है।

7 खुले स्थान और हरित पट्टियां-

कुल 994.00 हेक्टेयर क्षेत्र को खुले स्थान और हरित पट्टियों के लिए प्रस्तावित किया गया है। सेक्टर 5 (भाग) में 37 हेक्टेयर भूमि शहरी स्तर के पार्क के लिए चिह्नित की गई है। कमरा: सेक्टर 7 तथा 11 में 7.00 हेक्टेयर तथा 5.00 हेक्टेयर क्षेत्र पार्क के लिए प्रस्तावित है। सेक्टर 11 में 6 हेक्टेयर क्षेत्र स्टेडियम तथा खेल मैदान के लिए प्रस्तावित किया गया है। सेक्टर 39, 12ए तथा 22ए भाग भी खुले स्थान के लिए आरक्षित है। सेक्टर 44 तथा 46 में भी 9.00 हेक्टेयर तथा 13.00 हेक्टेयर भूमि कमरा: पार्क, खेल मैदान, स्टेडियम के लिए प्रस्तावित है। सेक्टर 37 में हरियाणा शहरी विकास प्राधिकरण की अर्जित भूमि में एक 2 हेक्टेयर का क्षेत्र स्टेडियम के लिए प्रस्तावित किया गया है। इसके अतिरिक्त, सड़कों, रेलवे लाईन, नालों/नहर के साथ-साथ भी हरित पट्टियां जैसा कि प्लान में दर्शाया है, प्रस्तावित की गई है।

8. जल संरक्षण / प्राकृतिक संरक्षण अंचल क्षेत्र:-

प्राकृतिक संरक्षण क्षेत्र (एन.सी.जेड) प्रमुख प्राकृतिक विशेषताएं हैं जिन्हें क्षेत्रीय योजना 2021 ई. में पर्यावरण के प्रति संवेदनशील क्षेत्रों के रूप में पहचाना जाता है, जिसमें कृषि और बागवानी, मछली पालन, सामाजिक दानगी, पशुकरण तथा क्षेत्रीय मनोरंजक क्रियाएं निर्माण सहित अनुज्ञेय गतिविधियों के 0.5 प्रतिशत से अधिक नहीं होनी चाहिए। प्राकृतिक संरक्षण जोन की पहचान करने के लिए ग्राउंड टरुथिंग एक्सप्रेसआईज कार्यालयित की जा रही है। इसके अलावा, मामला 2014 की ओ.ए. संख्या 147 शीर्षक विधिक सहायता समिति एन.जी.टी. बार एसोसिएशन बनाम एम ओई एफ तथा अन्य के रूप में माननीय राष्ट्रीय हरित अधिकरण में विचाराधीन है। इसलिए माननीय एन.जी.टी. के आदेश 20.11.2019 और 20.03.2020 और बाद के किसी भी निर्णय पर, एन.सी.जेड. के मामले में लागू होंगे। और यदि किसी साइट को एन.सी.जेड. के रूप में अंतिम रूप दिया जाता है, तो एन.सी.जेड. के प्राक्धान योजना में दिए गए प्रस्तावों के बकाबूद उस क्षेत्र पर लागू होंगे।

9 कृषि अंचल:-

नियंत्रित क्षेत्र में शेष क्षेत्र कृषि अंचल के रूप में रखा गया है। तथापि, यह इस क्षेत्र में आवश्यक भवन विकास को नहीं रोकेगा, जैसे आबादी देह के साथ-साथ मौजूदा गांवों का विस्तार, यदि सरकार द्वारा प्रायोजित या अनुमोदित किसी परियोजना के रूप में किया जाना है और अनुबन्ध 'ख' में, परिशिष्ट 'ख' के अधीन अंचल विनियमों में अनुमत गतिविधियों के रूप में शामिल है और सम्बन्ध सुविधाओं के रखरखाव और कृषि क्षेत्र के रूप में सुधार के लिए जरूरी सुविधाएं जो शहर के लिए एक खुले ग्रामीण परिवेश के रूप में सेवा करने हेतु प्रस्तावित है। लगभग 10 हेक्टेयर क्षेत्र डेरी फार्मिंग के लिए इंगरमार्क किया गया है, जो सिद्धपुर सड़क पर पुराने शहर से स्थानांतरित की जाती है।

अंचल विनियमन

भूमि उपयोग सम्बन्धी प्रस्तावों को अंचल विनियम (अनुबन्ध ख) बनाते हुए वैध बनाया जा रहा है जो इस विकास योजना का हिस्सा होंगे। ये विनियम भूमि उपयोग में परिवर्तन और विकास के मानकों को शासित करेंगे। इनमें सम्बन्ध तथा सहायक उपयोगों का भी विस्तारपूर्वक वर्णन किया जाएगा जो विभिन्न मुख्य भूमि उपयोगों में अनुमत किए जाएंगे तथा नियतन करेंगे कि भूमि उपयोग के सभी परिवर्तन तथा विकास, विकास तथा उचित निदन्त्रण को निर्दिष्ट करने के लिए प्रत्येक क्षेत्र के लिए विस्तृत सेक्टर योजनाएं तैयार करना सुनिश्चित करने के लिए सेक्टर योजना में दर्शाए गए बॉरीरों के अनुसार होगा।

अनुबन्ध ख

झाईंग संख्या डी0 टी0 पी0 (जे0एच0) 620/20, दिनांक 8 मई, 2020 अन्तिम विकास योजना में दर्शाए अनुसार बहादुरगढ़ के नियंत्रित क्षेत्रों में भूमि का उपयोग तथा विकास शासित करना।

I. सामान्य:-

- (1) बहादुरगढ़ के नियंत्रित क्षेत्रों के लिए विकास योजना का भाग बनने वाले ये अंचल विनियम बहादुरगढ़ के नियंत्रित क्षेत्रों के लिए विकास योजना के अंचल विनियम कहे जायेंगे।
- (2) इन विनियमों की अपेक्षाएं विकास योजना में शामिल समूचे क्षेत्र के लिए होंगी तथा पंजाब अनुसूचित सड़क तथा नियंत्रित क्षेत्र अधिनियमित विकास निर्बंधन अधिनियम, 1963 (1963 का पंजाब अधिनियम 41) तथा हरियाणा नगरपालिका अधिनियम, 1973 (1973 का 24) और उसके अधीन बनाये गये नियमों की अपेक्षाओं के अतिरिक्त होंगी।

II. परिभाषाएं:-

इन विनियमों में,-

- (क) "अनुमोदित" से अभिप्राय है, सक्षम प्राधिकारी द्वारा अनुमोदित;
- (ख) "भवन नियमों" से अभिप्राय है, नियमों के भाग-VII में अन्तर्विष्ट नियम;
- (ग) "झाईंग" से अभिप्राय है, झाईंग संख्या -- डी.टी.पी. (जे.एच.) 620/20, दिनांक 8 मई, 2020.
- (घ) "भवन संहिता" से अभिप्राय है, हरियाणा भवन संहिता, 2017;

- (ब.) "फर्श क्षेत्र अनुपात" से अभिप्राय है, सभी भण्डारों के कुल आच्छादित क्षेत्र तथा सौ के गुणक को प्लॉट क्षेत्र से विभाजित करते हुए प्राप्त किया गया भागफल, अर्थात् :-

$$\text{फर्श क्षेत्र अनुपात} = \frac{\text{कुल आच्छादित क्षेत्र} \times 100}{\text{प्लॉट क्षेत्र}}$$

फर्श क्षेत्र अनुपात की गणना के प्रयोजन के लिए, वॉटिलेशन अनुपात वह प्रांजलक्षित क्षेत्र कमरा, ममटी, छज्जा, तहखाना या कोई फर्श यदि पार्किंग, सेवाओं और भंडारण, केवल पार्किंग/वैदल यात्री प्लाजा के लिए उपयोग हेतु प्रस्तावित रिटलेंट क्षेत्र, (खुला), खुली सीढ़ी (ममटी के बिना), पहुँच के साथ या के बिना, छत अग्नि सीढ़ी, अलिव पानी की टंकी, अनुमत आकार के खुला आंगन के लिये उपयोग किया गया है, फर्श क्षेत्र अनुपात में गिना नहीं जाएगा:

परंतु रिटलेंट से अगली मंजिल तक शाफ्ट, शूटस, लिफ्ट वैल तथा सीढ़ी के अधीन क्षेत्र, भूमि तल से फर्श क्षेत्र अनुपात केवल एक बार गिना जाएगा:

परंतु यह और कि यदि वॉटिलेशन शाफ्ट क्षेत्र तीन वर्ग मीटर से अधिक है, तो यह फर्श क्षेत्र अनुपात में नहीं गिना जाएगा;

- (ब) "ईंधन स्टेशन" से अभिप्राय है, ईंधन भरने वाला स्टेशन जो ऑटोमोबाइल के लिए ईंधन की खुदरा आपूर्ति प्रदान करता है, जिसमें पेट्रोल पम्प, सी, एच, जी, स्टेशन, जैव-ईंधन, चार्जिंग स्टेशन, बैटरी उपलब्ध स्टेशन आदि शामिल हैं;
- (घ) "वर्ग आवास" से अभिप्राय है, रिहायशी प्रयोजन के लिए प्लॉटों के रूप में डिजाईन तथा विकसित किये गये भवन या वर्ग आवास का अनुबंधी कोई भवन;
- (ज) "हल्के उद्योग" से अभिप्राय है, ऐसा उद्योग जिसके कारण हानिकारक या घृणाजनक शोर, धुआँ, गैस, भाप गन्ध, धूल, बहिःस्राव और कोई अन्य अत्यधिक डिग्री का प्रदूषण न हो और बिजली द्वारा चालित हों;
- (झ) "स्थानीय सेवा उद्योग" से अभिप्राय है, ऐसा उद्योग जिसका विनिर्दिष्ट माल और उत्पादन प्रायः स्थानीय क्षेत्र के भीतर उपभोग किया जाता हो, उदाहरणार्थ बेकरियाँ, आईसक्रीम विनिर्माण, वाहित जल, बिजली से चलने वाली आटे की चक्कियाँ, लॉड्री, ड्राईक्लैनिंग और रंगाई, स्वचालित गाड़ियों, स्कूटर तथा साईकलों की मुरम्मत तथा सर्विस, घरेलू बर्तनों की मुरम्मत, जूते बनाना और उनकी मुरम्मत, ईंधन डिपो आदि। बशर्ते कि उनमें केशी छोरा ईंधन का प्रयोग न किया जाता हो;
- (ञ) "मध्यम उद्योग" से अभिप्राय है, हल्का उद्योग तथा स्थानीय सेवा उद्योग के अलावा सभी उद्योग और जो घृणाजनक और खतरनाक गंध तथा दुर्गन्ध न फैलाते हों;
- (ट) "व्यापक उद्योग" से अभिप्राय है, ऐसा उद्योग जो सरकार की अनुमति से स्थापित किया जाये और जो व्यापक हो, जिसमें 100 से अधिक कामगार नियुक्त हों तथा जिसमें ईंधन चालित शक्ति का प्रयोग किया जाये बशर्ते कि इसमें किसी प्रकार के हानिकारक तत्व न हों;
- (ठ) "भारी उद्योग" से अभिप्राय है, सरकार की अनुमति से सार्वजनिक या अर्धसार्वजनिक या निजी क्षेत्र में स्थापित किया गया उद्योग (प्लान्ट, मशीनरी इत्यादि की लागत जैसा कि सरकार की उद्योग नीति में परिभाषित हो);
- (ड) "घृणाजनक या परिसंकटमय उद्योग" से अभिप्राय है, सरकार की अनुमति से स्थापित किया गया उद्योग और जिसमें अत्यधिक धुआँ लगी हो। जिसमें अत्यधिक धुआँ, शोर, स्पन्दन, दुर्गन्ध, अप्रिय या हानिकारक बहिःस्राव, विस्फोटक, ज्वलनशील सामग्री इत्यादि और समुदाय के स्वास्थ्य और सुरक्षा के लिए अन्य खतरनाक तत्व शामिल हों;
- (ड) "वास्तविक तिथि" से अभिप्राय है, नीचे घोषित किए गए विभिन्न नियंत्रित क्षेत्रों की अधिसूचना के प्रकाशन की तिथि:

क्रम संख्या	नियंत्रित क्षेत्र का नाम तथा अधिसूचना संख्या	वास्तविक तिथि
1	पंजाब सरकार राजपत्र अधिसूचना संख्या 3959-2टी.सी.पी.-84/29558, दिनांक 07 नवम्बर, 1964 द्वारा अधिसूचित बहादुरगढ़ नगरपालिका के ईर्द-गिर्द नियंत्रित क्षेत्र जिसका हरियाणा सरकार राजपत्र में दिनांक 26 फरवरी, 1965 को प्रकाशन हुआ।	26 फरवरी, 1965
2	हरियाणा सरकार राजपत्र अधिसूचना संख्या 4779-10डी.पी.-84/9720, दिनांक 25 जून 1984 द्वारा अधिसूचित बहादुरगढ़ के ईर्द-गिर्द नियंत्रित क्षेत्र जिसका हरियाणा सरकार राजपत्र में दिनांक 10 जुलाई, 1984 को प्रकाशन हुआ।	10 जुलाई, 1984

क्रम संख्या	नियंत्रित क्षेत्र का नाम तथा अधिसूचना संख्या	वास्तविक तिथि
3	हरियाणा राजपत्र दिनांक 18 जून, 1996 में प्रकाशित हरियाणा सरकार राजपत्र अधिसूचना संख्या सी.सी.पी.(एन.सी.आर)-96 / 8681, दिनांक 12 जून, 1996 द्वारा अधिसूचित अतिरिक्त नियंत्रित क्षेत्र संख्या-III बहादुरगढ़।	18 जून, 1996
4	हरियाणा राजपत्र दिनांक 13 जून, 2006 में प्रकाशित अधिसूचना संख्या सी.सी.पी.(एन.सी.आर)/जे.जे.आर./डी.जी.एच./सी.ए.-14/ए/2006/1423, द्वारा अधिसूचित बहादुरगढ़ नगरपालिका सीमा के ईर्द-गिर्द नियंत्रित क्षेत्र।	13 जून, 2006

- (ग) नियंत्रित क्षेत्र में किसी भूमि अथवा भवन के संबंध में "अनुरूप उपयोग" से अभिप्राय है, ऐसी भूमि अथवा भवन जो विकास योजना में क्षेत्र के उस भाग के लिए विनिर्दिष्ट मुख्य भूमि उपयोग के विपरीत हो;
- (त) "सार्वजनिक उपयोगिता सेवा भवन" से अभिप्राय है, ऐसा भवन जो सार्वजनिक उपयोगिता सेवाओं को चलाने के लिए अपेक्षित हो, जैसे जल-सप्लाई, जल निकास, बिजली, ड्राक तथा तार तथा परिवहन तथा दमकल केन्द्र सहित कोई नगरपालिका सेवा;
- (थ) "नियमों" से अभिप्राय है, पंजाब अनुसूचित सड़क तथा नियंत्रित क्षेत्र अनियमित विकास निर्बंधन नियम, 1965; तथा हरियाणा नगरपालिका अधिनियम, 1973 के अधीन बनाये गये नियम;
- (व) "सेक्टर सघनता" और "कॉलोनी सघनता", "नगर नियोजन स्कीम सघनता" से अभिप्राय है, उस सेक्टर क्षेत्र तथा कॉलोनी क्षेत्र, जैसी भी स्थिति हो, में प्रति व्यक्ति की संख्या;
- (घ) "सेक्टर क्षेत्र, कॉलोनी क्षेत्र" अथवा "नगर नियोजन स्कीम क्षेत्र" से अभिप्राय है, ड्राईंग में दर्शाया गया तथा/या सेक्टर/कॉलोनी/स्कीम की अनुमोदित अभिव्यास में दर्शाए अनुसार मुख्य सड़क प्रणाली के भीतर तथा परिवर्द्ध, सेक्टर का या कॉलोनी या स्कीम का क्षेत्र;

व्याख्या:-

- (1) इस परिभाषा में "सेक्टर क्षेत्र", "कालोनी क्षेत्र" तथा "नगर नियोजन स्कीम क्षेत्र" से अभिप्राय है, सेक्टर या कालोनी का क्षेत्र जो कालोनी/सेक्टर/नगर नियोजन स्कीम क्षेत्र की ड्राईंग में तथा अनुमोदित अभिव्यास योजना पर दर्शाया गया है जिसमें सेक्टर या कालोनी/नगर नियोजन स्कीम क्षेत्र, जैसे भी स्थिति हो, में भवन विकास के लिए अनुपयुक्त क्षेत्र शामिल नहीं है;
 - (2) मुख्य सड़कों तथा उनकी निकटवर्ती हरित पट्टियों के अधीन आने वाले क्षेत्र के 60 प्रतिशत का लाभ, यदि कोई हो, प्लॉटिड/ग्रुप हाऊसिंग कालोनी की दशा में प्लॉटबल क्षेत्र/फर्श क्षेत्र अनुपात हेतु अनुमत किया जाएगा।
 - (3) औद्योगिक स्कीम/सेक्टर/स्कीम से भिन्न, नगर नियोजन स्कीम कालोनी या सेक्टर की विन्यास योजना में, सड़कों, खुले स्थानों, विद्यालयों, सार्वजनिक तथा सामुदायिक भवन तथा अन्य सामूहिक उपयोगों के लिए आरक्षित भूमि, नगर नियोजन स्कीम/कालोनी/सेक्टर के अधीन भूमि के कुल क्षेत्र के 45 प्रतिशत से कम नहीं होगी।
 - (4) सेक्टर सघनता या कालोनी सघनता की संगणना के प्रयोजनों के लिए यह माना जायेगा कि सेक्टर क्षेत्र या कालोनी क्षेत्र का 55 प्रतिशत आवासीय प्लॉटों के लिए उपलब्ध होगा जिसमें ग्रुप आवास के अधीन क्षेत्र भी शामिल होना तथा प्रत्येक भवन प्लॉट औसतन प्रत्येक हीन निवास इकाइयों में 4.5 व्यक्ति प्रति निवास इकाई या 13.5 व्यक्ति भवन प्लॉट या कालोनी/ग्रुप आवास समूह की संख्या योजना में गणना सम्मिलित होगा। यद्यपि, दुकान तथा आवासीय प्लॉट के मामले में केवल एक निवास इकाई मानी जायेगी;
 - (5) उपरोक्त की गई किसी बात के होते हुए भी, विनिर्दिष्ट पॉलिसी जैसे नई एकीकृत अनुज्ञापन पॉलिसी; के अधीन अनुमोदित परियोजनाएं, प्लॉटबल क्षेत्र की बजाय फर्श क्षेत्र अनुपात तथा सघनता पैरामीटर से शासित होंगी;
- (न) "स्थल आच्छादन" से अभिप्राय है, भवन के भूतल क्षेत्र और स्थल क्षेत्र द्वारा आच्छादित क्षेत्र के बीच प्रतिशतता में अभिव्यक्त अनुपात;
- (प) "अधिनियम", "कालोनी", "उप-निवेशक", "विकास योजना", "सेक्टर", "स्कीम" और "सेक्टर योजना" शब्दों का वही अर्थ होगा, जो उन्हें पंजाब अनुसूचित सड़क तथा नियंत्रित क्षेत्र अनियमित विकास निर्बंधन अधिनियम, 1963 (1963 का पंजाब अधिनियम 41) और नियम, 1965 तथा हरियाणा नगरपालिका अधिनियम, 1973 (1973 का 24) इसके अधीन बनाए गए नियमों में उन्हें दिया गया है;

- (फ) "फार्म गृह" से अभिप्राय है, किसी फार्म के स्वामी द्वारा अपनी भूमि पर निम्नलिखित प्रयोजनार्थ निर्मित घर है—
- निवास यूनिट अर्थात् मुख्य उपयोग; तथा
 - फार्म छायाबान अर्थात् गौण उपयोग।
- टिप्पणः—
- फार्म गृह का निर्माण "कृषि अंचल में आबादी देह से बाहर फार्म गृहों की व्यवस्था" संबंधी खण्ड XIX के अधीन दिये गये निर्बंधनों से शासित होगा;
 - "फार्म झंड" "भवन नियंत्रण और स्थल विशिष्टियों" के सम्बन्ध में खंड XIX में उल्लिखित निर्बंधनों द्वारा शासित होंगे।
- (ब) "टांड या पुरतवान" से अभिप्राय है, कमरे के अन्दर बनाए गए अनुत्तम्ब खम्भे को छोड़कर, किसी भी स्वरूप की शौल्फ जैसे बहिर्गत भाग, बशर्ते जिसका बहिर्गत भाग एक मीटर से अधिक चौड़ा न हो ;
- (भ) "अटारी" से अभिप्राय है, अधिकतम 1.5 मीटर की ऊँचाई सहित अवशिष्ट स्थल पर दो मंजिलों के बीच का मध्यवर्ती स्थल तथा जो कंकाल भंडारण प्रयोजन हेतु निर्मित की गई है अथवा अपनाई गई है;
- (म) "परछती तल" से अभिप्राय है, निम्न मंजिल का 1/2 (आध) तक के सीमित क्षेत्र सहित तथा स्तम्भ ऊँचाई 2.3 मीटर सहित दो मंजिलों के बीच कोई मध्यवर्ती तल और ऊपरी तल स्तर से 2.3 मीटर (स्तर ऊँचाई) से कम नहीं होगा ;
- (य) "कृषि उपयोग साधन" से अभिप्राय है, ऐसा विकास तथा गतिविधियाँ, जो कृषि संबंधी कार्यों को करने में सहायक रूप में अपेक्षित है, जैसे नलकूप, पम्प, चैम्बर, बायु चक्की, सिंचाई, नाले, पक्के प्लेटफार्म, बाड़ लगाना तथा चारदीवारी बनाना, जल नलके आदि;
- (य क) "लघु उद्योग" से अभिप्राय है, ऐसी औद्योगिक इकाई जो उद्योग विभाग द्वारा लघु उद्योग के रूप में पंजीकृत हो;
- (य ख) "कृषि आधारित उद्योग" से अभिप्राय है, ऐसी औद्योगिक इकाई, जो खाद्यान्न, फलों व कृषि अपशिष्ट का उपयोग कच्चे माल के रूप में करती है;
- (य ग) "सूचना प्रौद्योगिकी औद्योगिक इकाई" से अभिप्राय है, हरियाणा सरकार की सूचना प्रौद्योगिकी नीति, 2000 के अनुबन्ध में तथा इस अधिसूचना के परिशिष्ट-1 में शामिल उद्योगों की श्रेणियाँ तथा/ अथवा जो हरियाणा सरकार द्वारा, समय-समय पर परिभाषित की जाये;
- (य घ) "साईबर पार्क/सूचना प्रौद्योगिकी पार्क" से अभिप्राय है, वह क्षेत्र जो केवल साफ्टवेयर विकास सम्बन्धी क्रिया कलापों का प्रस्ता लगाने तथा सूचना प्रौद्योगिकी को समर्थ बनाने वाली सेवाओं के लिए विकसित को इसमें किसी भी प्रकार के विनिर्माण (असम्बलिंग क्रियाकलापों सहित) को अनुमति प्रदान नहीं की जाएगी।
- (य ङ) "साईबर सिटी" से अभिप्राय है, केन्द्रीय सूचना/प्रौद्योगिकी परिकल्पना के लिए शिक्षित और कम्पनियों/सूचना प्रौद्योगिकी आधारित सेवाओं के मध्यम तथा बड़े साफ्टवेयर उत्पन्न किए जाने के लिए अति उच्चतम गुणवत्ता का मूलभूत ढांचा, उत्तम परिस्थितियाँ और उच्च गति संचार से आत्मनिर्भर परिपूर्ण शहर, जहाँ विनिर्माण इकाईयों को अनुमत नहीं किया जाएगा;
- (ल च) "हरित पट्टी" से अभिप्राय है, भूमि की दो पट्टियाँ जो विकास योजना में सेक्टर/परिधि सड़कों के साथ-साथ फैली हुई हैं, जो भविष्य में विनिर्दिष्ट सड़क को चौड़ा करने के लिए उपयोग हो; तथा
- (ल छ) किन्हीं अन्य अभिव्यक्तियों का वही अर्थ होगा, जो उन्हें पंजाब अनुसूचित सड़क तथा निर्धारित क्षेत्र अनियमित विकास निर्बंधन अधिनियम, 1983 (1983 का पंजाब अधिनियम 41) तथा हरियाणा नगरपालिका अधिनियम, 1973 (1973 का 24) तथा उसके अधीन बनाए गए नियमों में उन्हें दिया गया है।

III. मुख्य भूमि उपयोग/अंचल

- रिहायशी अंचल
 - व्यापारिक अंचल
 - औद्योगिक अंचल
 - परिवहन तथा संचार अंचल
 - जन उपयोगिता अंचल
 - सार्वजनिक तथा अर्ध-सार्वजनिक अंचल
 - खुले स्थान अंचल
 - कृषि अंचल
 - प्राकृतिक संरक्षण क्षेत्र/आरक्षित पॉकेट
- मुख्य भूमि उपयोगों का वर्गीकरण परिशिष्ट क के अनुसार है।

IV सेक्टरों में विभाजन:-

उपर्युक्त अंचल विनियमन-III में क्रम संख्या-(i) से (vii) पर वर्णित मुख्य भूमि उपयोग, जो भवन प्रयोजनार्थ भूमि उपयोग हैं, जिन्हें इन सेक्टरों की मुख्य सड़कों के आरक्षण हेतु दर्शाई गई हदबन्दी के अनुसार सेक्टरों में विभाजित किया गया है और प्रत्येक सेक्टर को ड्राईंग में दिखाये अनुसार एक निश्चित संख्या दी गई है।

V मुख्य उपयोगों में भूमि उपयोग :-

मुख्य, सहायक तथा गौण उपयोग जो इन विनियमों तथा नियमों को अन्य अपेक्षाओं के अधीन हैं, को मुख्य भूमि उपयोग अंचल में अनुमति दी जा सकती है, उनकी सूची परिशिष्ट ख-पर दी गई है जो इन विनियमों के साथ जोड़े गये हैं।

VI विकास के लिए अनुपयुक्त सेक्टर:-

विभिन्न सेक्टरों में भवन परियोजनाएँ, भूमि उपयोग के लिए आरक्षण होते हुए भी, निर्देशक, नियंत्रित क्षेत्र के सघन तथा किफायती विकास के दृष्टिकोण अपने भूमि उपयोग में किसी प्रकार के परिवर्तन के लिए अथवा उस पर किसी भवन के निर्माण के लिए ऐसे समय तक अनुमति नहीं देगा जब तक वह अपनी संतुष्टि सुनिश्चित नहीं कर लेता है कि इन सेक्टरों के लिए जल आपूर्ति, जल मल निकास व्यवस्था तथा अन्य सुविधायें, उपलब्ध नहीं हो जाती हैं।

VII केवल सरकारी उपकरणों के माध्यम से विकसित किये जाने वाले सेक्टर:-

सरकार अपने द्वारा या उसकी एजेंसियों द्वारा, विकास के लिए कोई सेक्टर अधिग्रहित कर सकती है, ऐसे मामले में ऐसे सेक्टरों में भूमि उपयोग के परिवर्तन या अनुज्ञप्ति प्रदान करने के लिए आगे कोई भी अनुमति अनुमत नहीं की जाएगी।

VIII मुख्य सड़कों के लिए भूमि आरक्षण:-

(1) ड्राईंग में चिह्नित की गई मुख्य सड़कों के लिए भूमि का आरक्षण निम्नानुसार किया जायेगा:

क्रम संख्या	वर्गीकरण	सड़क का नाम	भूमि आरक्षण
1.	वी-1	बाईपास	दोनों तरफ 100 मीटर चौड़ी हरित पट्टी सहित 75 मीटर चौड़ी सड़क।
2.	वी-1ए	रोहतक-दिल्ली राष्ट्रीय राजमार्ग संख्या 9	दोनों ओर 60 मीटर चौड़ी हरित पट्टी सहित वर्तमान चौड़ाई।
3.	वी - 2	सेक्टर विभाजक सड़क	60 मीटर चौड़ी सड़क।
4.	वी-2ए	परिधीय सड़क	दोनों ओर 30 मीटर चौड़ी हरित पट्टी सहित 60 मीटर चौड़ाई।
5.	वी-2बी	परिधीय सड़क	बाहरी ओर 30 मीटर चौड़ी हरित पट्टी सहित 60 मीटर चौड़ाई।
6.	वी-2सी	बहादुरगढ़-झज्जर, बहादुरगढ़-देरी, बहादुरगढ़-सिद्धीपुर, बहादुरगढ़-बादली सड़क	दोनों ओर 30 मीटर चौड़ी हरित पट्टी सहित 60 मीटर चौड़ाई।
7.	वी-3	सेक्टर विभाजक सड़क	45 मीटर चौड़ी सड़क।
8.	वी-3ए	बहादुरगढ़-नजफगढ़, बहादुरगढ़-माहरा सड़क	वर्तमान चौड़ाई को 45 मीटर तक किया जाना है।
9.	वी-3बी	सेक्टर विभाजक सड़क	30 मीटर चौड़ी सड़क (विकसित सड़क)

(2) अन्य सड़कों की चौड़ाई और सीधायें, सेक्टर प्लान के अनुसार अथवा कालोनियों की अनुमोदित अभिविन्यास योजना के अनुसार होगी।

(3) हरियाणा शहरी विकास प्राधिकरण तथा गैर-सरकारी उपनिवेशकों द्वारा विकसित किए जाने वाले सेक्टर/कालोनियों के लिए तैयार योजनाओं को अनुमोदित करते समय मुख्य सड़कों तथा निकटवर्ती हरित पट्टी यदि कोई हो, के अधीन आने वाले क्षेत्र को केवल 50 प्रतिशत का लाभ प्लॉटिड/वर्ग आवास कालोनियों के प्लॉटएबल/फर्श क्षेत्र अनुपात के लिए किया जाएगा। लेकिन सेक्टर योजना में शुद्ध योजनागत क्षेत्र में शामिल सड़कों की स्थिति में पूर्ण फर्श क्षेत्र अनुपात का लाभ दिया जायेगा। वाणिज्यिक कालोनियों तथा सूचना प्रौद्योगिकी पार्क/साईबर सिटी की दशा में कुल क्षेत्र के 10 प्रतिशत के फर्श क्षेत्र अनुपात का लाभ या हरित पट्टी तथा सेक्टर सड़क में आने वाले क्षेत्र, इसमें से जो भी कम हो, दिया जाएगा।

(4) व्यापार योग्य फर्श क्षेत्र अनुपात का लाभ, विनिर्दिष्ट पॉलिस्की के अनुसार सेक्टर सड़क या हरित पट्टी तथा खुला क्षेत्र अंचलों के अधीन आने वाली भूमि के लिए प्रदान की गई अनुज्ञप्ति के लिए अनुमत किया जा सकता।

IX वर्तमान या भूमि उपयोग में वैध परिवर्तन की अनुमति प्राप्त अनुरूप उपयोगः—

- (1) विकास योजना में अनुरूप उपयोग अंचल से भिन्न अंचलों में अवस्थित स्थित विद्यमान परियोजना के संरक्ष में, निदेशक द्वारा निर्धारित की जाने वाली नियत अवधि के लिए विकास योजना में प्रकाशन की तिथि से दस वर्ष की अतिरिक्त अवधि से औद्योगिक अनुरूप उपयोग जारी रखने की अनुमति दी जाएगी बशर्त कि सम्बद्ध भवन का स्वामी :-
- (क) निदेशक को स्थल के बाह्य विकास के लिए उस द्वारा यथानिर्धारित अनुपातिक प्रभाशों तथा जब भी निदेशक द्वारा इस निमित्त ऐसा करने के लिए कहा जाये, के भुगतान का वचन देता है;
- (ख) अंतरिम अवधि के दौरान निदेशक की संतुष्टि के अनुसार बहिष्कार के निष्कासन की सुनिश्चित व्यवस्था करें।
- (ग) अनुरूप उपयोग के क्षेत्र में विद्यमान परियोजना के विस्तार की अनुमति नहीं होगी।
- (2) इन परियोजनाओं के बारे में, जिन्हें भूमि उपयोग की मान्य स्वीकृति है तथा जो विकास कार्यों में अनुरूप उपयोग अंचल से भिन्न अवस्थित हैं, ऐसे अनुरूप उपयोग चलते रहने के लिए अनुमत किए जाएंगे, बशर्त कि सम्बद्ध भवन का स्वामी :-
- (क) निदेशक को स्थल के बाह्य विकास के लिए उस द्वारा यथा निर्धारित अनुपातिक प्रभाशों तथा जब निदेशक द्वारा इस निमित्त ऐसा करने के लिए कहा जाये के भुगतान का वचन देता है;
- (ख) अंतरिम अवधि के दौरान निदेशक की संतुष्टि के अनुसार बहिष्कार के लिए संतोषजनक व्यवस्था करें।

X अनुरूप उपयोग बन्द करनाः—

- (1) यदि किसी भूमि का अनुरूप उपयोग दो वर्ष या इससे अधिक अवधि के लिए लगातार बन्द रहा हो, तो यह समाप्त हुआ समझा जायेगा और केवल अनुरूप अनुमत उपयोग के अनुसार ही भूमि के पुनः उपयोग या पुनःविकास की अनुमति दी जायेगी।
- (2) यदि अनुरूप उपयोग भवन, आग, बाढ़, विस्फोट, भूकम्प, लड़ाई, दंगा या किसी अन्य प्राकृतिक आपदा से इसके पुनरुत्पादन मूल्य के पचास प्रतिशत या इससे अधिक क्षतिग्रस्त हो जाता है, तो उसे केवल अनुमत उपयोग के लिए पुनःविकसित करने की अनुमति दी जायेगी।
- (3) खण्ड IX के अधीन माधिल परियोजनाओं के समाप्त होने के बाद, भूमि केवल अनुरूप उपयोग के लिए पुनःविकसित करने या उपयोग में लाने के लिए अनुमति की जायेगी।
- (4) खण्ड IX (1) के अधीन नियत अवधि की समाप्ति के बाद भूमि केवल अनुरूप उपयोग के लिए पुनःविकसित या उपयोग में लाने के लिए अनुमत की जाएगी।

XI सेक्टर योजना और आंचलिक योजना के अनुरूप विकासः—

विनियम IX में यथा उपबन्धित को छोड़कर, मुख्य भूमि उपयोग किसी भी जिसमें भूमि को भवन निर्माण प्रयोजनार्थ उपयोग के लिए तब तक अनुमत नहीं किया जाएगा जब तक कि प्रस्तावित उपयोग और विकास, सेक्टर योजना और आंचलिक योजना अथवा अनुमोदित कालोनी योजना, जिससे भूमि अवस्थित है, में दिखाये गये व्योरे के अनुसार न हो।

XII अनुमोदित अभिविन्धास या आंचलिक योजना का भाग बनने वाले विशिष्ट स्थलः—

किसी प्लॉट पर भवन निर्माण या पुनःनिर्माण की अनुमति तब तक नहीं दी जायेगी जब तक कि—

- (i) प्लॉट अनुमोदित कालोनी का भाग न हो या प्लॉट ऐसे क्षेत्र में न हो, जिसके लिए विनियम XVII में यथा उपबन्धित अनुसार छूट दी गई है; तथा
- (ii) निदेशक की संतुष्टि अनुसार प्लॉट तक पहुंच के लिए सड़क की व्यवस्था न हो और सड़क न बना हो।

XIII विभिन्न प्रकार के भवनों के प्लॉटों का न्यूनतम आकारः—

- (1) विभिन्न प्रकार के उपयोगों के लिए प्लॉटों के न्यूनतम आकार निम्न अनुसार होंगेः—

क्रम संख्या	भूमि उपयोग	आकार
(i)	रिहायशी प्लॉट	50 वर्ग मीटर
(ii)	सरकार द्वारा अनुमोदित आर्थिक सहायता प्राप्त औद्योगिक आवास या (गर्दों बस्तियों में रहने वालों के लिए आवास स्कीम में रिहायशी प्लॉट	35 वर्ग मीटर
(iii)	दुकान एवं रिहायशी प्लॉट	100 वर्ग मीटर
(iv)	शापिंग बूथ जिनमें सामने बरामदा या पत्थर तथा ईट का पैदल मार्ग शामिल हो	20 वर्ग मीटर
(v)	स्थानीय सेवा उद्योग प्लॉट	100 वर्ग मीटर
(vi)	हल्के उद्योग प्लॉट	250 वर्ग मीटर
(vii)	मध्यम उद्योग प्लॉट	8000 वर्ग मीटर

- (2) रिहायशी और वाणिज्य विकास के लिये वर्ग आवास कालोनी, प्लाटिड रिहायशी कालोनी और वाणिज्य कालोनी के लिए क्षेत्र मानदण्ड समय-समय पर अधिसूचित पॉलिसियों के अनुसार होंगे। तथापि, यदि वर्ग आवास स्कीम हरियाणा शहरी विकास प्राधिकरण या किसी अन्य सरकारी एजेंसी द्वारा प्रारम्भ की जाती है, तो वर्ग आवास स्थल का आकार योजना में यथा विनिर्दिष्ट होगा।

XIV विभिन्न प्रकार के भवनों के अधीन आच्छादित क्षेत्र, ऊँचाई और आकार:-

विशिष्ट प्लॉट/स्थल के लिए प्र अनुमत आच्छादित क्षेत्र, फर्श क्षेत्र अनुपात तथा ऊँचाई, पैरामीटरों, भवन संहिता/ नियमों तथा/या ऐसे प्लॉट/स्थल के जोनिंग प्लान में यथा अधिकथित विहित पॉलिसी द्वारा शासित होगी।

XV भवनों की अगली ओर तथा पिछली ओर भवन पंक्ति:-

ये भवन संहिता/नियमों के अनुसार तथा/या ऐसे क्षेत्र के जोनिंग प्लान में यथा अधिकथित उपबन्धित होगी।

XVI वास्तुकला संबंधी नियंत्रण:-

जहाँ कहीं भी वास्तुकला संबंधी नियंत्रण आवश्यक समझा जाता है, तो प्रत्येक भवन, हरियाणा भवन संहिता, 2017 के खण्ड 6.4 के अधीन बनाये गए वास्तुकला संबंधी नियंत्रण के अनुरूप होगा।

XVII कृषि अंचल में भूमि उपयोग में ढील:-

कृषि अंचल में आने वाली किसी भूमि के मामले में, सरकार इस विकास योजना के उपबन्धों में निम्नलिखित हेतु ढील दे सकती है:-

(क) भूमि के आवासीय अथवा औद्योगिक कालोनी में उपयोग तथा विकास हेतु, बशर्तें उपनिवेशक द्वारा यह भूमि वास्तविक तिथि से पहले उक्त उपयोग तथा विकास के लिए कय की गई हो और उपनिवेशक नियमानुसार इस प्रयोजन के लिए अनुमति प्राप्त करता है।

(ख) अधिरगत स्थल के रूप में भूमि उपयोग हेतु (औद्योगिक कालोनी से भिन्न) कर्तव्य वि:-

- वास्तविक तिथि से पूर्व भूमि कय की गई हो;
- सरकार की संतुष्टि हो गई है कि उद्योग की आवश्यकता इस प्रकार की है कि उपयुक्त अंचल में वैकल्पिक स्थल के नियंत्रण की प्रतीक्षा नहीं की जा सकती;
- भू-स्वामी, नियमों के यथा अपेक्षित अधीन भवन निर्माण के लिए अनुमति प्राप्त करता है; तथा
- भू-स्वामी, निदेशक द्वारा निर्धारित अनुपातिक प्रभाओं जब भी कभी इस निमित्त निदेशक द्वारा मांग की जाये, का भुगतान निदेशक को करने का वचन देता है और अंतरिम अवधि में बहिष्कार के निकम्प की शर्तों पर कय व्यवस्था करता है।

व्याख्या:- इस विनियम में प्रयुक्त शब्द "कय" से अभिप्राय है, विभिन्न प्रयोजनों इत्यादि हेतु ऐसी अवधि, जो सरकार, द्वारा विनिर्दिष्ट की जाए, के लिए पूर्ण स्वामित्व अधिकारों/पट्टा अधिकारों का अर्जन।

XVIII सघनता:-

दोनों ओर से 20 प्रतिशत की विभिन्नता सहित प्रत्येक रिहायशी सेक्टर झाड़ों में दर्शायी गई सेक्टर सघनता तथा इसके अतिरिक्त नई एकीकृत अनुज्ञापन पॉलिसी, दीन दयाल जन आवास योजना पॉलिसी तथा अपग्रेडेबल ग्रुप हाऊसिंग पॉलिसी, में यथा विहित सघनता में विकसित किया जाएगा। 20 प्रतिशत ग्रुप हाऊसिंग सेक्टर में पॉलिसी रिहायशी सेक्टर में भी लागू होंगे।

XIX कृषि अंचल में आबादी देह के बाहर फार्म गृहों की व्यवस्था:-

केवल भू-स्वामी (स्वामियों) को वास्तविक उपयोग के लिए फार्म गृहों की अनुमति दी जाएगी बशर्तें किसी शहरी क्षेत्र में उसका अपना कोई आवास नहीं हो, चूंकि कृषि अंचल में फार्म गृहों को अनुमत करने के लिए वास्तविक उद्देश्य फार्म के छोटे भाग पर कृषकों की आवासीय आवश्यकताओं को पूरा करना है ताकि वह उस फार्म पर निवास करने के दौरान अपने कृषि उत्पाद की देख-रेख कर सकें। इसलिए आबादी देह के बाहर कृषि अंचल में निम्नलिखित शर्तों पर फार्म गृह अनुमत किया जा सकता है, यदि भूमि का क्षेत्र 2 एकड़ या इससे अधिक है:-

	फार्म हाउस का आकार	आवासीय इकाई का मुख्य भवन	मुख्य आवासीय इकाई का अनुषंगी भवन
(i) स्थल आच्छादन	न्यूनतम 2 एकड़ तक परन्तु विकास प्लान अनुसार सड़क आरक्षण तथा प्रस्तावित सड़क की चौड़ाई के अन्तर्गत आने वाली भूमि/क्षेत्र भूमि उपयोग में परिवर्तन की अनुमति हेतु मान्य नहीं होगी। किन्तु कृषि अंचल में आने वाले आवेदित 2 एकड़ क्षेत्र में से हरित पट्टी/ प्रसिद्धित पट्टी के अन्तर्गत आने वाले क्षेत्र को छोड़ते हुए शेष क्षेत्र 1.5 एकड़ से कम नहीं होना चाहिए।	250 वर्ग गज के समक्ष रिहायशी प्लॉट के लिये यथा लागू।	फार्म की भूमि का एक प्रतिशत (मजदूरों/नौकरों के क्वार्टरों के लिए 40 प्रतिशत से अधिक का उपयोग नहीं किया जायेगा)

	फार्म हाऊस का आकार	आवासीय इकाई का मुख्य भवन	मुख्य आवासीय इकाई का अनुषंगी भवन
	3 एकड़ तक	375 वर्ग गज के समकक्ष रिहायशी प्लॉट के लिये यथा लागू।	-सम-
	4 एकड़ तक और अधिक	500 वर्ग गज के समकक्ष रिहायशी प्लॉट के लिये यथा लागू।	-सम-
(ii)	ऊँचाई तथा मंजिल	11 मीटर, तीन मंजिलें	4 मीटर, एकल मंजिल

(iii) दूरी: कृषि भूमि के सभी किनारों से कम से कम 10 मीटर दूर बसते कि यदि फार्म हाऊस से संबद्ध भूमि सड़क के साथ लगती है तो गृह का निर्माण सड़क के किनारे से कम से कम निम्नलिखित दूरी पर किया जायेगा:-

क्रम संख्या	सड़क	न्यूनतम दूरी
(क)	जहाँ सड़क अनुसूचित सड़क का बाईपास है	100 मीटर
(ख)	जहाँ सड़क अनुसूचित सड़क है	30 मीटर अथवा जैसा कि विकार योजना में दर्शाया गया है।
(ग)	कोई अन्य सड़क	10 मीटर

(iv) पहुँच सड़क:-

राजस्व रिकार्ड में परिभाषित कोई राजस्व रास्ता/सड़क।

(v) तहखाना :- तहखाने को मू-तल आच्छादन की अधिकतम सीमा तक अनुमत किया जाएगा और उपयोगों को हरियाणा भवन संहिता, 2017 के अनुसार अनुमति दी जाएगी।

(vi) पुरतवान, अटारी तथा परछती तल:-

पुरतवान, अटारी और परछती तल की अनुमति भवन के भीतर उचित निर्बंधनों के साथ-साथ विकास योजना के अंचल विनियमों के खण्ड-II में दी गई परिभाषा में निम्न निर्बंधनों के अधीन दी जाएगी।

(vii) सेवार्थ, जल आपूर्ति तथा जल निकास:-

(क) यदि फार्म गृह का निर्माण किया जाता है, तो फार्म में मानव उपयोग के लिए अच्छी पीने योग्य जल आपूर्ति उपलब्ध होनी चाहिए।

(ख) डेरी फार्म के गामले में छायावानों की सफाई हेतु खुली स्वच्छ निकास नालियाँ अथवा ढकी हुई निकास नालियों की व्यवस्था की जाये, सभी भवनों के गामले में, वर्षा के पानी के निकास हेतु निकास नालियों की व्यवस्था की जानी है।

(ग) नियमों के उपबन्धों के अनुसार मानव और पशुओं के अपशिष्ट निस्तारण के लिए मलाशय की व्यवस्था की जाये।

(घ) मलाशय और खुले कुएं अथवा नलकूप के बीच दूरी नियमों में यथा उपबन्धित अनुसार होगी।

(viii) स्वामी को फार्म हाऊस की मुख्य आवासीय इकाई और उसके अनुषंगी भाग के इर्द-गिर्द चार दीवारी के निर्माण की अनुमति दी जायेगी तथा फार्म के शेष क्षेत्र के इर्द-गिर्द कंटीली तारों वाली बाड़ लगाने की अनुमति होगी।

(ix) केन्द्रीय पूंजल बोर्ड द्वारा यथा अपेक्षित अस्थायिक शोषित अथवा संकटमय क्षेत्र से निम्न क्षेत्र में फार्म हाऊस की स्थापना हेतु भूमि उपयोग में परिवर्तन की अनुमति पर विचार किया जायेगा:

परन्तु सरकार ग्रामीण अंचल की उचित उपयोगिता के लिए राज्य सरकार/राज्य अभिकरण द्वारा प्रायोजित किसी स्कीम के लिए फार्म के न्यूनतम आकार में संशोधन कर सकती है।

XX सूचना प्रौद्योगिकी इकाईयों और साईबर पार्क/साईबर शहरों के लिए उपबन्ध:-

(i) अवस्थिति:-

(क) सूचना प्रौद्योगिकी इकाईयाँ केवल औद्योगिक क्षेत्र/औद्योगिक अंचल में अवस्थित होंगी,

(ख) साईबर पार्क/सूचना प्रौद्योगिकी पार्क एकीकृत विकास के रूप में सेक्टर सड़क के साथ लगते हुए या तो औद्योगिक क्षेत्र या औद्योगिक अंचल में अवस्थित होंगे। यद्यपि, ऐसे पार्कों में किन्हीं विनिर्माण इकाईयों को अनुज्ञात नहीं किया जाएगा।

(ग) साईबर शहर:- ऐसी सुविधा की अधस्थिति सरकार द्वारा विनिश्चित की जाएगी।

(ii) आकार:-

क्रम संख्या	प्रकार	आकार
1	सूचना प्रौद्योगिकी औद्योगिक इकाई	1 से 5 एकड़
2	साईबर पार्क / सूचना प्रौद्योगिकी पार्क	5 से 15 एकड़
3	साईबर सिटी	न्यूनतम 80 एकड़

(iii) विविध:-

(i) पार्किंग:-

पार्किंग, समय-समय पर यथा संशोधित, हरियाणा भवन संहिता, 2017 के उपबन्धों के अनुसार होगी।

(ii) अन्य क्रियाकलाप:-

- (क) आनुषंगिक वाणिज्यिक क्रियाकलाप जैसे बैंक रेस्टोरेंट, इश्योरेंस कार्यालय इत्यादि, को साईबर पार्क / सूचना प्रौद्योगिकी पार्क के कुल क्षेत्र के 4 प्रतिशत के निर्बंधन के अधीन रहते हुए अनुमति दी जायेगी;
- (ख) साईबर शहर के क्षेत्र का केवल 5 प्रतिशत क्षेत्र वर्ग आवास के लिए अनुमति किया जाएगा तथा इस साईबर शहर का कुल क्षेत्र 4 प्रतिशत के वाणिज्यिक/संस्थागत उपयोगों के लिए अनुमति किया जायेगा;
- (ग) साईबर शहर में रिहायशी प्लाटिड विकास की अनुमति नहीं दी जायेगी;
- (घ) साईबर शहर परियोजना यदि कृषि अंचल में अनुज्ञप्ता हो तो, उद्यमी जल आपूर्ति तथा अन्य सुविधाओं जैसे मल जलनिस्सारण/निकास नालियाँ, इत्यादि का प्रबंध करेगा।

(iii) सरकार, कोई अन्य बात अधिसूचित कर सकती है, जैसा संभव-समय पर आवश्यक समझे।

XXI संचार टावरों की स्थापना :-

नियंत्रित क्षेत्र के भीतर मोबाइल टावरों की अनुमति, समय-समय पर यथा संशोधित, विभाग के मैमो दिनांक 10 मार्च, 2015 की नीति/अनुदेशों के अनुसार प्रदान की जाएगी।

XXII भूकम्पीय आपदा से सुरक्षा :-

भारतीय मानक आई.एस. 1893:2002 के भूकम्पीय क्षेत्र मानचित्र के अनुसार क्रियाकलाप योजना का क्षेत्र भूकम्पीय क्षेत्र जोन IV अंतर्गत आता है तथा इसे उच्च जोखिम क्षेत्र माना गया है। उपरोक्त का ध्यान रखते हुए, सम्पूर्ण शहरों विकास घटना शीघ्रता VIII की सम्भाव्यता हेतु सुरक्षा की जांच की जाएगी तथा भवनों तथा अवसंरचना में अपेक्षित भूकम्पीय प्रतिरोध, जो आवश्यक पाया जाए, उन्नत किया जाएगा।

XXIII नियंत्रित क्षेत्र में स्थित ईंटों के भट्टे :-

नियंत्रित क्षेत्रों में स्थित ईंट भट्टे राक्षम प्राधिकारी द्वारा, समय-समय पर जारी, संबंधित नीति/विज्ञा-निर्देशों के द्वारा शासित होंगे।

XXIV विकास योजना में ढील :-

सरकार अत्यन्त कठिनाई की दशा में अथवा वास्तविक स्थिति से पूर्व निर्मित किसी ढांचे को बचाने की दृष्टि से विकास प्रणारों के भुगतान पर और ऐसी अन्य शर्तों पर, जो वह लगाना उचित समझे, साम्य और न्याय के सिद्धान्तों पर विकास योजना के किन्हीं उपबन्धों में ढील दे सकती है।

परिशिष्ट क

भूमि उपयोगों का वर्गीकरण

मुख्य कोड	उपकोड	मुख्य वर्ग	उपवर्ग
100		रिहायशी	पड़ोस-पद्धति पर रिहायशी सेक्टर
200		वाणिज्यिक	
	210		पर्यटन व्यवसाय
	220		थोक व्यवसाय
	230		मंडानार और भंडारण
	240		कार्यालय और बैंक जिसमें सरकारी कार्यालय भी शामिल है।

मुख्य कोड	उपकोड	मुख्य वर्ग	उपवर्ग
	250		रैस्तरा, होटल तथा अस्थायी बोर्डिंग हाऊस, जिनमें धर्मशाला पर्यटक मूक आदि जैसे शिक्षार्थी उदास की व्यवस्था वाली सार्वजनिक सहायता संस्थायें भी शामिल हैं
	260		वाणिज्यिक आधार पर सिनेमा तथा लोगों के अकत्रित होने वाले अन्य स्थान
	270		व्यवसायिक स्थापनायें
300		औद्योगिक	
	310		सेवा उद्योग
	320		इल्के उद्योग
	330		ध्यात्मक उद्योग
400		परिवहन तथा संचार	
	420		राइकों, सड़क परिवहन डिपो और पार्किंग क्षेत्र, ईंधन स्टेशन तथा गैरज
	450		दूरभाष केंद्र आदि
	460		प्रसारण केंद्र
	470		दूरदर्शन केंद्र
500		जन उपयोगितायें	
	510		जल आपूर्ति संस्थापन जिसमें शोधन संयंत्र भी शामिल हैं
	520		जल निकास और सफाई संस्थापनायें जिनमें निस्तारण कार्य भी शामिल हैं,
	530		विद्युत भाक्ति संयंत्र उपस्टेशन आदि
	540		गैस संस्थापन और गैस कार्य
	550		ठोस अपशिष्ट प्रबंधन स्थल
600		सरकारी और अर्धसरकारी	
	610		सरकारी प्रशासन, केन्द्रीय सचिवालय, जिला कार्यालय, विधि न्यायालय, जेलें, पुलिस थाने, राज्यपाल तथा राष्ट्रपति निवास
	620		शिक्षा, सांस्कृतिक और धार्मिक संस्थायें
	630		विकिरण तथा स्वास्थ्य संस्थायें
	640		मुख्यतः गैर वाणिज्यिक किन्तु जो विद्युत आपूर्ति हाऊस आदि जैसी सांस्कृतिक संस्थायें
700		खुले स्थान	
	710		खेलकूद मैदान, स्टेडियम, क्रीड़ा मैदान
	720		पार्क
	730		हरित पट्टी, बाग तथा अन्य मनोरंजन संबंधी उपयोग
	740		कब्रिस्तान, शमशान घाट आदि
	750		ईंधन स्टेशन तथा बस पंक्ति स्टैंड
	760		जल निकास/झील
800		कृषि भूमि	
	810		गार्डिंट गार्डन
	820		पशुदयान तथा चरसियां
	830		प्रधान फसल को अलग-अलग भूमि
	840		सफाई भूमि तथा चरगागाहें
	850		वन भूमि

मुख्य कोड	उपकोड	मुख्य वर्ग	उपवर्ग
	880		दलदल
	870		बंजर भूमि
	880		जलमय भूमि
	890		झेरी फार्मिंग
1000		प्राकृतिक संरक्षण जोन/आरक्षित पॉकेट/अनिर्धारित पॉकेट	कृषि तथा बागवानी गन्तव्य पालन वन रोपण सहित सामाजिक वानिकी/पौधरोपण सक्षम प्राधिकारी की अनुमति से क्षेत्र के 0.5 प्रतिशत से अनधिक विभिन्न स्थिति वाली भूमि गतिविधियाँ

परिशिष्ट ख

मुख्य भूमि उपयोगों के अधीन दी गई अनुमत गतिविधियाँ, सरकार द्वारा स्वीकृत पालिसी/मापदंडों तथा सेक्टर/कालोनी/स्कीम योजना में सक्षम प्राधिकारी द्वारा स्थल पर यथा अनुमत अनुसार अनुमत की जाएगी।

I. रिहायशी जोन

- (i) आवासीय
- (ii) सामाजिक, सामुदायिक, धार्मिक और आमोद प्रमोद गृह
- (iii) जन उपयोगिता भवन
- (iv) शैक्षणिक भवन और सभी प्रकार के विद्यालय और महाविद्यालय, जहाँ आवश्यक हो
- (v) स्वास्थ्य संस्थान
- (vi) सिनेमा
- (vii) वाणिज्यिक और व्यवसायिक कार्यालय
- (viii) परचून की दुकानें, ढाबे और रैस्तरां
- (ix) स्थानीय सेवा उद्योग
- (x) ईंधन स्टेशन
- (xi) बस स्टॉप, तांगा, टैक्सी, स्कूटर तथा आटो/रिक्शा स्टैंड
- (xii) दुकानियाँ और हरित गृह
- (xiii) रिहायशी उपयोग में अनुपयोगी कोई अन्य छोटी-छोटी जगह
- (xiv) सिलारा होटल
- (xv) क्लब/सामुदायिक केन्द्र
- (xvi) संचार टावर
- (xvii) अतिथि/बोर्डिंग आवास
- (xviii) कोई अन्य उपयोग, जिसे सरकार लोकहित में विनिश्चित करे।

II. वाणिज्यिक जोन

- (i) परचून व्यापार
- (ii) थोक व्यापार
- (iii) भांडागार और भंडारण
- (iv) वाणिज्यिक कार्यालय और बैंक
- (v) रैस्तरां तथा अस्थाई आवास गृह जिसमें दर्शनालय और पर्यटक गृह आदि जैसे रिहायशी स्थान प्रदान करने वाले सार्वजनिक सहायता संस्थान शामिल हैं
- (vi) सिनेमा, होटल, मोटल तथा वाणिज्यिक आधार पर चलने वाले और लोगों के इकट्ठा होने वाले स्थान जैसे शिपेटर, क्लब, ड्रामा क्लब आदि
- (vii) व्यवसायिक स्थापनाएँ
- (viii) प्रथम तथा उच्चतर मंजिलों पर निवास
- (ix) स्थानीय सेवा उद्योग
- (x) जन उपयोगिता भवन

- (xi) ईंधन स्टेशन और सर्विस गैरेज
- (xii) माल चढ़ाने और उतारने वाले यार्ड
- (xiii) पार्किंग स्थल, बस स्टाप, टैक्सी, तांगा, आटो/रिक्शा स्टैंड
- (xiv) नगर पार्क
- (xv) संचार टावर
- (xvi) कोई अन्य उपयोग, जिसे सरकार लोकहित में विनिश्चित करे।

III.

औद्योगिक अंचल

- (i) हल्के उद्योग
- (ii) मध्यम उद्योग
- (iii) वृणाजनक और परिसंकेतमय उद्योग
- (iv) भारी उद्योग
- (v) सर्विस उद्योग
- (vi) भंडारण और मंडारण
- (vii) पार्किंग, माल चढ़ाने और उतारने वाले क्षेत्र
- (viii) ट्रक स्टैंड/बस स्टाप, टैक्सी तांगा और आटो/रिक्शा स्टैंड
- (ix) रोक्टर के कुल क्षेत्रफल के तीन प्रतिशत की अधिकतम सीमा के अधीन, जन-उपयोगिता, सामुदायिक भवन, परचून की दुकानें, बैंक, ढाबा, रेस्टोरेंट, दो/तीन/पांच सितारा होटल तथा बीमा कार्यालय निम्नानुसार:-

क्रम संख्या	सुविधाओं का नाम	क्षेत्र		क्षेत्र में सुविधाओं की संख्या	वाणिज्यिक घटक	अधिकतम भूतल आच्छादन	फर्श क्षेत्र अनुपात	पहुँच मार्ग
		न्यूनतम	अधिकतम					
1.	ढाबा	500 वर्ग मीटर	1000 वर्ग मीटर	2	50 प्रतिशत	40 प्रतिशत	0.40	न्यूनतम 18 मीटर
2.	रेस्टोरेंट	1000 वर्ग मीटर	2000 वर्ग मीटर	2	10 प्रतिशत	30 प्रतिशत	1.50	न्यूनतम 18 मीटर
3.	दो/तीन सितारा होटल	1.0 एकड़	2.5 एकड़	2	15 प्रतिशत	30 प्रतिशत	वाणिज्यिक पॉलिसी के अनुसार	न्यूनतम 24 मीटर
4.	पाँच सितारा होटल	2.5 एकड़	4.0 एकड़	1	15 प्रतिशत	30 प्रतिशत	वाणिज्यिक पॉलिसी के अनुसार	सर्विस रोड के प्रावधान के साथ रोक्टर विभाजक रोडक

- (x) ईंधन स्टेशन तथा सर्विस गैरेज
- (xi) निदेशक द्वारा अनुमत लिक्वीड पेट्रोलियम गैस गोदाम
- (xii) साईबर पार्क/सूचना प्रौद्योगिकी पार्क/सूचना प्रौद्योगिकी औद्योगिक इकाइयाँ
- (xiii) स्वास्थ्य सुविधाएँ जैसे अस्पताल, डिस्पेंसरी, नर्सिंग होम तथा क्लीनिक:

क्रम संख्या	सुविधाओं का नाम	क्षेत्र		क्षेत्र में सुविधाओं की संख्या	रिहायशी घटक	अधिकतम भूतल आच्छादन	फर्श क्षेत्र अनुपात
		न्यूनतम	अधिकतम				
1.	अस्पताल	2.5 एकड़	5.0 एकड़	1	15 प्रतिशत	33 प्रतिशत	100 प्रतिशत
2.	डिस्पेंसरी	1.0 एकड़	1.5 एकड़	1	15 प्रतिशत	33 प्रतिशत	100 प्रतिशत
3.	नर्सिंग होम	250 वर्ग मीटर	500 वर्ग मीटर	2	शून्य	60 प्रतिशत	100 प्रतिशत
4.	क्लीनिक	250 वर्ग मीटर	500 वर्ग मीटर	2	शून्य	60 प्रतिशत	100 प्रतिशत

- (xiv) औद्योगिक कालोनी कम से कम 15 एकड़ में होगी। इस क्षेत्र का उपयोग अपर मुख्य सचिव, नगर तथा ग्राम आयोजना विभाग हरियाणा द्वारा जारी यथा अद्यतन संशोधित पालिसी संख्या मैसलिनियस 388/पी.ए.(आर डी)/2015/7/16/2006-2टीसीपी, दिनांक प्रथम अक्टूबर, 2015 के अनुसार होगा।
- (xv) संचार टावर
- (xvi) तैयार मिश्रण कंक्रीट संयंत्र, बेंट मिश्रण संयंत्र, गर्म मिश्रण संयंत्र इत्यादि
- (xvii) धर्म कांटा
- (xviii) सर्विस गैरज, बिक्री/प्रदर्शन केन्द्र-एवं-सर्विस गैरज का विवरण निम्न प्रकार है

क्रम संख्या	सुविधा का नाम	क्षेत्र (एकड़)		वाणिज्यिक घटक	अधिकतम भूतल आच्छादन	फर्श क्षेत्र अनुपात	पहुंच मार्ग
		न्यूनतम	अधिकतम				
1	सर्विस गैरज	0.5	1	शून्य	80 प्रतिशत	1.25	8 मीटर या सेक्टर सड़क के साथ प्रस्तावित सर्विस सड़क
2	बिक्री/प्रदर्शन केन्द्र-एवं-सर्विस गैरज	0.5	2	अनुसंग फर्श क्षेत्र अनुपात का 10 प्रतिशत	80 प्रतिशत	1.25	18 मीटर या सेक्टर सड़क के साथ प्रस्तावित सर्विस सड़क

टिप्पण: - * वाणिज्यिक घटक के विषय में फीस तथा प्रभार वाणिज्यिक दरों पर उद्गृहीत किए जाएंगे।

* विद्यमान/पहले से भूमि उपयोग परिवर्तन अनुमित प्राप्त सर्विस गैरज को बिक्री/प्रदर्शन केन्द्र की अनुमति देने हेतु उपरोक्त मानदण्डों को पूर्ण करने की इशा में ही विचार किया जाएगा।

- (xix) कोई अन्य उपयोग, जिसे सरकार लोकहित में विनिश्चित करे।

IV. परिवहन तथा संचार अंचल

- (i) रेलवे यार्ड, रेलवे स्टेशन और स्टांडिंग
- (ii) परिवहन नगर, सड़कें और परिवहन डिपो और पार्किंग क्षेत्र
- (iii) हवाई अड्डा और हवाई स्टेशन
- (iv) दूरभाष केन्द्र
- (v) प्रसारण केन्द्र
- (vi) दूरदर्शन केन्द्र
- (vii) अनुमोदित स्थलों और स्थानों पर कृषि, बागवानी और नर्सरिज
- (viii) ईंधन स्टेशन और सर्विस गैरज
- (ix) पार्किंग स्थल, बस स्टाप-शैटर, टैक्सो, टांगा और ओटो/रिक्शा स्टैंड
- (x) रसद केन्द्रों/कंटेनर यार्डस, अंतरदेशीय कंटेनर डिपो, कंटेनर फ्रेट स्टेशन
- (xi) संचार टावर
- (xii) धर्म कांटा
- (xiii) सेक्टर के कुल क्षेत्र की 20 प्रतिशत की अधिकतम सीमा तक भांडागार
- (xiv) मौजूदा नीति के अनुसार ढाबा।

V. जन उपयोगितायें

- (i) जल सप्लाई, संस्थापनाएं इसमें शोधन संयंत्र भी शामिल हैं
- (ii) ऊस निष्कास और सफाई स्थापनाएं इसमें मलजल शोधन संयंत्र तथा निपटान कार्य भी शामिल हैं
- (iii) विद्युत भावित संयंत्र तथा सबस्टेशन जिसमें ग्रिड सबस्टेशन भी शामिल हैं
- (iv) गैस संस्थापनाएं तथा गैस बर्कस
- (v) ठोस अपशिष्ट प्रबंधन स्थल

VI. सार्वजनिक तथा अर्धसार्वजनिक उपयोग अंचल

- (i) सरकारी कार्यालय, सरकारी प्रशासन केन्द्र, सचिवालय और पुलिस थाना

- (ii) शैक्षणिक, सांस्कृतिक और धार्मिक संस्थायें
 (iii) चिकित्सा स्वास्थ्य संस्थायें
 (iv) नागरिक/सांस्कृतिक और सामाजिक संस्थाएँ जैसे थियेटर, ओपेरा हाउस इत्यादि जो मुख्यतः गैर वाणिज्यिक किस्म के हों।
 (v) रक्षा से सम्बन्धित भूमि
 (vi) संचार टावर
 (vii) ढाबा, रैस्टोरैन्ट निम्न अनुसार:-

क्रम संख्या	सुविधाओं का नाम	क्षेत्र		क्षेत्र में सुविधाओं की संख्या	वाणिज्यिक घटक	अधिकतम भूतल आच्छादन	फर्श क्षेत्र अनुपात
		न्यूनतम	अधिकतम				
1.	ढाबा	500 वर्ग मीटर	1000 वर्ग मीटर	2	50 वर्ग मीटर	50 प्रतिशत	40 प्रतिशत
2.	रैस्टोरैन्ट	1000 वर्ग मीटर	2000 वर्ग मीटर	2	10 प्रतिशत	80 प्रतिशत	150 प्रतिशत

- (viii) ईंधन स्टेशन
 (ix) कोई अन्य उपयोग, जिसे सरकार लोकहित में विनिश्चित करे।

VII.

खुले स्थान

- (i) खेलकूद मैदान, स्टेडियम तथा खेल मैदान
 (ii) पार्क तथा हरित पट्टी, बाग तथा अन्य मनोरंजनात्मक उपयोग
 (iii) कब्रिस्तान, शमशान घाट आदि
 (iv) निदेशक की अनुमति से सड़कों के साथ ईंधन स्टेशन, बस पंक्ति/शील्डर
 (v) अनुसूचित सड़कों तथा मुख्य सड़कों के साथ हरित पट्टी में सार्वजनिक उपयोगिता सेवाएं जैसे इलेक्ट्रिक ग्रिड स्टेशन प्रेषण लाईनें, संचार लाईनें, जल आपूर्ति लाईनें सीबरेज लाईनें, ड्रेनेज लाईनें।
 (vi) संचार टावर
 (vii) जल निकास/झील/जल पुर्नगमन क्षेत्र
 (viii) मैला स्थल तथा बहु उपयोगी मैदान
 (ix) कोई अन्य उपयोग, जिसे सरकार लोकहित में विनिश्चित करे।

VIII.

कृषि जोन

- (i) वृषि, बागवानी, डेरी और मुर्गी पालन
 (ii) आबादी देह में गांव घर
 (iii) अंचल विनियम XIX में निर्धारित निर्बंधनों के अध्वधीन आबादी देह के बाहर फार्म हाउस
 (iv) शिक्षण संस्थान
 (v) वन रोपण विभाग तथा मनोरंजन के लिए उसका कोई भाग
 (vi) आबादी देह के समीप वर्तमान गांव का विस्तार यदि यह परियोजना केन्द्र सरकार या राज्य सरकार द्वारा अनुमोदित या प्रायोजित है
 (vii) दुग्ध अवशीरान केन्द्र और पैस्चयूरीकरण केन्द्र
 (viii) बस अड्डा और रेलवे स्टेशन
 (ix) अनिवार्य भवनों सहित हवाई अड्डा
 (x) बेतार केन्द्र
 (xi) निदेशक द्वारा अनुमोदित स्थलों पर अनाज गोदाम, भंडारण स्थल
 (xii) मौसम कार्यालय
 (xiii) भू-जल विकास और सिंचाई, पन बिजली केन्द्र और सिंचाई के लिए नलकूम
 (xiv) टेलीफोन और बिजली प्रेषण लाईनें और खम्भे
 (xv) खनन तथा उत्खनन कार्य जिसमें झूना तथा ईंटों के भट्टे, पत्थर खदानें और क्रेशिंग शामिल है जो नियमों तथा अनुमोदित स्थल पर, के अधीन रहते हुए हैं।

- (xvi) शमशान और कब्रिस्तान
 (xvii) ईंधन स्टेशन और सर्विस गैरेज
 (xviii) नदीकरणीय और गैर नदीकरणीय उर्जा शक्ति संबंधित
 (xix) निर्देशक के अनुमोदन से तरल पेट्रोलियम गैस भण्डारण गोदाम
 (xx) लघु उद्योग औद्योगिक इकाइयों को निम्नलिखित शर्तों की पूर्ति के अधीन रहते हुए अनुमति दी जाएगी, बशर्ते ऐसा स्थल रक्षा संस्थापनाओं, यदि कोई हो, के इर्द-गिर्द रक्षा संकर्म अधिनियम, 1903 (1903 का केन्द्रीय अधिनियम 7) के अधीन अधिसूचित वर्जित पट्टी के भीतर नहीं होना चाहिए।

क. स्थल मानदंड		
अंश	मानदंड	
मध्यम संभावित क्षेत्र	शहरीकरण क्षेत्र से 2 किमी के भीतर (परिष्कृत सड़कों को छोड़कर, यदि शहरी सीमा पर प्रस्तावित किया गया हो)	शहरीकरण क्षेत्र से 2 किमी से अधिक (परिधीय सड़कों को छोड़कर, यदि शहरी सीमा पर प्रस्तावित किया गया हो)
	5 एकड़ तक गैर-प्रदूषणकारी हरी, नारंगी श्रेणी की लघु उद्योग इकाइयां।	किसी भी क्षेत्र की ग्रीन और नारंगी श्रेणी इकाइयां

ख. पहुँच मानदंड	
मध्यम संभावित क्षेत्र	औद्योगिक उपयोग के लिए कृषि क्षेत्र में भूमि उपयोग में परिवर्तन अनुमति देने के लिए न्यूनतम 30 फीट चौड़ा राजस्व सड़क/सार्वजनिक सड़क पर विचार किया जाएगा। हालांकि, यदि भूमि उपयोग को औद्योगिक परिवर्तन 5 करम (27.5 फुट) चौड़ा राजस्व मार्ग/सार्वजनिक सड़क पर दी गई है, तो उस सड़क पर भूमि उपयोग में परिवर्तन अनुमति के लिए आवेदन, इस शर्त पर माना जाएगा कि आवेदन करने वाले साइट के सामने 8 करम (33 फुट) परियोजना प्रत्यातंक 1 करम (5.5 फुट) चौड़ी पट्टी का दान मान पर्यटन/स्थानीय पर्यटन को हितवान/उपहार के माध्यम से विस्तृत पट्टी के रूप में खाने के लिए लागू की गई भूमि।

- (xxi) अनुसूचित सड़कों, राष्ट्रीय राजमार्ग तथा राज्य राजमार्ग के अलावा सार्वजनिक सड़क/रास्ता, जिसकी चौड़ाई 30 फुट से कम न हो, पर गैर प्रदूषणकारी मध्यम और बड़े पैमाने की कृषि आधारित उद्योग, बशर्ते कि स्थल ऐसी स्थापना, यदि कोई हो, के लिए यथा लागू सुरक्षा स्थापना के आसपास वर्जित पट्टी के भीतर नहीं होना चाहिए।

- (xxii) निर्दिष्ट/हरित पट्टी के बाहर क्षेत्र में राष्ट्रीय राजमार्ग/अनुसूचित सड़कों के साथ जॉब, रेस्टोरेंट, मोटल, रिसेंटज तथा मन बहलाय पार्क/थीम पार्क निम्न अनुसार होंगे:

क्रम संख्या	अनुज्ञाय किया कलाप	क्षेत्र		वाणिज्यक घटक	अधिकतम भूतल आच्छादन	फर्श क्षेत्र अनुपात
		न्यूनतम	अधिकतम			
1	डाबा	1000 वर्ग मीटर	1 एकड़	30 वर्ग मीटर	40 प्रतिशत	40 प्रतिशत
2	रेस्टोरेंट	2000 वर्ग मीटर	1 एकड़	15 प्रतिशत	30 प्रतिशत	150 प्रतिशत
3	बैंकिंग सुविधाओं सहित मोटल	2.5 एकड़	5 एकड़	15 प्रतिशत	30 प्रतिशत	150 प्रतिशत
4	रिसेंट	4 एकड़	10 एकड़	15 प्रतिशत	30 प्रतिशत	150 प्रतिशत
5	मनोरंजन पार्क/थीम पार्क	2.5 एकड़	10 एकड़	15 प्रतिशत	30 प्रतिशत	50 प्रतिशत

परन्तु पहुँच अनुज्ञा यदि स्थल राष्ट्रीय राजमार्ग पर अवस्थित है तो भारतीय राष्ट्रीय राजमार्ग प्राधिकरण तथा यदि स्थल अनुसूचित सड़क पर अवस्थित है, तो कार्यकारी अभियन्ता, लोक निर्माण विभाग (भवन तथा सड़कें) से प्राप्त की गई है।

(xxiii) बैंक्रेट हॉल:
निम्नलिखित मानदंडों के अनुसार—

अनुज्ञेय अंचल	कृषि अंचल
पहुँच	1. पहुँच सड़क की चौड़ाई कम से कम 18 मीटर होनी चाहिए। 2. यदि स्थल अनुसूचित सड़क पर स्थित है, तो इस रास्ते की अनुमति कार्यकारी अभियन्ता, लोक निर्माण विभाग (भवन तथा सड़कें) से अपेक्षित है। 3. राष्ट्रीय राजमार्ग से भी पहुँच विचारी जा सकती है, यदि स्थल चौराहा / पहुँच मार्ग से न्यूनतम दूरी मानक पूरा करते हैं तथा न्यूनतम 7 मीटर चौड़ी सेवा सड़क पर अवस्थित हैं या आगे के भारतीय राष्ट्रीय राजमार्ग प्राधिकरण (एन.एच.ए.आई.) से पहुँच की पूर्व अनुज्ञा प्रस्तुत करती है।
अपेक्षित क्षेत्र	न्यूनतम : 2.5 एकड़ आधिकतम : 5.00 एकड़
फर्श क्षेत्र अनुपात	50 प्रतिशत
भूतल आच्छादन	30 प्रतिशत
परिवर्तन प्रभार	वाणिज्यिक उपयोग के लिए विहित दर का 50 प्रतिशत
फर्श क्षेत्र अनुपात के भीतर अनुज्ञेय अनुषांगिक उपयोग	उपहार दूकान, एस.टी.डी. इथ, रिटेलीना केन्द्र तथा फूलों की दूकाने इत्यादि के लिए अनुज्ञात फर्श क्षेत्र अनुपात का 10 प्रतिशत
पार्किंग	स्थल क्षेत्र का न्यूनतम 25 प्रतिशत

टिप्पणी—

नगरपालिका सीमा के भीतर विवाह महल/बैंक्रेट हॉल का प्राक्धान शहरी स्थानीय निकायों के विभाग द्वारा अनुमोदित तथा समय समय पर संशोधित नीति के अनुसार होगा।

(xxiv) मार्गकोचंब स्तूप/स्टेशन, भूकम्प केन्द्र तथा दूरसंचार केन्द्र

(xxv) संचार टावर

(xxvi) सरकार या सरकारी एजेंसी द्वारा संविदा अथवा काले हेव् अत्यावधि के लिए लगाए जाने वाले तैयार मिश्रण कंक्रीट संयंत्र, ग्रेट मिश्रण संयंत्र, गर्म मिश्रण संयंत्र इत्यादि।

(xxvii) धर्म क्रांटा

(xxviii) सर्विस गैरज, डिज्जी/प्रदर्शन केन्द्र एवं सर्विस गैरज का विवरण निम्न अनुसार है—

क्रम संख्या	सुविधा का नाम	क्षेत्र (एकड़)		वाणिज्यिक घटक	अधिकतम भूतल आच्छादन	फर्श क्षेत्र अनुपात	पहुँच मार्ग	ऊँचाई
		न्यूनतम	अधिकतम					
1	सर्विस गैरज	0.5	1	शून्य	50 प्रतिशत	1.25	18 मीटर या सेक्टर सड़क के साथ सर्विस सड़क	18 मीटर
2	बिक्री/प्रदर्शन केन्द्र—एड—सर्विस गैरज	0.5	2	अनुज्ञेय फर्श क्षेत्र अनुपात का 10 प्रतिशत	50 प्रतिशत	1.25	18 मीटर या सेक्टर सड़क के साथ सर्विस सड़क	18 मीटर

टिप्पणी: *वाणिज्यिक घटक के विषय में फीस तथा प्रभार वाणिज्यिक दरों पर उद्घोषित किए जाएंगे।

*विद्यमान/पड़ते से भूमि उपयोग परिवर्तन अनुमति प्राप्त सर्विस गैरज को बिक्री/प्रदर्शन केन्द्र की अनुमति देने हेतु उपरोक्त मानदण्डों को पूर्ण करने की दिशा में ही विचार किया जाएगा।

- (xxix) कोई अन्य उपयोग, जिसे सरकार लोकहित में, विनिश्चित करे।
- IX. प्राकृतिक संरक्षण जोन/आरक्षित पॉकेट/अनिर्धारित पॉकेट
- (i) कृषि तथा बागवानी;
- (ii) मत्स्य पालन;
- (iii) वन रोपण सहित सामाजिक वानिकी/पौधारोपण;
- (iv) सक्षम प्राधिकारी की अनुमति से क्षेत्र के 0.5 प्रतिशत से अधिक निर्माण सहित क्षेत्रीय मनोरंजन गतिविधियां।
- X बिल्कुल निषिद्ध उपयोग
उचित अनुज्ञप्ति के बिना पैट्रोलियम और अन्य प्रज्वलनीय सामग्री का संभारण।

परिशिष्ट-1

सूचना प्रौद्योगिकी उद्योग के स्कोप/परिभाषा में सम्मिलित की गए उद्योगों की श्रेणियां

- (क) कम्प्यूटर डिवाइसिस के अन्तर्गत :
डेस्कटाप
पर्सनल कम्प्यूटरर्स
सरवर्स
वर्क स्टेशन
नोट्स
टर्मिनलस
नेटवर्क पी.सी.
होम पी.सी.
लैपटॉप कम्प्यूटरर्स
नोट बुक कम्प्यूटरर्स
पामटॉप कम्प्यूटरर्स/पी.डी.ए.
- (ख) नेटवर्क कंट्रोलर कार्ड/मेमोरी के अन्तर्गत :
नेटवर्क इन्टरफेस कार्ड (एन.आई.सी.)
एडीएटर इन्टरनेट/पी.सी.आई./ई.आई.एस.ए./कोम्बो/पी.सी.एन.आई.सी.ए.
एस.आई.एन.एम.मेमोरी
डी.आई.एम.एम.मेमोरी
सैट्रल प्रोसेसिंग यूनिट(सी.पी.यू.)
कंट्रोलर एस.सी.एस.आई. / ऐरे
प्रोसेसर का प्रोसेसर / प्रोसेसर पावर मोड्यूल / अपग्रेड
स्टोरेज यूनिटस के अन्तर्गत :
हार्ड डिस्क ड्राइवस/हार्ड ड्राइवस
आर.ए.आई.डी. डिवाइसिस एवं उसके कंट्रोलर
फ्लोपी डिस्क ड्राइव
सी.डी.रोम ड्राइव
टैप ड्राइवस डी.एल.टी. ड्राइवस/डी.ए.टी.
आप्टिकल डिस्क ड्राइव
अन्य डिजिटल स्टोरेज डिवाइज
- (घ) अन्य :
की बोर्ड
मोनीटर
माऊस
मल्टीमीडिया किट्स
- (ङ) प्रिन्टर तथा आउटपुट डिवाइसिस के अन्तर्गत :
डोट मैट्रिक्स
लेजरजेट
इन्कजेट
डेस्कजेट
एल.ई.डी. प्रिन्टर्स

- लाईन प्रिन्टर्स
प्लॉटर्स
पास बुक प्रिन्टर्स
(ब) नेटवर्किंग उत्पाद के अन्तर्गत:
हब्स
फटर्स
स्विचिस
कोन्सन्ट्रैटर्स
ट्रांसमिशनर्स
(घ) सॉफ्टवेयर के अन्तर्गत :
एप्लीकेशन्स साफ्टवेयर
आपरेटिंग सिस्टम
मिडल वेयर/फर्म वेयर
(ज) कम्प्यूटर सिस्टम के लिए लगने वाली पावर सप्लाय के अन्तर्गत :
स्थिर मोड पावर सप्लाय
अनइन्टरप्टिड पावर सप्लाय
(झ) नेटवर्किंग/केबलिंग तथा उससे संबंधित उपकरण :
(सूचना प्रौद्योगिकी उद्योग से संबंधित)
फाईबर केबल
कोपर केबल
केबल्स
कनेक्टर, टर्मिनल ब्लॉक
जैक पैनेल्स, पैच कोर्ड
माऊटिंग बोर्ड / वायरिंग ब्लॉक
रारफेस माउंट बक्से
(ञ) कम्प्यूटर्स के अन्तर्गत :
सी.डी.रोम/कम्पैक्ट डिस्क
फ्लोपी डिस्क
टैप डी.ए.टी./डी.एल.टी.
रिबन्स
टोनर्स
इन्कजेट कार्ट्रिजिस
आउटपुट डिवाइसिस को लगाने वाली इंस
(ट) इलेक्ट्रॉनिक कम्पोनेन्ट :
प्रिंटेड सर्किट बोर्ड/पापुलेटिड पी.सी.बी.
प्रिंटेड सर्किट बोर्ड/पी.सी.बी.
ट्रांजिस्टर्स
इन्टीग्रेटेड सर्किट्स/आई.सी.एस.
ऑपरेंडर/थार्डरिपर/एल.ई.डी.
रेसिस्टर्स
केपेसिटर्स
स्विचिस (आन/आफ, पुश बटन्स, रोकर्स इत्यादि)
प्लग्स/सॉकेट्स/रिलेज
मेगनेटिक हेड्स, प्रिन्ट हेड्स
कम्पैक्ट
माईक्रोफोनेन्स/स्पीकर्स
फ्यूजिस

- (उ) टैलीकम्यूनिकेशन इक्वीपमेंट के अन्तर्गत :
- टैलीफोन
 - विडियो फोन
 - फैसी माईल मशीन / फैक्स कार्ड
 - टैली प्रिन्टर / टैलेक्स मशीन
 - पी.ए.बी.एक्स. / ई.पी.बी.एक्स. / आर.ए.एक्स. / एम.ए.एक्स. टैलीफोन एक्सचेंज
 - मल्टीप्लेक्सर्स / म्यूजिस
 - फोडम्स
 - टैलीफोन आन्स्वरिंग मशीन
 - टैलीकम्यूनिकेशन्स स्वीचिंग एपरेटर्स
 - एन्टेना तथा मास्ट
 - वायरलैस डेटाकोन इक्वीपमेंट
 - रिसीविंग इक्वीपमेंट लार्जिक पेजर्स, मोबाईल / सैल्यूलर फोन इत्यादि
 - बी.एस.ए.टी.ज.
 - वीडियो वॉनफ्रेरिंग इक्वीपमेंट
 - वीडियो एवं डिजिटल सिग्नलिंग के लिए लगने वाले सैट टाप बक्से के अन्तर्गत
- (ड) सूचना प्रौद्योगिकी को समर्थ बनाने वाली सेवायें वह व्यवसायिक किया तथा सेवायें हैं जिसके अन्तिम उत्पाद / सेवायें जिनको :
- * भारत से बाहर वितरित करने के लिए
 - * संचार-जाल के लिए वितरित करने के लिए; तथा
 - * या तो बाहरी टेक (बाहरी स्रोत) या उस कंपनी के सुदूर गौण द्वारा उपलब्ध किया हुआ (बाहरी अवस्थित)

टिप्पण :-

सेवाएं जो इनमें शामिल नहीं हैं :

1 सुदूर उत्पादन / विनिर्माण इकाइयां

2 कम्पनियों के निगमित कार्यालय अथवा उनकी स्थानीय शाखाएं

1 इन्टरनेट पर वास्तविक व्यवसाय

निम्नलिखित सेवाएं जो उपरोक्त दिये गये मापदण्ड पूर्ण करती हैं, उन्हें सम्मिलित होंगे :

- (i) बैंक ऑफिस आभ्रेशन्स
- (ii) काल सैन्टरज
- (iii) कोन्टैन्ट डिस्ट्रिब्यूशन अथवा एम्प्लोयेशन
- (iv) डाटा प्रोसेसिंग
- (v) अभिशान्त्रिकी तथा रचना
- (vi) ज्योग्राफिक इन्फोरमेशन सिस्टम सर्विसिज
- (vii) मानव संसाधन सेवायें
- (viii) सीमा दावा प्रोसेसिंग
- (ix) लीगल डाटा बेस
- (x) मैडीकल ट्रान्सक्रिप्शन
- (xi) धे-सेल
- (xii) शुद्ध रख-रखाव
- (xiii) सॉफ्टवेयर लेखाकरण
- (xiv) सपोर्ट सैन्टर
- (xv) वैब-साईट सर्विलेज

एस.एन. राय

अपर मुख्य सचिव, हरियाणा सरकार,
शहरी स्थानीय निकाय विभाग।

अशुभ कुमार

प्रधान सचिव, हरियाणा सरकार,
नगर तथा ग्राम आयोजना विभाग।

HARYANA GOVERNMENT
URBAN LOCAL BODIES DEPARTMENT
AND
TOWN AND COUNTRY PLANNING DEPARTMENT

Notification

The 8th June, 2020

No. CCP(NCR)/DDP/BDR -BCA/2020 /502.-In exercise of the powers conferred by sub-section (7) of section 203C of the Haryana Municipal Act, 1973 (24 of 1973), for the area falling within limit of the Municipal Council, Bahadurgarh and 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), for the area falling outside the limit of Municipal Council Bahadurgarh, with reference to Haryana Government, Urban Local Bodies Department and Town and Country Planning Department, notification No. CCP(NCR)/DDP/BDR-BCA/2019/1923 dated the 16th September, 2019, the Governor of Haryana hereby publishes the Final Development Plan 2041 AD for Bahadurgarh along with restrictions and conditions, given in Annexure A and B applicable to the controlled areas specified in Annexure B.

Drawings

- 1 Existing Land Use Plan bearing Drawing No. DTP (JH) 15/99, dated the 29th June, 1999 (already published vide notification No. CCP (NCR)/JCA-1/2003/2523, dated the 30th October, 2003 in the Haryana Government Gazette, dated the 30th October, 2003).
- 2 Existing Land Use Plan bearing Drawing No. DTP(JH)418/2012, dated the 02nd February, 2012 for part controlled Area number-IV around municipal limits of Bahadurgarh notified vide Haryana Government Gazette, notification No. CCP (NCR)/JJR/BGH/CA-4/A/2006/1423, dated the 13th June, 2006, published on 13th June, 2006
- 3 Final Development Plan-2041 AD for Bahadurgarh Controlled Areas I, II, III and IV (part) bearing Drawing No. D.T.P. (JH) 620/2020, dated the dated 8th May, 2020.

Annexure-A

Explanatory note on the Final Development Plan Bahadurgarh-2041 AD for the controlled area I, II, III and IV (part).

I Historical Background:-

The Estate of Bahadurgarh alongwith 25 other villages were conceived by Bahadurkhan and Taj Mohammad of Faruknagar in Jagir in 1755 AD. The town was known as Sharafabad, when it was handed over to the Bahadurkhan and Taj Mohammad, who ruled it for over 40 years and built a fort here. The town and its dependent villages were bestowed upon to Mohammed Ismail Khan, brother of the Hujjar Nawab by Lord Lake. Ismail Khan's family retained this Estate till 1857, the estate became part of the Rohtak District in the year 1860.

II Location and Regional Setting:-

Bahadurgarh town is situated on Delhi-Hisar National Highway number 9 at a distance of 37 Kilometres from Delhi. It is located between 76°-55'-25" East longitude and 28°-42'-50" North latitude. The Najafgarh town and Nangloi village, which are important settlements of National Capital Region (NCR) Delhi, are located at a distance of 10 Kilometres and 14 Kilometer respectively. The town of Bahadurgarh is very well linked with Delhi and other important towns of Haryana such as Rohtak, Hisar by National Highway No. 9 and Railway line.

III Physiography:-

Physiographical, the town is low lying and slopes towards South-East. The old settlement rests on a mound in the South-East. The trends of its development are along National Highway towards west and along Bahadurgarh-Najafgarh road, Bahadurgarh-Hujjar road and across the Railway station in North. The Western Yamuna drain flows North to South in the middle of town and falls into Drain number 3 in Delhi. The underground water is brackish and in the year 2001, the canal based water supply has been launched. Since, the town is low lying, it is prone to floods.

IV Demographic profile:-

As per 1991 census, the town had a population of 57235 persons. The past trend of its population growth indicates that in spite of its closeness to Delhi, Bahadurgarh town could not achieve high growth rate due to its local problems of brackish underground water and weak urban infrastructure.

The decade-wise population of Bahadurgarh town since 1961 is as under:-

Population of Bahadurgarh Town		
Year	Population	Decadal Percentage Growth
1961	14,982	
1971	25,812	72.28
1981	37,488	45.23
1991	57,235	52.67
2001	1,31,925 (including village abadi in urbanisable area)	150.62
2011	1,84,540	39.90

The projected growth rate will be as under:

Year	Population	Growth rate
2011-2021	291573*	58%
2021-2031	463600*	59%
2031-2041	737124 say 737000*	59%

*Projected population

V Economic Characteristics:-

The main problem of brackish water of this town has been solved now as the canal based water supply to the town has been commissioned recently. With the result, now the industrial growth of the town has picked up. The industrial base of this town is further going to be strengthened as some of the industries of non-conforming areas of Delhi, which have been closed by the order of the Hon'ble Supreme Court of India, are also being set up at Bahadurgarh, being a nearest place of Delhi.

Land use proposals:-

The Bahadurgarh town has been proposed to be developed for population of 7.37 Lakh (say 7.47 M). Description of different land uses is as under:-

Serial number	Land Use	Total Area (in Hectares)	Percentage of Total Area (%)
1.	Residential	2356	39.17
2.	Commercial	270	4.49
3.	Industrial	1104	18.36
4.	Transport and Communication	772	12.84
5.	Public Utilities	230	3.84
6.	Public and Semi Public uses	287	4.72
7.	Park and Open Spaces	994	16.54
Total		6013	100.00

Area of the existing town and villages falling in urbanizable Area-252 Hectare

Description of various land uses:-

1 Residential:-

The Final Development Plan-2041 AD of Bahadurgarh town has been designed for the projected population of 7.37 Lakh. In this Plan, an area of 2356 hectares has been reserved for residential purpose. The sector number 1, 6, 7, 9, 9A, 10, 11, 13 have already been developed by Haryana Shabri Vikas Pradhikarn (HSVP). Moreover, licenses for development of residential plotted/group housing colony have been granted in sector 3, 3A, 4A, 14, 15, 28, 28A, 29, 33, 36, 37. The 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 (NILP), Green Dayal for Awas Yojna Policy (DDJAY) and Affordable Group Housing policy 20% Group Housing component policy will also be applicable in a residential sector.

Apart from the proposal to increase the density, the following provisions have also been made in the Development Plan:

- (1) The additional area for infrastructure shall be provided in the already planned/ developed residential sectors to meet out the requirement of the additional population.

- (2) The minimum width of the roads in a residential colony / sector shall not be less than 12 meters.
- (3) The minimum area for parks /open spaces in a residential colony/ sectors shall be planned in such a manner that it shall meet the minimum norm of 2.5 sq. meters per person.

2 Commercial:-

In order to cater the commercial needs of Bahadurgarh town, an area of 270.00 hectares has been reserved for commercial purpose. An Auto Market has been developed along National Highway-9 in an un-organized way causing traffic jams and accidents. In order to solve this problem the said Auto-market has been proposed to be shifted to a new site, earmarked in sector-12. Sector 4 has been reserved for commercial sector in the mid of the town. Moreover, commercial pockets in sector 9, 12, 27, 35, 36, 38, 44 have been reserved. Besides this, all residential sectors would be developed on neighborhood planning concept, the local commercial needs of each sector would be accomplished within those sectors by developing local shopping centers.

3 Industrial:-

In this Final Development Plan, total area of 1104.00 hectare has been proposed under industrial use keeping in view the high demand of industrial land due to shifting of industries from Delhi. The Sectors 4B, 16, 17, 19 part, 21, 22 have already been developed by Haryana Shehri Vikas Pradhikaran/Haryana State Industrial and Infrastructure Development Corporation. Beside these sector no. 18, 18 A, 20 part, 23, 24 part, 33, 34, and 45 are also been proposed for the industrial purpose.

4 Transport and Communication:-

In the Final Development Plan 2041 AD, an area of 772.00 hectares has been proposed under Transport and Communication use. Bye - pass V-1 road 75 meter wide starting from sector-9 at National Highway number 9 and ends up again at National Highway 9 near sector-33 has already been developed and is functional. Another one northern periphery (V-2A) road 60 meter wide starting from Delhi territory above sector 23, 24, 49, 50, 51, 17, 48 and 31 meeting with National Highway-9 near village Jakhoda has been proposed for smooth flow for traffic. For intra-city traffic, a network of 60 meter and 45 meter wide roads on the grid iron pattern, have been proposed. Metro rail has already been constructed and is functional up to Sector-6. Metro rail along National Highway 9 on the Northern side green belt has been proposed up to controlled area boundary under this development plan.

Bahadurgarh is basically an industrial town. An area of 47 hectare has been proposed in sector 11A for railway yards, railway station and siding, roads transports depots and parking areas. A pocket of an area of 19.0 hectare has been proposed in sector 38 for transport and communication purposes. Sector 32 earlier reserved for Transport and Communication Zone in Final Development Plan Bahadurgarh 2037 AD which has now been proposed as industrial zone in view of the increased demand for industrial purpose and potential of the area. A pocket of 89.50 hectare has also been proposed for Transport and Communication as sector 32 on west of sector 33. The hierarchy of the road network roads has been proposed as under:

Serial number	Classification	Name of roads	Land reservation
1	V-1	Bye Pass	75 Meter wide road along with 100 meter green belt on both sides.
2	V-1A	Rohtak-Delhi National Highway number-9	Existing width along with 60 meter wide green belt on both sides.
3	V-2	Sector dividing road	60 Meter wide
4	V-2 A	Periphery road	60 Meter wide road along with 30 meter green belt on both sides.
5	V-2 b	Periphery road	60 Meter wide road along with 30 meter green belt on outer sides.
6	V-2 C	Bahadurgarh-Jhajjar, Bahadurgarh-Sidipur, Bahadurgarh-Beri, Bahadurgarh-Badli road	60 Meter wide along with 30 meter green belt on both sides.
7	V-3	Sector dividing road	45 Meter wide road
8	V-3 A	Bahadurgarh-Najafgarh, Bahadurgarh-Naura road	Existing width to be widened upto 45 meter wide.
9	V-3 B	Sector dividing road	30 Meter wide road (developed road).

5 Public Utility Zone:-

In order to cater to the needs of projected population of 7.37 Lakh persons an area of 230.00 hectares has been reserved for public utility uses. The area reserved under public utility use has been proposed in sectors 2, 17, 27A, 23, 30, 33, 36, 37, 38, 44 and 49 and in agricultural zone. Earlier, in the Final Development Plan Bahadurgarh 2031AD above sector-29, a pocket was reserved for public utility zone which has now been planned for residential purpose for better planning.

6 Public and Semi-Public Use Zone:-

In the Regional Plan of National Capital Region, Bahadurgarh town has been identified as a Delhi Metropolitan Area town and as per recommendations of the said plan Bahadurgarh town would accommodate the offices and institutions of Public and private sector enterprises, which would be shifted out of Delhi for the de-congestion of National Capital. Keeping in view the aforesaid proposal, an area of 287.00 hectares has been proposed to be developed as Public and Semi Public uses in the Final Development Plan. These Public and Semi-Public uses would also accommodate town level community facilities such as Technical Colleges, Technical Training Institutes, Medical Institutes, Hospitals, Fire Station and Government Offices etc. The area reserved under Public and Semi Public Use is proposed in sectors 3A, 5, 7, 10, 12, 13, 14, 19, 30, 31, 38, 45 and 50.

7 Open Spaces and Green Belts:-

The 994.00 hectare area has been proposed under open spaces and green belts. Sector 5 (Part) has been earmarked for town level park with an area of 35 hectares. Areas of 7.00 hectare and 5.00 hectare have also been proposed for parks in sector 7 and 11 respectively. An area of 6 hectare has been proposed for stadium and play ground in sector 31. Sector 39, 12 A and 22A part also reserved under open spaces. Area of 9.00 hectare and 13 hectare in sector 44 and 46 respectively has also been proposed for parks, sports ground, stadium. Area of 2.00 hectare has been proposed for Stadium in Haryana Shiksha Vikas Pradhikaran acquired land in sector 27. Besides this green belts along roads, railway track and drains/canal have also been proposed as shown in the plan.

8 Natural Conservation Zone /Water Conservation Area:-

Natural Conservation Zone (NCZ) are major natural features, identified as the environmentally sensitive areas in Regional Plan 2031 AD wherein 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 are allowed. In order to identify the Natural Conservation Zone, the ground truthing exercise has been carried out. Further, the matter is also under consideration, in Hon'ble National Green Tribunal (NGT) OA No. 14 of 2014 titled as Legal Aid Committee, National Green Tribunal vs. Association of MoEF and others. Hence, the orders of Hon'ble NGT dated 20.11.2019 & 20.03.2020 and any subsequent orders or action in the matter of Natural Conservation Zone will be applicable and, in case, any site is included in NCZ, then the provisions of Natural Conservation Zone will be applicable over that area irrespective of the proposal given in the plan.

9 Agricultural:-

The remaining area in the controlled area is kept as agriculture zone. This will however not prevent the essential banking development within this area such as the extension of existing villages contiguous to Abad-deh, if undertaken as a project sponsored or approved by the Government and other activities included in permissible activities in the Zoning regulations under appendix 'B' to annexure 'B' ancillary and allied facilities necessary for the maintenance and improvement of this area as agricultural land which is proposed to serve as an open empty site for the town as a whole. Approximately, 10 Hectares of area has been earmarked for dairy farming, which are to be shifted from the old town on Sidipar road.

Zoning Regulations:-

The legal sanctity to the proposal regarding land use is being given to the effect by a set of zoning regulations (Annexure B) which form a part of this development plan. These regulations will govern the nature of land use and standards of development. They also very elaborately detail out a list of land 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 master plan thereby ensuring the preparation of detailed sector plans for each sector to guide the development and enforce power controls.

ANNEXURE- B

Governing use and development of land in the Controlled Areas of Bahadurgarh as shown in Final Development Plan Drawing No DTP (JH) 620/2020, dated the 8th May, 2020

1. General:- These Zoning Regulations, forming part of the Development Plan for the Controlled Area Bahadurgarh shall be called Zoning Regulations of the Development Plan for the Controlled Areas Bahadurgarh.

- (1) 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 (Punjab Act 41 of 1963) and the rules framed there under.

II Definitions:-

In these regulations:-

- (a) "approved" means approved under the rules,
 (b) "building rules" means the rules contained in part VII of the rules;
 (c) "Drawing" means Drawing No. DTP (JH) 620/2020, dated the 8th May, 2020.
 (d) "Building Code means" the Haryana Building Code 2017.
 (e) "Floor area ratio (FAR)" means a quotient obtained by dividing the multiple the total covered area of all floors and hundred, by the area of plot i.e.

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

For the purpose of calculating FAR, cantilevered permitted roof projections, lift tower, chimney, balcony, basement if used for parking, services and storage, stilt area (unenclosed) proposed to be used for parking and pedestrian plaza only, open staircase (without chimney), open court yard of permitted size shall not be counted towards FAR;

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

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

- (f) "Fuel station" means the fuel filling station providing retail supply of fuel for automobiles which shall include petrol pumps, CNG station, bio-fuels, charging stations, battery providing stations etc.
 (g) "Group Housing" means a building designed and developed in the form of flats for residential purpose or any building ancillary to group housing.
 (h) "Light Industry" means industry not likely to cause injurious or obnoxious noise, smoke, gases or odours, dust, effluent and any other nuisance to an excessive degree and motivated by electric power.
 (i) "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 automobiles, scooters and cycles, repair of household utensils, shoe making and repairing, fuel depots etc. provided no solid fuel is used by them.
 (j) "Medium Industry" means all industries other than Light Industry and Local Service Industry and not emitting obnoxious or injurious fumes and odours.
 (k) "Extensive Industry" means an industry set up with the permission of the Government and is extensive, employing more than 100 workers and may use any kind of motive power or fuel provided they do not have any obnoxious features.
 (l) "Heavy Industry" means an industry to be set up in public or semi public or private sector with the permission of the Government (The cost of plant machinery etc. as defined in the industrial policy of the Government).
 (m) "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.

- (f) 'Material Date' means the date of publication of notification of various controlled areas declared as under :-

Serial number	Controlled area	Material date
1	Controlled Area around municipal Bahadurgarh notified vide Punjab Government Gazette Notification No. 3959-ETCP-64/29556, dated the 7th November, 1964 published on 26th February, 1965.	26th February, 1965
2	Additional Controlled Area around Bahadurgarh notified vide Haryana Government Gazette notification No. 4779-10DP-84/9720, dated the 25th June, 1984, published on 10th July, 1984.	10th July, 1984
3	Additional Controlled Area number-III Bahadurgarh notified vide Haryana Government Gazette notification No. CCP-96/8681 dated 12th June, 1996, published on 18th June, 1996.	18th June, 1996
4	Controlled Area around municipal limits of Bahadurgarh notified vide Haryana Government Gazette notification No. CCP (NCR)JRC/3GT/CA-IV/A/2006/1423 dated 13th June, 2006, published on 13th June, 2006.	13th June, 2006

- (g) 'Non Conforming Use' in respect of any land or building in a controlled area means the existing use of such land or building which is contrary to the major land use specified for that part of the area in the Final Development Plan.
- (h) 'Public Utility Service' building means any building required for running of public utility services such as water supply, drainage, electricity, post and telegraph and transport and for any municipal service including a fire station.
- (i) 'Rules' means the Punjab Scheduled Roads and Controlled Areas Restriction, of Unregulated Development Rules, 1965 and the rules framed under the Haryana Municipal Act, 1977.
- (j) 'Sector Density', 'Colony Density' and 'Town Planning Scheme Density' shall mean the number of persons per hectares in sector area, colony area or Town Planning Scheme as the case may be.
- (k) Sector Area, 'Colony Area' and 'Town Planning scheme area' shall mean 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 'Town Planning Scheme Area' shall mean the area of the Sector/ Colony/ Town Planning Scheme as shown on the drawing or on the approved layout plan of the Colony/Sector/ Town Planning Scheme which will be excluding the area used for building development within the sector or the colony or the scheme as the case may be.
 - (2) Benefit of 50% of the area falling under major roads and their adjoining green belts, if any, shall be allowed for plotable area/floor area ratio (FAR) in case of plotted group housing colony;
 - (3) In the layout plan of Town Planning scheme, colony or sector, other than industrial scheme/colony/sector, the land reserved for roads, open space, schools, public and community building and other common uses shall not be less than 45% of the gross area of the land under the Town Planning scheme/colony/sector;
 - (4) For the purposes of calculation of sector density or colony density it shall be assumed that 55 percent of the sector area or colony area will be available for residential plots including the area under Group housing and that every building plot shall on the average contain three dwelling units each with a population of 4.5 persons per dwelling unit or 13.5 persons per building plot or as incorporated in the zoning plan of the colony/group housing complex. In the case of shop-cum-residential plot however, only one dwelling unit shall be assumed.
 - (5) 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.
- (l) 'Site Coverage' means ratio expressed in percentage between the area covered by the ground floor of building and the area of the site:

- (ii) The term "Act", "Colony", "Colonizer", "Development plan", "Sector", "Scheme" and "Sector Plan" shall have the same meaning as assigned to them in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1963) and rules, 1965 and the Haryana Municipal Act, 1973 (24 of 1973) and the rules framed there under.
- (v) 'Farm House' means a house constructed by the owner of a farm at his land for the purpose of:
- (i) Dwelling unit, i.e. main use.
 - (ii) Farm shed i.e. Ancillary use.
- Notes:-
- (1) The construction of the farm house shall be governed by the restrictions given under Clause XIX regarding "provision of farm houses outside adadi-deh in agricultural zone".
 - (2) The farm sheds shall be governed by the restriction mentioned in clause XIX regarding building control and site specifications.
- (vi) 'Ledge or Tand' mean a shelf-like projection, supported in any manner whatsoever, except by means of vertical supports within a room itself but not having projection wider than one metres;
- (x) "Loft" shall mean an intermediate space between two floors on a residual space with maximum height of 1.5 metres and which is constructed or adopted for storage purposes only;
- (y) "Mezzanine floor" means an intermediate floor, between two floors, with area restricted to 1/3 (half) of the area of the lower floor and with a minimum height of 2.3 metres and shall not be lower than 2.3 metres (clear height) above floor level;
- (z) 'Subservient to Agriculture' 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 platform, fencing and boundary walls, water hydrants etc;
- (za) "Small Scale Industries" means industrial unit, which is registered as Small Scale Industry by the Industries Department.
- (zb) "Agro based Industries" means an industrial unit, which uses food grains, fruits or Agro-waste as raw-material;
- (zc) "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-I to this notification and/or, as may be defined by the Government of Haryana from time to time;
- (zd) "Cyber Park/ Information Technology Park" means an area developed exclusively for inactive software development activities, and Information Technology Enabled services wherein no manufacturing of any kind (including assembling activities) shall be permitted;
- (ze) "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 gathering of medium and large software companies Information Technology Enabled services; wherein no manufacturing units may be allowed;
- (zf) Green belts means those belts of lands which have been saved along the sector/periphery road in development plan which is used for widening of roads, public in future.
- (zg) 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, (Punjab Act 41 of 1963) and the rules 1965 and the Haryana Municipal Act, 1973 (24 of 1973) and the rules framed thereunder.

III. MAJOR LAND USES/ZONE:-

1. (i) Residential Zone
- (ii) Commercial Zone
- (iii) Industrial Zone
- (iv) Transport and Communications Zone
- (v) Public Utility Zone
- (vi) Public and Semi-Public Zone
- (vii) Open Spaces Zone.
- (viii) Agriculture Zone.
- (ix) Natural Conservation Zone/Reserved Pocket.

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

IV. DIVISION INTO SECTORS:-

Major land uses mentioned at serial numbers (i) to (vii) 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 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 zone are listed in Appendix B sub-joined to these zoning regulations.

VI. SECTOR NOT RIPE FOR DEVELOPMENT:-

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

VII. SECTORS TO BE DEVELOPED EXCLUSIVELY THROUGH GOVERNMENT ENTERPRISES:-

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 license shall be permitted in such sector.

VIII. LAND RESERVATION FOR MAJOR ROADS:-

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

Serial number	Classification	Name of roads	Land reservation
1	V-1	Bye Pass	75 Meter wide road along with 100 meter green belt on both side.
2	V-1A	Rohtak-Delhi National Highway number 9	Existing width along with 60 meter wide green belt on both side.
3	V-2	Sector dividing road	60 Meter wide.
4	V-2 A	Periphery road	60 Meter wide road along with 30 meter green belt on both side.
5	V-2 b	Periphery road	60 Meter wide road along with 30 meter green belt on outer side.
6	V-2 C	Bahadurgarh-Jhajjar, Bahadurgarh-Beri, Bahadurgarh-Sidpur, Bahadurgarh-Badi road	60 Meter wide along with 30 meter green belt on both side.
7	V-3	Sector dividing road	45 Meter wide road.
8	V-3 a	Bahadurgarh-Najafgarh, Bahadurgarh-Nakra road	Existing width to be widened upto 45 meter wide.
9	V-3 B	Sector dividing road	30 Meter wide road (Developed road).

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

(3) Benefit of only 50% of the area falling under major roads and adjoining green belts, if any, shall be allowed towards plotable area/ floor area ratio in the Plotted/Group Housing Colony, while approving the layout plans for the sector/colony to be developed by Haryana Saheli Vikas Prachikaran and private colonizers. In case of commercial colony and information Technology park/other site the benefit of 10% of Floor area ratio of the total area of the site or area falling under green belt and sector roads whichever is less shall be allowed.

(4) Benefit of tradable FAR, may be allowed against licenses granted for the land falling under sector road or green belt and open space zones in accordance with specified policies.

IX. Non conforming uses either existing or having valid Changes of land use permission:-

1. With regard to the existing industries shown in the zones other than industrial zone in the development plan, such industrial non-conforming uses shall be allowed to continue for a fixed period to be determined by the Director, but not exceeding ten years, provided that the owner of the industry concerned:

- (a) Undertakes to pay to the Director, as determined by him the proportionate charges, toward the external development of the site as and when called upon by the Director to do so in this behalf.
 - (b) During the interim period makes satisfactory arrangement for discharge of effluent to the satisfaction of the Director.
 - (c) Shall not be allowed to expand the existing project within the area of non-conforming use.
2. With regard to the projects having valid Change of land use permission and located in the zones other than conforming use zone in the development plan, such non-conforming uses shall be allowed to continue, provided that the owner of the building concerned.

- (a) undertakes to pay to the Director, as determined by him the proportionate charges, toward 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 discharge of effluent to the satisfaction of the Director.

X. DISCONTINUANCE OF NON-CONFORMING USES:-

- (1) If a non-conforming use of land has remained discontinued continuously for a period of two years or more, it shall be deemed to have terminated and the land shall be allowed to be re-used or re-developed only according to the conforming use.
- (2) If a non-conforming use building is damaged to the extent of fifty 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 clauses IX, the land shall be allowed to be redeveloped or used only for conforming use.
- (4) After a lapse of period fixed under clause IX (1) the land shall be allowed to be re-developed or used only for conforming use.

XI. THE DEVELOPMENT TO CONFORM TO SECTOR PLAN AND ZONING PLAN:-

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

XII. INDIVIDUAL SITE TO FORM PART OF APPROVED LAYOUT OR ZONING PLAN:-

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

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

XIII. MINIMUM SIZE OF PLOTS FOR VARIOUS TYPES OF BUILDINGS:-

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

- | | |
|--|--------------------|
| (i) Residential plot | 50 square meters |
| (ii) Residential plot on subsidised industrial housing or slum dwellers housing scheme approved by the Government. | 35 square meters |
| (iii) Shop-cum-residential plot | 100 square meters |
| (iv) Shopping booths including covered corridor or pavement in front. | 20 square meters |
| (v) Local service industry plot | 100 square meters |
| (vi) Light Industry plot | 250 square meters |
| (vii) Medium Industry Plot | 8000 square meters |

(2) The area norms for Group Housing Colony, plots for industrial colony and commercial colony shall be in 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 Shikari Vikas Pradhikaran or any other Government Agency, the size of group housing site shall be as specified in the scheme.

XIV. 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.

XV. BUILDING LINES IN FRONT SIDE AND REAR OF BUILDING:-

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

XVI. ARCHITECTURAL CONTROL:-

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

XVII. 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 development prior to the material date and the colonizer secures permission for this purpose as per rules.
- (b) for use of land as in individual site (as distinct from an industrial colony).

Provided that:-

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

Explanation :-

The word 'purchase' 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.

XVIII. 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 (NILP), Dear Dayal Jan Awas Yojna Policy (DDJAY) and Affordable Group Housing policy. 30% Group Housing component policy will also be applicable in a residential sector.

XIX. PROVISION OF FARM HOUSE OUTSIDE ABADI- LEH IN AGRICULTURAL ZONE:-

Farmhouses shall be allowed only for bonafide use of landowners(s) provided he does not own a house in any urban area because the real object for allowing farmhouses in agriculture zone is to meet the housing needs of the farmers on a small portion of the farm so that he can take care of his agriculture produce while living on that farm. Hence, a farm house in agriculture zone, outside established may be allowed if the area of the land is 2 acres or more on the following conditions:-

	Size of farm house	Main building of the dwelling unit	Ancillary building of main dwelling unit
(i) Site Coverage	2 Acres minimum but CLU permission for the area falling under road reservation (proposed road widening as per Development Plan, shall not be considered. However the net area should not be less than 1.5 acres after excluding the area falling under the green belt restricted belt and being in Agriculture zone from applied area of 2 acres.	As applicable to residential plot, equivalent to 250 sq.m.	1 percent of the farm land (not more than 40% shall be used for farm's ancillary structures)

	Upto 3 acres	As applicable to residential plot equivalent to 375 square yards.	-do-
	Upto 4 acres and above	As applicable to residential plot equivalent to 500 square yards.	-do-
(ii)	Height and Storey	11 metres, three storeyed	4 metres, single Storey

(iii) **SET BACK:-**

It shall be at least 10 metres away from the edge of the agricultural land on all sides provided that if land attached to the farm house abuts a road, the house shall be constructed with a minimum set back from the edge of the road as under:

- (a) Where the road is bye pass to a Scheduled Road. 100 metres.
- (b) Where the road is a Scheduled Road 30 metres or as shown in the Development Plan
- (c) Any other road. 10 metres.

(iv) **APPROACH ROAD:-**

Any revenue rural road as defined in the revenue record.

(v) **BASEMENT:-**

Basement shall be permitted to the maximum extent of ground floor coverage and uses are permitted as per the Haryana Building Code-2017.

(vi) **LEDGE, LOFT AND MEZZANINE FLOOR:-**

Ledge, loft and mezzanine floor shall be permitted within the building subject to the restrictions above as well as the restrictions stipulated in the definition given in clause 511 of zoning regulations of Development Plan.

(vii) **SERVICE WATER SUPPLY AND DRAINAGE:-**

- (a) Good potable water supply should be available at the farm for human consumption in case of farm house is built.
- (b) Open sanitary drains or covered drains to be provided to clean the sheds in case of Dairies farms. Drains are to be provided for carrying rain water in case of all buildings.
- (c) Septic tank to be provided for disposal of human and animal waste as per provisions of Rules.
- (d) The distance between the septic tank and open well or tubewell shall be as provided in the Rules.
- (viii) The owner shall be permitted to construct boundary wall around the main dwelling unit and ancillary portion thereof and around remaining area of farm barbed wire fencing shall be allowed.
- (ix) The Change of Land Use permissions for setting up of Greenhouses shall be considered in the area other than over exploited or critical areas as declared by Central Ground Water Board.

Provided that Government may amend the minimum size of the farm for any scheme sponsored by the State Government/State Agency for the proper utilization of the rural zone.

XX. PROVISION 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 abutting sector roads in the form of integrated development. However no manufacturing units will be permitted in such parks.
- (c) Cyber Cities: - The location of such a facility will be decided by the Government.

(ii) SIZE :-

Serial number	Type	Size
1	Information Technology Industrial Unit	1 to 5 acres
2	Cyber Park/Information Technology Park	5 to 15 acres
3	Cyber City	Minimum 50 acres

(iii) MISCELLANEOUS:-

I. Parking:-

Parking will be as per the provisions of the Haryana Building Code, 2017 as amended from time to time.

II. Other Activities:-

- 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.
- 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.
- No residential plotted development shall be allowed in a Cyber City.
- For a Cyber City Project if allowed in Agricultural Zone, the entrepreneur shall make the arrangement of water supply and other facilities like sewerage disposal/drainage etc.

III. The Government may impose any other condition as deemed necessary from time to time.

XXI SETTING UP OF COMMUNICATION TOWERS:-

Permission of Mobile Towers within the Controlled area shall be granted as per the policy instructions of Department's memo dated 10.03.2015 and as amended from time to time.

XXII SAFETY AGAINST SEISMIC HAZARDS:-

As the Development Plan area falls in Zone IV as per Seismic Zone map of Indian Standard IS 1893:2002 and hence is considered as High Risk Zone. In order to take care of the same "the whole urban development shall be checked for safety against intensity "VIII" probability of occurrence, and upgraded for required seismic resistance in buildings and infrastructure as found necessary".

XXIII BRICK KLINS 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.

XXIV 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 in neighborhood pattern
200		Commercial	
	210		Retail Trade
	220		Wholesale Trade
	230		Warehousing and Storage
	240		Office and Business including Government Office
	250		Restaurants, Hotels and Transient Boarding Houses including public assistance institutions providing residential accommodation like Dharamshala, Tourist House etc.
	260		Chhattras and other places of public assembly on the commercial sites.
	270		Professional Establishments

Main code	Sub code	Main group	Sub group
300		Industrial	
	310		Service Industry
	320		Light Industry
	330		Extensive Industry
400		Transport and Communication	
	420		Roads, road transport depots and parking areas, bus station and garage
	450		Telephone Exchanges, Telegraph offices etc.
	460		Broadcasting Station
	470		Television Station
500		Public Utilities	
	510		Water Supply installation including treatment plants
	520		Drainage and Sanitary installation including Sewage Treatment Plant and disposal works
	530		Electric power plant substation etc.
	540		Gas installation and gas work.
	550		Solid Waste Management sites.
600		Public and semi public	
	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 institutions like Theatres, Opera House etc. of a predominantly non-commercial nature.
700		Open Spaces	
	710		Sports Grounds, stadium and Play Grounds
	720		Parks
	730		Green Belts, Gardens and other Recreational Uses.
	740		Cemeteries, crematoriums etc.
	750		Bus stations and Dis-queue shelters
	760		Water Bodies/Lakes
800		Agricultural land	
	810		Market garden
	820		Orchards and nurseries
	830		Land under straw crops
	840		Planting and late crops
	850		Forest land
	860		Marshy land
	870		Barren land
	880		Land under water
	890		Dry farming
1000		Natural Conservation Zone/Reserved Pockets	Agriculture and Horticulture Agriculture Wild Forestry, afforestation and Regional Recreation activities with construction not exceeding 15% of the area with the permission of the concerned authority

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 and restaurants, Dhaba,
- (ix) Local service industries.
- (x) Fuel stations.
- (xi) Bus stops, tonga, taxi, scooter and rickshaw stand.
- (xii) Nurseries and green houses.
- (xiii) Any other minor needs ancillary to residential use
- (xiv) Starred hotels
- (xv) 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 Dharanshala, Tourist House etc.
- (vi) Cinemas, Hotels, Motels and other places of public assembly like theatres, club, Dramatic Club, etc. run on commercial basis.
- (vii) Professional establishments.
- (viii) Residences on the first and higher floors.
- (ix) Local service industry.
- (x) Public utility buildings.
- (xi) Fuel stations and service garages.
- (xii) Loading and unloading yards.
- (xiii) Parking spaces, bus stops, taxis, tonga and rickshaw stand.
- (xiv) Town parks.
- (xv) Communication Towers
- (xvi) Any other use which the Government in public interest may decide.

III INDUSTRIAL ZONE

- (i) Light industry
- (ii) Medium industry
- (iii) Obnoxious and Hazardous Industry
- (iv) Heavy industry
- (v) Service industry
- (vi) Warehouse and storages
- (vii) Parking, loading and unloading area
- (viii) Truck stand/bus stops, taxi, tonga and rickshaw stand
- (ix) Public utility, community buildings, retail shops, banks, dhabas, restaurants, two/three star hotels and insurance offices subject to a maximum limit of 3 percent of the total area of the sector as under:

Serial number	Name of Facility	Area		No. of facilities	Commercial component	Maximum Ground Coverage	Floor Area Ratio	Approach Road
		Minimum	Maximum					
1	Dhabas	500 sq m	1000 sq m	2	50 sq m	40 %	0.50	Minimum 18 metres
2	Restaurants	1000 sq m	2000 sq m	2	10 %	30 %	1.50	Minimum 18 metres
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

(x) Fuel stations and service garages.

(xi) Liquid Petroleum Gas godowns permitted by the Director.

(xii) Cyber Parks/Information Technology Parks/ Information Technology Uninc.

(xiii) Health Facilities like Hospital, Dispensary, Nursing Home, Clinics as under -

Serial number	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 %	100 %
2	Dispensary	1.0 Acre	1.5 Acres	1	15 %	33 %	100 %
3	Nursing Home	250 sq. m	500 sq. m	2	Nil	60 %	100 %
4	Clinic	250 sq. m	500 sq. m	2	Nil	60 %	100 %

(xiv) Industrial Colony with a minimum area of 15 acres. The area utilization shall be as per policy issued vide ACS, T and CP. Hry and memo no. 388/PA(R/3)/2015/7/16/2006-2TCP dated 01.10.2015 and as amended upto date.

(xv) Communication Towers

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

(xvii) Weighing Bridge

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

Serial number	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 CUU granted service garages shall be considered for grant of permission for sale/display centre subject to fulfillment of the above terms.

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

IV TRANSPORT AND COMMUNICATION ZONE

- (i) Railway yards, railway station and siding.
- (ii) Transport Nagar, Roads and Transport depots and parking areas.
- (iii) Airports and Air Stations.
- (iv) Telegraph offices and Telephone exchange.
- (v) Broadcasting stations.
- (vi) Television station.
- (vii) Agricultural, horticulture and nurseries at approved sites and places.
- (viii) Fuel stations and service garages.
- (ix) Parking spaces, bus stop-shelters, taxi, tonga and auto rickshaw stands.
- (x) Logistics Hubs/Container Yards, In land container Depot, Container Freight Station.
- (xi) Communication Towers.
- (xii) Weighing Bridge.
- (xiii) Warehouses upto a maximum limit of 20% of the total area of the sector.
- (xiv) Dhabas, as per prevailing policy.

V PUBLIC UTILITIES

- (i) Water supply installations including treatment plants.
- (ii) Drainage and Sanitary installations including sewage 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 centres, secretariats and police station.
- (ii) Educational, cultural and religious institutions.
- (iii) Medical health institutions.
- (iv) Civic/cultural and social institutions like theatres, opera houses etc. of predominantly noncommercial nature.
- (v) Land belonging to defence.
- (vi) Communication Towers.
- (vii) Dhabas, Restaurants as under: -

Serial number	Name of Facility	Area		No. of facilities in a sector	Commercial component	Maximum Ground Coverage	Floor Area Ratio
		Minimum	Maximum				
1	Dhabas	500 sq. m	1000 sq. m	2	50 sq. m	50 %	40 %
2	Restaurants	1000 sq. m	2000 sq. m	2	10 %	30 %	150 %

- (viii) Fuel Stations
- (ix) Any other use which Government in public interest may decide.

VII OPEN SPACES

- (i) Sports ground, stadium and play grounds.
- (ii) Parks and green belts, garden and other recreational uses.
- (iii) Cemeteries crematories etc.
- (iv) Fuel stations, bus queue shelter along roads with the permission of Director.
- (v) Public utility services like electric grid station, transmission lines, communication lines, water supply lines, sewerage lines, drainage lines by the green belts along the scheduled roads and urban areas.
- (vi) Communication Towers.
- (vii) Water bodies/ Lakes/water recharge zone.
- (viii) Mela Ground and 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) Farm houses outside Abadi-deh subject to restriction as laid down in zoning regulation XIX

- (iv) Educational Institutions
- (v) Afforestation development of any of the part for recreation.
- (vi) Expansion of existing village contiguous to abadi-deh if undertaken a project approved or sponsored by the Central Government, or State Government
- (vii) Milk chilling station and pasteurisation plant
- (viii) Bus Stand and railway station
- (ix) Air ports with necessary buildings
- (x) Wireless stations
- (xi) Grain godowns, storage space at sites approved by the Director
- (xii) Weather stations
- (xiii) Land drainage and irrigation, hydroelectric works and tubewell for irrigation
- (xiv) Telephone and electric transmission lines and poles
- (xv) Mining and extraction operations including lime and brick kilns, stones, quarries and crushing subject to the rules and at approved site
- (xvi) Cremation and burial grounds
- (xvii) Fuel station and service garages
- (xviii) Renewable and non-renewable energy power plants
- (xix) Liquid Petroleum Gas storage godowns with the approval of the Director.
- (xx) 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, 1907" around Defence installations, if any:

A. Siting norms		
Zone	Norms	
Medium potential zone	Within 2 kms from Urbanisable Zone (excluding the peripheral roads, if proposed along urbanisable boundary)	Beyond 2 kms from Urbanisable Zone (excluding the peripheral roads, if proposed along urbanisable boundary)
	SSI Non-polluting green, orange category units up to 5 acres	Green and orange category units of any area
B. Approach norms		
Medium Potential zone	Minimum 20 ft wide revenue rasta/public road to be considered for grant of CLU permission in agriculture zone for industrial use. However, in case industrial Change of Land Use permission stands granted on 5 kanna (27.5 ft) wide revenue rasta/public road, then application for CLU permission on the said road, shall be considered subject to the condition that the project proponent deposits minimum (5.5 ft) wide strip of the applied land to the Gram Panchayat/Local Authority through Hibbanama/gift deed so as to make the approach 6 kanna (33 ft) in front of the applied site.	

- (xxi) Non polluting Medium and Large Scale Agro-based Industries on Public road/rasta not less than 30 feet wide other than scheduled roads, National Highway or State Highway subject to the condition that site should not fall within restricted belt around the defence installation as applicable for such installation if any.
- (xxii) Dhabas, Banquet Hall, Small Restaurants, Motels, Hotels, Resort and Amusement Park, Theme Park along National Highway/Scheduled Roads in the area outside restricted/green belt as under:

Serial number	Permissible Activity	Area		Commercial Classification	Maximum Ground Coverage	Floor Area Ratio
		Minimum	Maximum			
1	Dhabas	1000 sq. meters	1 acre	40%	40%	40%
2	Restaurant	2000 sq. meters	1 acre	40%	30%	150%
3	Motel with Banquet facilities	2.5 acres	5 acres	45%	30%	150%
4	Resort	4 acres	10 acres	45%	30%	150%
5	Amusement Park/Theme Park	2.5 acres	10 acres	45%	30%	50%

Provided the access permission is obtained from the National Highway Authority of India if the site is located on National Highway, and from Executive Engineer, Public Works Department (Building and Roads) if the site is located on scheduled road.

(xxiii) Banquet Hall as per the following norms:-

Permissible Zone	Agriculture Zone
Approach	1. Minimum width of the approach road must be 18 meters. 2. The access permission is required from XEN, PWD (B&R) if the site is located on scheduled route. 3. Approach from National Highways can be considered, if the site fulfills minimum distance 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	50%
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 Centre and Flower Stalls etc.
Parking	Minimum 25% of the plot 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 is amended from time to time.

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

(xxv) Communication Towers

(xxvi) Ready mix concrete Plants, Wet Mix Plants, Hot Mix Plants connected with the projects for which contract or works assigned by Government or its constituent agency and to be set up on short term basis.

(xxvii) Weighing Bridge.

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

Serial number	Name of facility	Area (in acres)		Competition	Maximum ground coverage	Floor Area Ratio	Approach Road	Height
		Minimum	Maximum					
1	Service Garage	0.5	1	Open	70%	1.25	Minimum 18 metres (service road along sector road)	4 metres
2	Sale Display Centre-cum-service garage	0.5	1	Open per floor	70%	1.25	Minimum 18 metres (service road along sector road)	4 metres

Note: * The fee and charges on commercial component shall be fixed on the commercial rates.

* Existing/already CHA graded service garages/sales to be considered for grant of permission for sale/display centre subject to fulfilment of the above norms.

(xxix) Any other use, which Government uses in Public Interest, besides:

IX Natural Conservation Zone/Reserved Pocket/Yet to be determined Pocket:

(i) Agriculture and Horticulture.

(ii) Pisciculture.

(iii) Social Forestry / Plantations including afforestation

(iv) Regional recreational activities with no construction involving 0.5% of the area with the permission of the competent authority

X USES STRICTLY PROHIBITED:

Storage 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/PCMCIA
SIMMs Memory
DIMMs Memory
Central Processing Unit (CPU)
Controller SCSI/Array
Processors Processor/Processor Power Module/Upgrade
- (C) **Storage Units including**
Hard Disk Drives/Hard Drives
RAID Devices and their Controllers
Floppy Disk Drives
C.D. ROM Drives
Tape Drives DLT Drives DAT
Optical Disk Drives
Other Digital Storage Devices
- (D) **Other**
Key Board
Monitor
Mouse
Multi-media Kits
- (E) **Printers and Output Devices including**
Dot matrix
Laserjet
Inkjet
Deskjet
LED Printers
Line Printers
Plotters
Pencil 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 Disc
 - 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
 - Facsimile machines/Fax cards
 - Tele-Printers/Telex machine
 - PABX/EPABX/ RAX/MAX Telephone Exchange

Multiplexers/Muxes

Modems

Telephone answering machines

Telecommunication Switching Apparatus

Antenna 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:-

- o Remote production/manufacturing units
- o The Corporate offices of companies or their local branches
- o 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) Rent to Maintenance
- (xiii) Revenue Accounting
- (xiv) Support Centres and
- (xv) Web-site Services.

S. N. ROY,
Additional Chief Secretary to Government Haryana,
Urban Local Bodies Department.

A. K. SINGH,
Principal Secretary to Government Haryana,
Town and Country Planning Department.



HARYANA STATE POLLUTION CONTROL BOARD REGIONAL OFFICE, BAHADURGARH

HSPCB SCF No. 42 & 43, SHOPPING CENTRE, SECTOR-6, HUDA, BAHADURGARH
Ph.No. 01276-243077-242078, E-Mail: hspcbrobdh@gmail.com, Web: hspcb.gov.in

No. HSPCB/BDR/2020/ 91

Dated 26/5 /2020

To,
The Deputy Commissioner,
Jhajjar

Sub: नूनामाजरा बहादुरगढ़ जिला झज्जर के सेक्टर 37 में स्थित प्रदूषणकारी फैक्ट्री/उद्योग को हटाने के बारे में.

Ref: No. 1738/MB Dated 28/04/2020 and No. 2152/MB Dated 22/05/2020

On the subject mentioned above, it is submitted that the unit under question M/s SSF Polymers Ltd. Vill-NunaMajra, Distt. Jhajjar, has obtained the NOC/CTE(Consent to establish) from DLCC(Distt Level Clearance Committee) by applying the application in the office of Joint Director DIC, Bahadurgarh. The Joint Director has forwarded the application to the Pollution Control Board vide Memo No. 3527 Dated 05/02/09. The HSPCB after scrutiny of the documents submitted by the unit has recommended the case for grant vide letter no. HSPCB/BDR/09/9153 Dated 2/3/09 to the DIC office for final approval of the Committee. After final approval of the committee which DIC informed to the HSPCB vide letter no 612 dated 25/06/09, HSPCB issued the NOC/CTE(Consent to establish) vide no. HSPCB/BDR/NOC/2325 Dated 30/6/06. The unit has obtained the NOC/CTE(Consent to establish) for the manufacturing of Cotton coated fabric which also known as artificial leather/rexine, in which the thermic fluidic heater(Boiler) is an essential part and accordingly the HSPCB has mentioned the conditions in the NOC/CTE granted i.e. Unit will install proper APCM before commissioning of the unit to control the Air emissions. Along with the application unit had also submitted the CLU granted by Town and country planning Deptt vide Memo No. Jh-598-8DP-2008/4120 Dated 30.7.08. It is also submitted that in this CLU no specific conditions was mentioned for the category/product/process for which it was granted to the unit. It is also submitted that the DTP was also member of the DLCC which had finally approved NOC/CTE.

Subsequently CTO was granted to the unit and last CTO was granted to the unit for the period 01/04/2017 to 31/03/2022(Copy Attached), The unit has installed a Thermic fluidicheater(Boiler) and provided multi cyclone as Air pollution control Device. The unit has one more stack for process emissions and provided Wet Scrubber as APCM. The HSPCB has collected the samples of the stacks in reference to the CM window complaint and report no. 8-9

dated 11/04/2019 shows that all the parameters are within limit. The unit is complying under Air act and presently covered under Orange Category.

After going through the complaint, letter submitted by DTP Jhajjar vide Memo. No. JR/DTP-P/1790/2020 to your good self office along with noting sheet of the CLU case/application granted by the Town and Country Planning Deptt to the unit. It is submitted that the unit is engaged in the process of cotton coated fabric and as mentioned by DTP, Cotton coated fabric was covered under Cat 35, which is not correct, the processes mentioned at S. No. 35 is entirely different from the cotton coated fabric process or product.

HSPCB has no such mandate that where Red, Orange or Green category industries will operate except Stone crusher and Hot mix plant in which siting parameters are required. After final approval of the Development plan of 2021 AD and 2031 AD, it is purely the subject of Town and Country Planning Deptt, to issue the permission for establishment of the project/industry and which type of structure are legal or not. HSPCB issues the NOC/CTE after getting CLU certificate or permission from the Town and Country Planning Deptt.

Further it is submitted that as per the HSPCB norms the unit under question is complying. As far as the establishment of the unit is concern, law of land will prevail and DTP/Town and country planning Deptt may be asked to look into the matter that whether the CLU was granted for particular type of industry/project to the unit or for the general industrial purpose and presently if the area is covered under Residential Category in the master plan and previously if unit has made any violation, Town and Country Planning Deptt may take action in accordance with the law or if required issue necessary amendment in the CLU already granted and accordingly intimate to HSPCB so that further action could be initiated in this matter if any.

Submitted information and further necessary action please.


Regional Officer
Bahadurgarh Region

Office of District Town Planner Jhajjar
 DEPARTMENT OF TOWN & COUNTRY PLANNING, HARYANA
 FIRST FLOOR, MINI SECRETARIAT, JHAJJAR
 E-mail: dtp2.jhajjaritcp@gmail.com

111
 27/05/20

Memo No. 22/DTP/1/2458/
 Date: 27/05/2020

To: Deputy Commissioner,
 Jhajjar.

Subject: नूना माजरा बहादुरगढ़ जिला इन्ज़र के सेक्टर 37 में स्थित प्रदूषणकारी
 फ़ैक्ट्री/उद्योग को हटाने बारे।

Ref :- Your office memo no. 2184/M.E. dated 27.05.2020.

On the above cited subject and reference, it is intimated that the CLU permission issued to the M/s S.S.F Polymers Ltd. vide Director, Town & Country Planning, Haryana, Chandigarh memo dated 30.07.2008 was for setting up of Non/less polluting Industrial unit.

As per the noting sheet of Directorate of this Deptt regarding this case, the CLU permission has been granted for less polluting Unit (mentioned at SF No. 35 of Polluting Deptt List dated 10.09.1996). Moreover, in the year 2008, as per the then Final Development Plan Bahadurgarh 2021 AD, the site was in Agriculture Zone. As per provisions of the then Final Development Plan Bahadurgarh 2021 AD, in agriculture zone only Non Polluting Industries allowed, extract of the Development Plan provisions enclosed. In CLU permission letter, generally Product and category of Industry (category of Pollution) are not mentioned. Accordingly, in CLU permission letter dated 30.07.2008, same have not been mentioned.

The CLU permission dated 30.07.2008 granted to M/s S.S.F Polymers Ltd is for Less/Non Polluting Industrial Unit. The category of pollution of running unit at present may be ascertained by HSPCB and if Unit is polluting, the NOC issued by them may be withdrawn and action may be taken accordingly.

D/A: As above


 District Town Planner
 Jhajjar

HARYANA STATE POLLUTION CONTROL BOARD
REGIONAL OFFICE, BAHADURGARH

SCF No. 42 & 43, SHOPPING CENTRE, SECTOR-6, HUDA, BAHADURGARH

Ph No. 01276-243077-78, E-Mail: hspcbrobdh@gmail.com, Web: hspcb.gov.in

No. HSPCB/BDR/2020/ 84-87

Dated: 29/05/2020

To

M/s SSF Polymers Ltd.,
 Village -Nuna Majra,
 Distt. Jhajjar

FTMS :- 23134 dt 29/5/2020

Sub: Show cause notice for Revocation/withdrawal/cancelling of consent to operate under section 27 of water (Prevention & Control of Pollution) Act, 1974 & Air (Prevention & Control of Pollution) Act, 1981.

Ref: DC office letter No. 2201/एम वी dated 28.05.2020 and DTP office Memo No. JR/DTP-P/2458 dated 27.05.2020.

Whereas consent to operate for the period 01.04.2017 to 31.03.2022 was granted to the unit vide no. 3639458 dated 17.02.2017 under Water (Prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981.

Whereas a complaint has been received through DC, Jhajjar vide letter No. 1738 dated 28.04.2020 & letter No. 2152 dated 22.05.2020 alleging that the unit is established in violation of norms & causing air pollution. Whereas a report was also sought by worthy DC, Jhajjar from DTP, Jhajjar.

Whereas as per report submitted by DTP, Jhajjar vide letter No. **Memo No. JR/DTP-P/2458 dated 27.05.2020** (copy enclosed) and endorsed by worthy DC, Jhajjar states that "(CLU permission issued to the M/s S.S.F Polymers Ltd. vide Director, Town & Country Planning, Haryana, Chandigarh memo dated 30.07.2008 was for setting up of Non/less polluting Industrial unit. As per the notice sheet of Directorate of this Deptt. regarding this case, the CLU permission has been granted for less polluting Unit (mentioned at Sr. No. 35 of Polluting Deptt List dated 10.09.1996). Moreover, in the year 2008, as per the then Final Development Plan Bahadurgarh 2021 AD, the site was in Agriculture Zone. As per provisions of the then Final Development Plan Bahadurgarh 2021 AD, in agriculture zone only Non Polluting Industries are allowed, extract of the Development Plan provisions enclosed. In CLU permission letter generally product and category of Industry (category of Pollution) are not mentioned. Accordingly, in CLU permission letter dated 30.07.2008, same have not been mentioned. The CLU permission dated 30.07.2008, granted to M/s S.S.F Polymers Ltd. is for Less/Non Polluting Industrial Unit. The category of pollution of running unit at present may be ascertained by HSPCB and if Unit is polluting, the NOC issued by them may be withdrawn and action may be taken accordingly.

Whereas unit is engaged in the manufacturing of cotton coated fabric & installed a Thermic Fluidic Heater (Boiler) which is an integral part of the manufacturing process. The unit is covered under Orange Category as per categorization of the Board.

In view of the above, you are hereby directed to show cause within 15 days as to why consent to operate granted to your unit may not be revoked under section 27 of Water (Prevention & Control of Pollution) Act, 1974, and Air (Prevention & Control of Pollution) Act, 1974 for non compliance of the above mentioned observations/incompletion/deficiencies.

Treat it as Last opportunity.

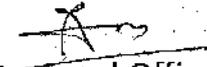
DA/ As above


Regional Officer
Bahadurgarh Region

dated:

Endst. No. HSPCB/BDR/2020

A copy of the above is forwarded to the Chairman, HSPCB, Panchkula for information and further necessary action please.


Regional Officer
Bahadurgarh Region

dated:

Endst. No. HSPCB/BDR/2020

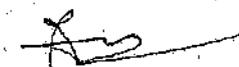
A copy of the above is forwarded to the Deputy Commissioner, Jhajjar w.r.t. DC office letter No. 2201/एम वी dated 28.05.2020.


Regional Officer
Bahadurgarh Region

dated:

Endst. No. HSPCB/BDR/2020

A copy of the above is forwarded to the DTP, Town and Country Planning Department Jhajjar w.r.t. DTP office Memo No. JR/DTP-P/2458 dated 27.05.2020.


Regional Officer
Bahadurgarh Region

HARYANA STATE POLLUTION CONTROL BOARD

REGIONAL OFFICE, BAHADURGARH,

SCF No. 42 & 43, SHOPPING CENTRE, SECTOR-6, HUDA, BAHADURGARH

Ph No. 01276-243077-242078, E-Mail: hspcbrobdh@gmail.com, Web: hspcb.gov.in

No. HSPCB/BDR/2020/ 1108 - 1112

Dated: 19/6/2020

FMS- 27037
19/06/2020

To
The District Town Planner,
Jhajjar.

Sub नूनामाजरा बहादुरगढ़ जिला झज्जर के सेक्टर 37 में स्थित प्रदूषणकारी फैक्टरी/उद्योग को हटाने के बारे में।

Ref: No. 1738/MB dated 28.04.2020 and No. 2152/MB dated 22.05.2020 and DC office letter No. 2201/MB dated 28.05.2020 and DTP office memo No. JR/DTP-P/2458 dt. 27.05.2020 and unit's letter dt. 12.06.2020.

In this connection, it is submitted that the unit M/s SSF Polymers Ltd. Vill-Nuna Majra, Distt. Jhajjar was issued CLU permission vide Director Town & Country Planning Haryana, Chandigarh memo dated 30.07.2008. In CLU permission letter general product and category of industry (category of pollution is not mentioned). Further it is added that the unit under question M/s SSF Polymers Ltd. Vill-Nuna Majra, Distt. Jhajjar has obtained the NOC/CTE (Consent to Establish) from DLCC (District Level Clearance Committee) by applying the application in the office of Joint Director, DIC, Bahadurgarh. After final approval of the committee which DIC informed to the HSPCB vide letter No. 612 dt. 25.06.2009 HSPCB issued the NOC/CTE (Consent to Establish) vide No. HSPCB/BDR/NOC/2325 dt. 30.06.2009. The unit has obtained NOC/CTE for the manufacturing of cotton coated fabric which is also known as artificial leather/rexine and accordingly the HSPCB has mentioned the conditions in NOC/CTE granted i.e. unit will install proper APCM before commissioning of the unit to control the Air emissions. It is also submitted that the DTP was also a member of DLCC which had finally approved NOC/CTE.

Subsequently CTO was granted to the unit and last CTO was granted to the unit for the period 01.04.2017 to 31.03.2022. The unit has installed a thermic fluid heater (boiler) and provided multi cyclone as Air Pollution Control Devices. The unit has one more stack for process emissions and provided wet scrubber as APCM. The HSPCB has collected of the samples of stacks in reference to the CM window complaint and report no. 89 dt. 11.04.2019 shows that all the parameters are within limits. The unit is complying under Air Act, 1981 and presently covered under orange category.

Whereas a complaint has been received through D.C. Jhajjar vide letter No. 1738 dt. 28.04.2020 and letter No. 2152 dt. 22.05.2020 alleging that the unit is established in violation of norms and causing air pollution. Whereas a report was also sought by Worthy Deputy Commissioner Jhajjar from DTP Jhajjar. The DTP Jhajjar has submitted the report vide No. JR/DTP-P/2458/2020 dt. 27.05.2020 and same was endorsed by D.C. Jhajjar vide letter No. 2201 dt. 28.05.2020. Accordingly HSPCB Regional Office, Bahadurgarh issued a show cause notice vide letter No. HSPCB/BDR/2020/84-87 dt. 29.05.2020 for revocation/withdrawal/cancellation of consent to operate u/s 27 of Water (Prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981.

Further the unit M/s SSF Polymers Ltd. Vill-Nuna Majra, Distt. Jhajjar has filed a plea for respite in the court of Divisional Commissioner, Rohtak. After hearing all the stakeholders on 12.06.2020 Worthy Divisional Commissioner issued an order vide dt. 12.06.2020 (copy enclosed).

Now the unit has submitted their reply vide letter dt. 12.06.2020 in reply of the show cause notice issued to them by Regional Office, HSPCB, Bahadurgarh vide HSPCB/BDR/2020/84-87 dt. 29.05.2020 for revocation/withdrawal/cancellation of consent to operate u/s 27 of Water (Prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981.

Therefore you are hereby asked to submit your clear cut recommendations considering the reply of the unit or by giving the personal hearing to the unit and order issued by Divisional Commissioner Rohtak. You are also asked to submit the action/proposed action if any taken by your department against the unit.

Submitted for information and further necessary action please.


Regional Officer
Bahadurgarh Region

Endst. No. HSPCB/BDR/2020/

A copy of the above is forwarded to the Chairman, HSPCB, Panchkula for information and further necessary action please.

Dated:


Regional Officer
Bahadurgarh Region

Endst. No. HSPCB/BDR/2020/

A copy of the above is forwarded to the Divisional Commissioner, Rohtak for information and further necessary action please.

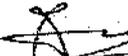
Dated:


Regional Officer
Bahadurgarh Region

Endst. No. HSPCB/BDR/2020/

A copy of the above is forwarded to the Deputy Commissioner, Jhajjar for information and further necessary action please.

Dated:


Regional Officer
Bahadurgarh Region

Endst. No. HSPCB/BDR/2020/

A copy of the above is forwarded to the M/s SSF Polymers Ltd. Vill-Nuna Majra, Distt. Jhajjar thereby asked to present their case before DTP office, Jhajjar.

Dated:


Regional Officer
Bahadurgarh Region



HARYANA STATE POLLUTION CONTROL BOARD

REGIONAL OFFICE, BAHADURGARH,

HSPCB

SCF No. 42 & 43, SHOPPING CENTRE, SECTOR-6, HUDA, BAHADURGARH

Ph No. 01276-243077-242078, E-Mail: hspcbrobdh@gmail.com, Web: hspcb.gov.in

No. HSPCB/BDR/2020/ 1387-1389

Dated: 13/7/2020

To

The District Town Planner,
Jhajjar.

FMS :- 32877 dt 13/7/2020

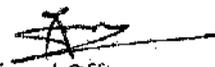
Sub Regarding removal of polluting Factory/Unit in Sec-37 Nuna Majra, Bahadurgarh, Distt. Jhajjar.

Ref: No. 1738/MB dated 28.04.2020 and No. 2152/MB dated 22.05.2020 and DC office letter No. 2201/MB dated 28.05.2020 and DTP office memo No. JR/DTP-P/2458 dt. 27.05.2020 and unit's letter dt. 12.06.2020 & this office letter no. HSPCB/BDR/2020/1108-1112 dated 19.06.2020.

In continuation of this office letter no. HSPCB/BDR/2020/1108-1112 dated 19.06.2020, it is submitted that the HL City Resident Welfare Association has filed a case in Hon'ble National Green Tribunal vide OA. No. 91/2020 tilted as HL City Resident Welfare Association Vs State of Haryana. The Hon'ble National Green Tribunal ordered on dated 25.06.2020 to furnish a factual site based report to ascertain the pollution potential and desirability of location (copy enclosed). So in view of the above are hereby asked to submit your report.

Submitted for information and further necessary action please.

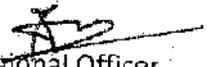
DA/ As above


Regional Officer
Bahadurgarh Region

Dated:

Endst. No. HSPCB/BDR/2020/

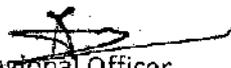
A copy of the above is forwarded to the Chairman, HSPCB, Panchkula for information and further necessary action please.


Regional Officer
Bahadurgarh Region

Dated:

Endst. No. HSPCB/BDR/2020/

A copy of the above is forwarded to the Deputy Commissioner, Jhajjar for information and further necessary action please.


Regional Officer
Bahadurgarh Region

o/c