

**BEFORE NATIONAL GREEN TRIBUNAL,
PRINCIPAL BENCH, NEW DELHI
OA NO. 178/2025**

In the matter of :

SHIV NADAR TRUST

....APPLICANT

VS.

STATE OF HARYANA & ORS.

.....RESPONDENTS

INDEX

S.NO.	PARTICULARS	PAGE NO.
1.	Rejoinder on behalf of the Applicant to the reply filed by Respondent No. 3 i.e. Faridabad Metropolitan Development Authority	1-19
2.	ANNEXURE-A A copy of the latest google images	20-21
3.	ANNEXURE-B The video and the updated photos of the dense forest	22-25(D)
4.	ANNEXURE-C A copy of the work order	26-29
5.	ANNEXURE-D A copy of the photographs of the site along with google images	30-32
6.	ANNEXURE-E A copy of the notice issued by the HSVP dated 08.04.2025	33
7.	ANNEXURE F A copy of the newspaper articles pertaining to the initiative by the Government of Haryana	34-38
8.	ANNEXURE G A copy of the order dated 29.07.2022, the Hon'ble High court of Punjab and Haryana in CWP No 16494/2022 titled Shree Energy Developers Private Limited v. State of Haryana	39-41
9.	ANNEXURE H A copy of the Affidavit dated 13.07.2015 on behalf	42-49

	of Urban Estates Department Haryana indicated on site plans , cadastral map and corresponding Google Earth maps	
10.	ANNEXURE I A copy of the Order dated 05.11.2015 passed in CWP No. 16085 of 2012 by Hon'ble Punjab & Haryana High Court	50-56
11.	ANNEXURE J The location of the institutional plots intended to be auctioned vide notification dated 31.07.2022 as indicated on site plans , cadastral map and corresponding Google Earth maps	57-70
12.	ANNEXURE K A copy of the final development Plan 2031 AD of Faridabad (Map)	71-97
13.	ANNEXURE L A copy of the order dated 28.08.2025 passed in CWP-15253/2025 before the Hon'ble High Court of Punjab and Haryana	98
14.	ANNEXURE M A copy of the order dated 20.04.2025	99-101
15.	ANNEXURE N A copy of the objections to the report dated 09.06.2025	102-103
16.	Proof Service	104

THROUGH

FILED BY

Priyanka Sinha
PRIYANKA SINHA

ADVOCATE FOR THE APPLICANT

B-31, LGF, LAJPAT NAGAR 3

New Delhi-110024

Chamber No. 185, Block 2

High Court of Delhi

New Delhi 110001

M-9899263943,011-25600571

Email:- office@priyankasinha.net

New Delhi

Date : 24.11.2025

**BEFORE NATIONAL GREEN TRIBUNAL,
PRINCIPAL BENCH, NEW DELHI
OA NO. 178/2025**

In the matter of :

SHIV NADAR TRUST

....APPLICANT

VS.

STATE OF HARYANA & ORS.

.....RESPONDENTS

Rejoinder on behalf of the Applicant to the reply filed by Respondent

No.3 i.e. Faridabad Metropolitan Development Authority

1. That the content of the affidavit under reply are denied in toto unless admitted herewith. That contents of the Application be read in reply to the present rejoinder and the same are not repeated herein for the sake of brevity.

Preliminary Submissions:

2. The subject marginal land currently constitutes of a well-established green belt, densely planted with approximately 8,000 trees, plants and other vegetation. This green belt, by its nature and purpose, serves vital ecological and urban functions, including carbon sequestration, enhancement of microclimate, conservation of biodiversity, and improvement of air quality particularly significant in the urban context.

A copy of the latest google images is annexed as **Annexure A**. A copy of the video and the updated photos of the dense forest are annexed herewith and marked as **Annexure B**.

3. On the said green belt, a pond has been created, serving as a critical ecological and irrigation infrastructure. This pond is specifically used to irrigate and water the green belt area in question. Importantly, the pond is replenished using treated sewage wastewater sourced from Sector 81. This constitutes a sustainable practice of wastewater recycling, whereby sewage is treated and repurposed for beneficial, non-potable uses namely, irrigation of green spaces thus conserving freshwater resources and mitigating environmental stress.
4. It is humbly submitted that reusing treated wastewater for irrigation is a recognized and long-standing practice in urban water management globally, valued for environmental efficiency and resource recovery. The utilization of recycled wastewater to sustain the green belt underscores the ecological legitimacy of the pond and reinforces the environmental integrity of the site. It exemplifies circular water management, mitigating groundwater extraction and promoting climate-resilient urban ecosystems. Furthermore, this practice aligns with both national policy imperatives for reclaiming treated wastewater for irrigation and broader mandates to protect and promote green infrastructure in urban planning. In light of the pond's essential role in both green belt maintenance and efficient wastewater utilization, any proposal that

entails its destruction or filling would be both ecologically counterproductive and legally indefensible.

That a copy of the work order is annexed herewith and marked as **Annexure C**.

A copy of the photographs of the site along with google images showing the said pond are annexed herewith and marked as **Annexure D**

A copy of the notice issued by the HSVP dated 08.04.2025, is annexed herewith and marked as **Annexure E**.

5. That the said dense forest and the pond serves as a habitat for several wild birds like partridges, wild ducks, greater coucals, herons/egrets with a variety of fish in the pond.
6. The Petitioner respectfully submits that the said patch of land, which the authorities propose to clear for the purpose of road construction, is being utilized by the local residents as a community green space for their morning walks and recreational needs. The cluster of trees in this area not only contributes to the ecological balance of the neighbourhood but also provides a vital breathing space for the residents, promoting public health and well-being. The proposed felling of trees and conversion of the land into a roadway would destroy the only open space available to the community, thereby depriving them of their right to a clean and healthy environment.
7. It is further submitted that the said patch of land has also been serving as an educational space for students to study biodiversity, tree species, and water conservation. The importance of such green areas has been duly recognized by the State itself through various initiatives launched

by the Hon'ble Chief Minister of Haryana, including the recently introduced 'Ek Ped Maa Ke Naam Yojana' (July 2024), which actively involves school students in tree plantation and care by providing subsidies and incentives to 'Van Mitras.' The Government has also introduced a geotagging mobile application enabling students and citizens to monitor and record the growth of trees through photographs uploaded every six months. Earlier, in 2018, students were given Rs. 50 incentives for tree plantation, and in 2021, the State further encouraged participation by announcing extra academic marks for Classes 8-12 students who nurtured saplings. These efforts clearly demonstrate that the State itself has acknowledged the significance of involving students in environmental protection and tree plantation drives. Against this background, the proposed destruction of the existing grove of trees for the purpose of road construction runs contrary to the spirit and objectives of these very schemes and undermines the State's own environmental commitments. A copy of the newspaper articles pertaining to the initiative by the Government of Haryana are annexed herewith and are marked as **Annexure F**.

8. It is an admitted fact that the Respondents herein, seek to convert this green belt into a 12-metre-wide service road. That the said service road is being constructed the sole purpose of facilitating and connecting proposed industrial sites, which are sought to be auctioned on the marginal land. It is humbly submitted that vide order dated 29.07.2022, the Hon'ble High court of Punjab and Haryana in CWP No 16494/2022 titled Shree Energy Developers Private Limited v. State of

Haryana and Ors has granted a stay on the auction of the said industrial sites, acknowledging that such auctioning is in direct contravention of the Master Plan 2031. A copy of the order dated 29.07.2022, the Hon'ble High court of Punjab and Haryana in CWP No 16494/2022 titled Shree Energy Developers Private Limited v. State of Haryana and Ors is annexed here with and marked as **Annexure G**.

9. It is humbly submitted in view of the order dated 29.07.2022, the Hon'ble High court of Punjab and Haryana in CWP No 16494/2022 no useful purpose will be served by the construction of the proposed 12 m wide road as the justification for which now rests on sites that cannot lawfully be developed. In these circumstances, any uprooting of existing vegetation would not only constitute environmental degradation but also represent a wholly unwarranted exercise, devoid of any valid utility.

10. That, in order to provide a clear understanding regarding the said land, a brief background of the aforesaid land is mentioned herein below:

a) An Award dated 27.08.2010 concerning the land measuring 934.05 acres (1169.96-199.97-34.018) acres was announced by the Competent Authority. Several stakeholders /landowners, who were aggrieved by the acquisition proceedings, filed writ petitions before the Hon'ble high court of Punjab and Haryana assailing the Notification bearing No. LAC(F)NTLA/2008/309 dt.30.08.2008 issued under section 6 of the LAC . The writ Petitions were registered as- CWP No. 6363/2010, CWP No. 6654/2010, CWP No.6867/2010,

- CWP No.6888/2010, CWP No.6962/2010, CWP No.7057/2010, CWP No. 14000/2010 and CWP No. 17439/2008.
- b) The Hon'ble High Court of Punjab and Haryana passed a common order dated 27.05.2011, Disposing of the 8 (*eight*) Writ Petitions - CWP No. 6363/2010, CWP No. 6654/2010, CWP No.6867/2010, CWP No.6888/2010, CWP No.6962/2010, CWP No.7057/2010, CWP No. 14000/2010 and CWP No. 17439/2008, vide which the Notification bearing no. LAC(F)NTLA/2008/309 dt. 30.08.2008 was quashed pertaining to the land of the stakeholders / petitioners in the aforesaid 8 (*eight*) Writ Petitions ,ad-measuring 31.02 acres.
- c) The Hon'ble Court vide order dated 27.05.2011, directed the land owners / petitioners in the aforesaid petitions to file objections under section 5A of the LAA against the proposed acquisition within 30 days from the dated of passing of the order dated 27.05.2011, before the land Acquisition Collector, Faridabad. The Honourable Court Further directed that the Land Acquisition Collector, Faridabad shall thereafter give notice to the said land owners / petitioners for hearing and make a recommendation as per law to acquire the subject matter land or otherwise.
- d) Thereon, alignment of sector roads (*between sectors 82 and 83,86 and 87,87 and 88, peripheral road of sector 78 and 87*) was changed, and therefore additional land measuring 35.13 acres was notified under Section 4 of the LAA, vide Notification dated 04.07.2011, for the construction and development of realigned portion of the road(s).

- e) Thereafter, a declaration under section 6 of the LAA was issued vide Notification dated 02.07.2012, concerning the aforesaid Land measuring 34.22 acres , notified under section 4 of the LAA , vide Notification dated 04.07.2011.
- f) An Award dated 20.05.2013 concerning the land measuring 34.22 acres of land (*as mentioned above*) was made by the Competent Authority.
- g) After the quashing of the Notification bearing No LAC(F)NTLA/2008/309 dt.30.08.2008, issued under section 6 of the LAA, by the Hon'ble High Court of Punjab & Haryana , vide Common order dated 27.05.2011 passed in the 8 (eight) Writ Petitions - CWP No. 6363/2010, CWP No. 6654/2010, CWP No.6867/2010, CWP No.6888/2010, CWP No.6962/2010, CWP No.7057/2010, CWP No. 14000/2010 and CWP No. 17439/2008, Respondent No.1 complied with the directions of the Hon'ble High Court of Punjab and Haryana and heard the objection of the land owners petitioners and thereafter made a recommendation to the Government Respondent No. 1, that the subject matter land ad-measuring 31.02 acres , belonging to the land owners petitioners in the aforesaid petitions was required for the public purpose of developing and constructing master Plan Roads of sectors 75 to 89 as per the Development plan of Faridabad Henceforth Respondent No 1 on the recommendation of the Land Acquisition Collector, Faridabad, Haryana issued the declaration under section 6 of the LAA vide Notification bearing No LAC(F)2012/NTLA/17 dated 01.03.2012, published in the Haryana

Government Gazette, Extra ordinary that the land ad-measuring 31.02 acres, was required for the public purpose for developing and constructing Master Plan Roads /sector Roads Of sectors 75-89 in Faridabad, Haryana.

- h) An Award Dated 09.08.2012 was passed by the Competent Authority concerning The land measuring **31.02 acres** which formed the subject matter of the section 6 LAA Notification bearing No. LAC(F)-2012/NTLA/17 dated 01.03.2012.
- i) The Notification No. LAC(F)-2008/NTLA/303 dated 14.08.2008 issued under section 4 read with section 17 of the LAA and Notification bearing No. LAC(F)-2012/NTLA/17 dated 01.03.2012, under Section 6 of The LAA was challenged before the Hon'ble High Court of Punjab & Haryana in various Writ Petitions - CWP No. 16085/2012, CWP No.21835/2013, CWP No.21858/2013, CWP No. 21862/2013, CWP No. 21875/2013, CWP No.21011/2014. The Petitioners in the said writ petitions, sought release & return of the land which was not utilized for construction and development of the Master Plan Roads/ Sector Roads of Sectors 75-89 Faridabad, Haryana.
- j) In Writ Petition CWP No 21835/2013 *Kunwar Pal 8 Ors. v State of Haryana and ors.*, the Additional Director Urban Estates Department Haryana filed an Affidavit dated 13.07.2015 on behalf of the Urban Estates Department Haryana, stating-

- As per planning practice, a green buffer is required to be provided between the residential sectors and industrial sectors Marginal Land shall be utilized to provide 'Green Buffer'.
- Marginal Land may also be utilized for the designated use sectors as mentioned in the proposed Final Development Plan.
- Along the 75 m wide peripheral road, 'Marginal Land' shall be utilized in the 30m wide Green Belt on either side of the peripheral road

Copy of the Affidavit dated 13.07.2015 on behalf of Urban Estates Department Haryana is annexed here with as **Annexure- H.**

- k. The aforesaid writ petitions CWP No. 16085/2012, CWP No. 21835/2013, CWP No. 21858/2013, CWP No. 21862/2013, CWP No. 21875/2013, CWP No.21011/2014 were disposed of by the Hon'ble High Court of Punjab and Haryana vide order dated 05.11.2015 on the submission of the Ld. Counsel of the State Government that the Marginal Land along the Master Plan Road, as per planning practice, would be maintained as a "green buffer" between residential sectors and industrial sectors. The State Government also stated that the provision for the "green buffer" was already made in the Draft Development 2031 AD Faridabad. Further, the Ld. Counsel assured the Hon'ble Court that the "Marginal Land" along

the Master Plan roads would be utilised by the State Government for the designated use of the sectors and also for maintaining a “green buffer zone”.

1. Hence, it is pellucid from the above that the Honourable High Court of Punjab and Haryana disposed off the writ petitions on the ground that the acquired land was intended to be utilised for a purpose that was subservient to the main purpose of development and construction of Master Plan roads and Sector Roads, and not for any commercial purpose from which the Government would have profited. True Copy of the Order dated 05.11.2015 passed in CWP No. 16085 of 2012 by Hon’ble Punjab & Haryana High Court is annexed herewith as **Annexure I**.

FINAL DEVELOPMENT PLAN 2031 AD, FARIDABAD

- m. As per Final Development plan 2031 AD Faridabad, [“FDP”] ANNEXURE B, II (ix), Green Belt is defined-
*“II (ix) ‘ Green Belt’ shall mean a strip of land along Sector arterial road or as a **buffer** between incompatible uses shown in the development plan and is primarily meant for widening of the sector/arterial roads, laying essential services or as a **buffer to check pollution like noise, smoke, dust, harmful particles etc.**”*
- n. The Said Land Intended to be e-auctioned by Respondent No.2, for which the said 12m wide road is said to be constructed is located on the green belt/marginal land purportedly ,adjoining the 30n meter

wide Sector Road (V-3 in the PDF). It is pertinent to mention that there is no provision for a 12 m wide road in the category of V3.

The location of the institutional plots intended to be auctioned vide notification dated 31.07.2022 as indicated on site plans , cadastral map and corresponding Google Earth maps is annexed with as **Annexure J.**

True copy of the final development Plan 2031 AD of Faridabad (Map) is annexed herewith as **Annexure K.**

- o. As per the Final Development Plan 2031 AD of Faridabad an area of 525 hectares has been kept under “*open spaces*”. As per Annexure A (*Explanatory Note on Final Development Plan Faridabad,2031 AD for the Controlled Areas*) VIII (*Extent of Various Land Uses*) (g)-

“VIII (g)-

In the plan an area of 5225 hectares has been kept under this use. Out of this major open spaces lie along major roads along dedicated freight corridor and between the industrial and residential area in the form of green belts/ green buffer.....”

- p. As per Final Development Plan 2031 AD Faridabad Annexure B, VIII ,Land Reservations for Major Road-

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

S.	CLASSIFICATION OF THE ROADS	LAND RESERVATION
i.	V-1	90 meter wide road with 30 meter greenbelt on both sides.
ii.	V-1(A)	75 meter wide road with 30 meter green belt on both sides.
iii.	V-1 B	60 meter road with 30 meter wide green belt on both sides.
iv.	V-2	60 meters wide road along with 12 meter service road in both sides.
v.	V-2 A	60 meters wide road along with 12 meter service road on both sides.
vi.	V-3	30 meters wide road
vii.	V-6 (A)	Existing Faridabad Dankaur road from urbanizable limit to UP Border alongwith 30 meter wide greenbelt on both sides.
viii.	V-6(B)	Existing Faridabad -gurgaon scheduled road widened to 90 meter with 30 meter wide green belt in both sides.

ix.	V-6 (C)	Existing Surajkund- National Shooting range road with existing width with 30 metre wide green belt on both sides.
x.	Eastern Peripheral Expressway	100 meter wide Easter Peripheral Expressway along-with 100 metre wide green belt on both sides

q. The Said Land which is intended to be E-Auctioned By Respondent no.2 falls within area earmarked as “Marginal Land” Therefore, the action of the Respondent No.2 of issuing the Notification on 31.07.2022, intending to E-auction the Said Land is illegal, unlawful and untenable as it violates the Final Development plan 2031 AD of Faridabad.

r. That Respondent no. 2 intends to e-auction the said Land as “institutional plots” , which can be utilised by private individuals who become auction purchasers for any purpose as described in the final development plan For controlled Areas 2031 AD Faridabad under Category 600 which mentions public and Semi Public Uses includes Government Administrative Central Secretariat, District offices, Laws Courts ,Jail, Police Station Governor’s and President’s Residence, Educational, Cultural & Religious institutions, Medical & Health institutions and Land Belonging to Defence.

- s. The very purpose for which the Said Was acquired under the two Notification of 30.08.2008 and 01.03.2012, was for the purpose of construction of Master Plan Roads of sectors 75 to 89, Faridabad, Haryana. The aforesaid purpose as mentioned in the Notification purpose as mentioned in the Notification dated 30.08.2008 and 01.03.2012 shall stand defeated if Respondent No. 2 is permitted to E-auction the Said Land.
11. It is an admitted fact that the Respondents herein, seek to convert this green belt into a 12-metre-wide service road. That the said service road is being constructed the sole purpose of facilitating and connecting proposed industrial sites, which are sought to be auctioned on the marginal land. Thus when the auction of the said land is bad in law no purpose will be served by the construction of the said road.
12. It is further submitted that no environmental impact assessment or related studies have been conducted by the authorities, nor have any alternative routes been examined, to evaluate the ecological consequences of constructing the proposed road on the said land. Such omission renders the proposed action arbitrary, environmentally unsound, and in violation of the public trust doctrine, thereby justifying intervention by this Hon'ble Court in the larger public and ecological interest.

Para Wise Reply :

Para 1-4: That the contents of paragraph 1-4 under reply are formal in nature and are a matter of record, thus do not merit any reply. Anything stated contrary to the record is wrong and thus denied. That the contents of the preceding paragraph be read in reply to the present para and the same are not repeated herein for the sake of brevity.

Para 5: That the contents of para 5 are wrong and vehemently denied, save the portion which is factual and a matter of record. It is denied that the marginal land which on which the said 12 m wide road is said to be constructed has been earmarked for the construction of a 12 m wide road . It is submitted that the said area/road/ lands falls within Category V3 as per the map date 20th July 2012, specifying the construction of a 30 m wide road only and there is no provision for a service lane. Furthermore, the said road is only measuring 24m currently. It is reiterated that the marginal land was to be only used for the purpose as mentioned in the master plan and maintenance of green areas. It is further submitted that that the layout and the demarcation of the said land done by HSVP was illegal and in contravention to the provision of the Final Development Plan 2031 AD Faridabad. It is submitted that the said demarcation of the land forms the subject matter of CWP No 16494/2022 titled Shree Energy Developers Private Limited v. State of Haryana and Ors and 13 other writ petitions, which are sub-judice before the Hon'ble High court of Punjab and Haryana and thus the reliance on the same mis-founded. It is pertinent to mention that the Hon'ble high Court of Punjab and

Haryana vide order dated 29.07.2022, has granted a stay on the auction of the said industrial sites.

It is humbly submitted that the termination of the said MOU was illegal and was done without following the due procedure of law. That the applicant herein had filed CWP-15253/2025 before the Hon'ble High Court of Punjab and Haryana. That vide order dated 28.08.2025, the Hon'ble High court of Punjab and Haryana was pleased to dismiss the said Writ Petition along with the liberty to approach the answering for the redressal of its grievance.

A copy of the order dated 28.08.2025 passed in CWP-15253/2025 before the Hon'ble High Court of Punjab and Haryana is annexed herewith and marked as **Annexure L**

Furthermore that this Hon'ble Tribunal vide order dated 30.04.2025, in the present OA, has restrained the respondents to take any action to cut the trees covered by the MOU dated 20.07.2023. It is submitted that the letter issued by the FDMA is in direction contravention to the direction of this Hon'ble Tribunal and the same has been passed in the teeth of the order dated 20.07.2023, and the action of the FDMA is contemptuous in nature. That the FDMA is thus liable for contempt. That a copy of the order dated 20.04.2025 is annexed herewith and marked as **Annexure M**

Para 6 : That the contents of para 6 are wrong and vehemently denied. It is denied that the said land does not have 8000, plants and trees. it is stated that the applicant is disputing the contents of the report filed by

the 3 member committee. It is humbly submitted that the applicant has annexed a detailed objection to the said report and the same be read in reply to the present paras. A copy of the objections to the report dated 09.06.2025 is annexed herewith and marked as **Annexure N**

Para 7 : That the contents of para 7 are wrong and vehemently denied. That the contents of the preliminary submission be read in reply to the present para and the same are not repeated herein for the sake of brevity.

Para 8: That the contents of para 8 are wrong and vehemently denied and the answering respondent be put to the strict proof of the same. That the content of the prayer clause of the Petition are reiterated and this Hon'ble Tribunal may pass any such orders which this Hon'ble Tribunal may deem fit.

FILED BY

Priyanka Sinha

PRIYANKA SINHA

ADVOCATE FOR THE APPLICANT

B-31, LGF, LAJPAT NAGAR 3

New Delhi-110024

Chamber No. 185, Block 2

High Court of Delhi

New Delhi 110001

M-9899263943,011-25600571

Email:- office@priyankasinha.net

New Delhi

Dated : 24.11.2025

**BEFORE NATIONAL GREEN TRIBUNAL,
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SHIV NADAR TRUST

....APPLICANT

VS.

STATE OF HARYANA & ORS.

.....RESPONDENTS

AFFIDAVIT

I, Kartik, aged about 26 years, S/o, Shri Kamal Kant, Office A-5, Second Floor, Vidhyanchal Marg ,Sector-24, Noida, presently at New Delhi, do hereby solemnly affirm and state as under:

1. That, the deponent is authorised signatory of the Applicant company in the aforesaid matter and being fully conversant with the facts and circumstances of the cases, I am competent to swear this affidavit.
2. I say that the contents of the accompanying rejoinder affidavit are true to the best of my knowledge and belief.
3. That the annexures filed are true/photocopies of their respective originals.



I identify the deponent executed who has sign. in my presence
Poojanka Sinha

VERIFICATION

24 NOV 2025

Verified at New Delhi on this the ____ day of, 2025 that the contents of my above affidavit are true and correct to the best of my knowledge and nothing materials has been concealed therefrom.

For SHIVNADAR TRUST

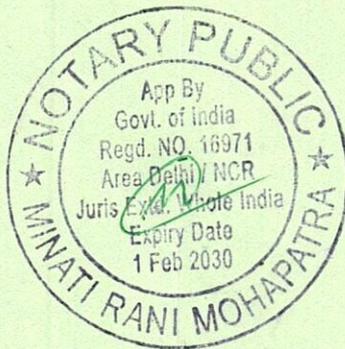
Kaurf
Authorised Signatory

DEPONENT

DEPONENT

Kaurf
For SHIV NADAR TRUST

Authorised Signatory



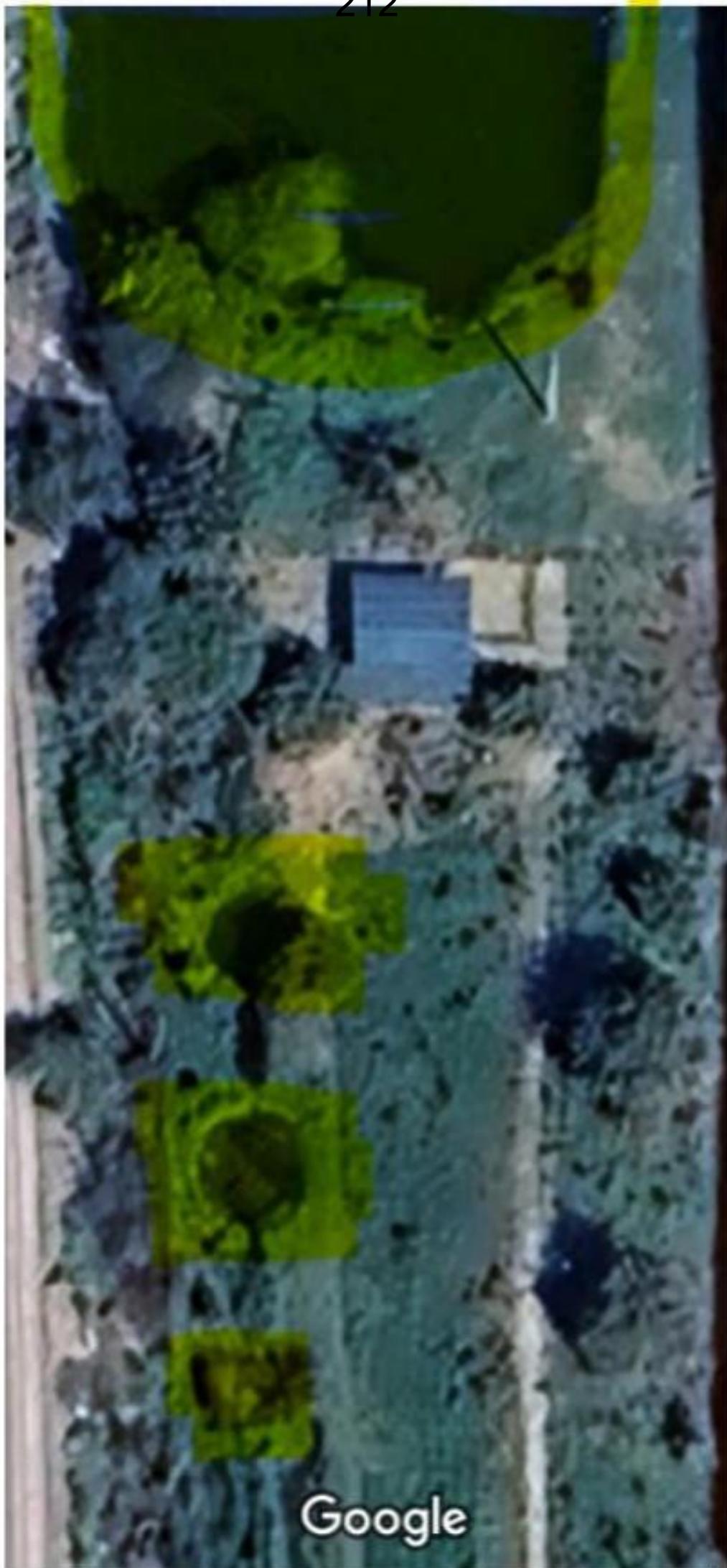
ATTESTED

[Signature]
**MINATI RANI MOHAPATRA
ADVOCATE (NOTARY)
Mob. No.: 8130128457**

ATTESTED

[Signature]
**NOTARY PUBLIC
GOVT. OF INDIA, DELHI**

24 NOV 2025



Google

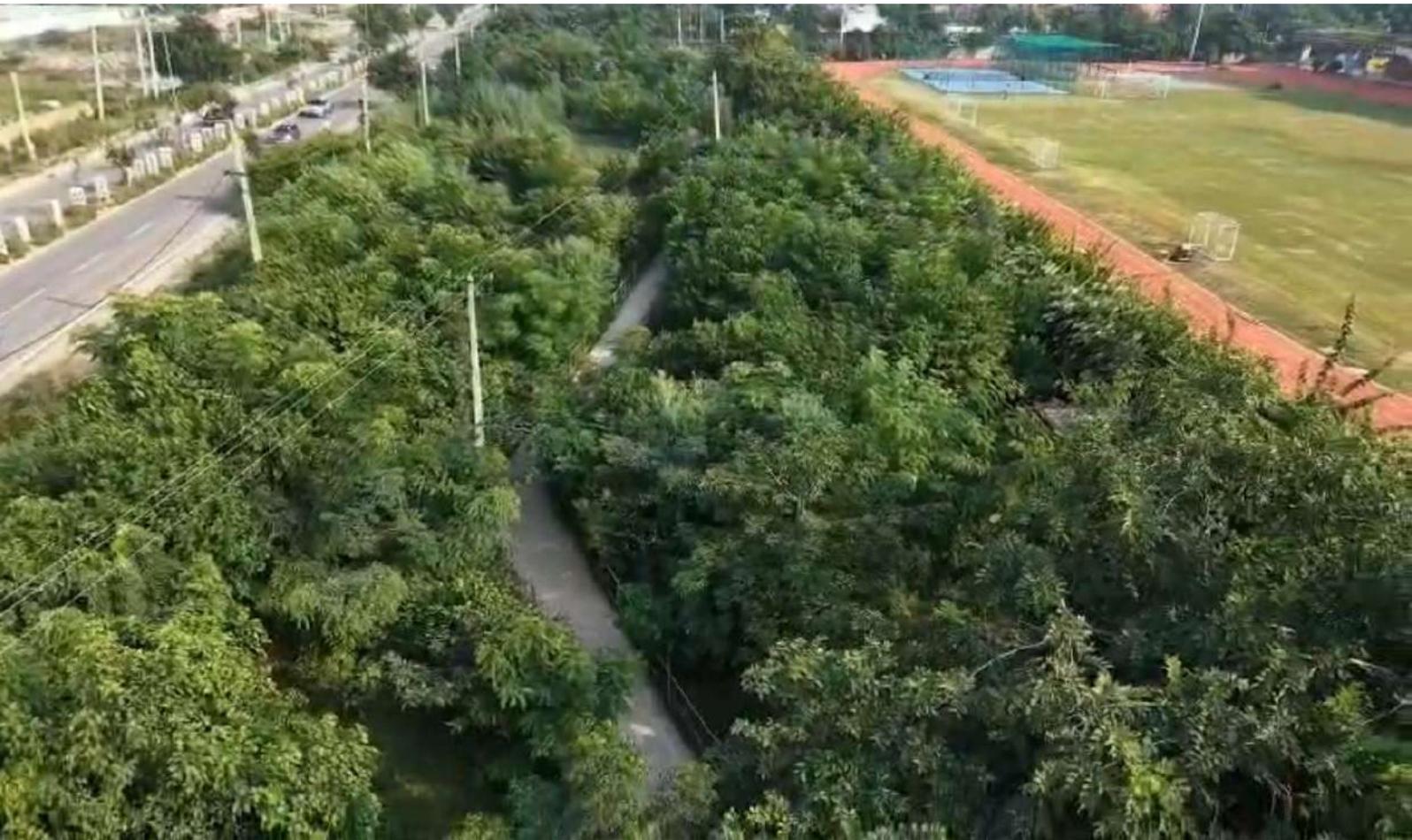


Wild Cat H
Shiv Nadar
वाइल्ड काट हॉल
शिव नाडार विद्या

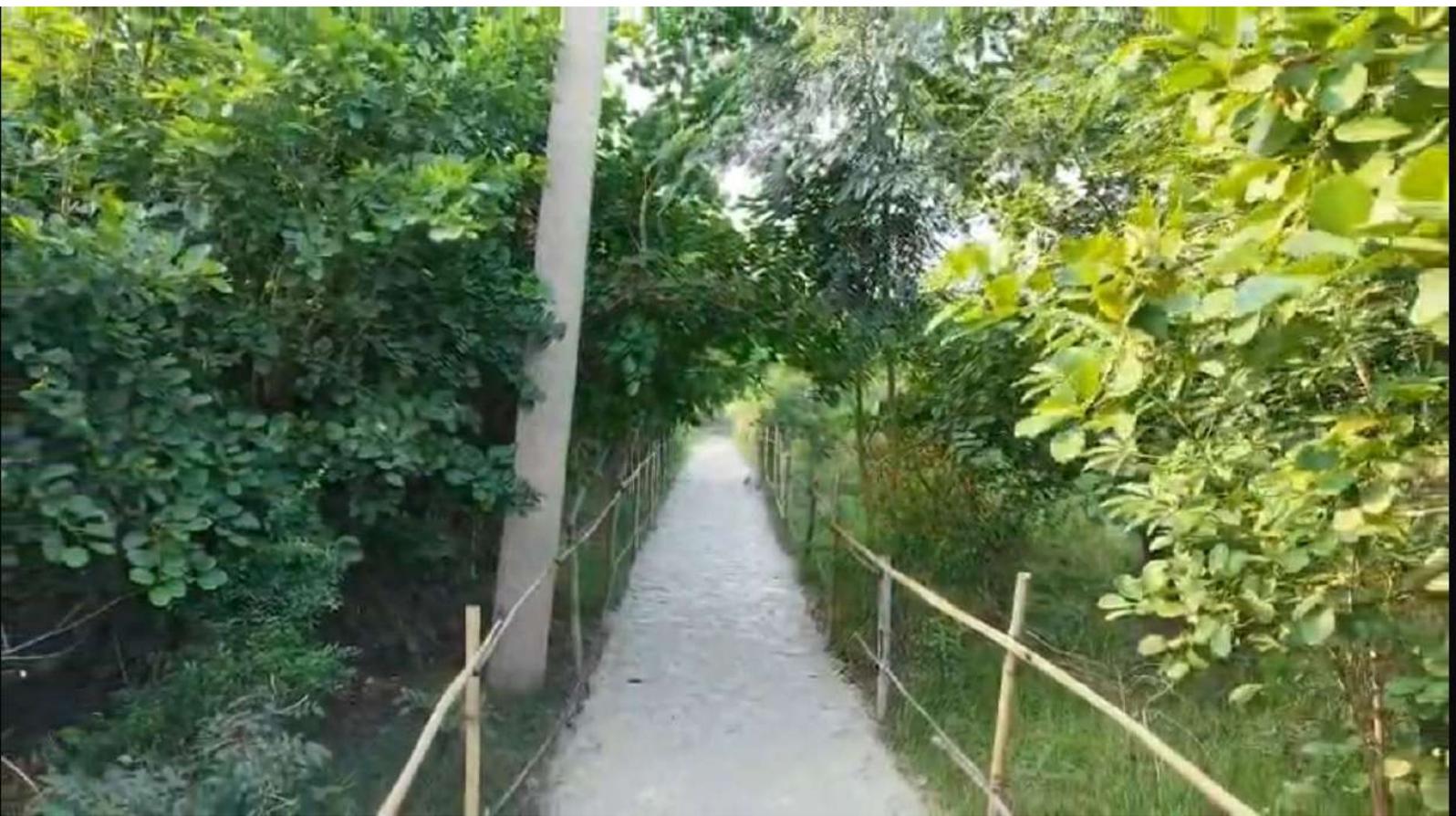
ANNEXURE B

PENDRIVE

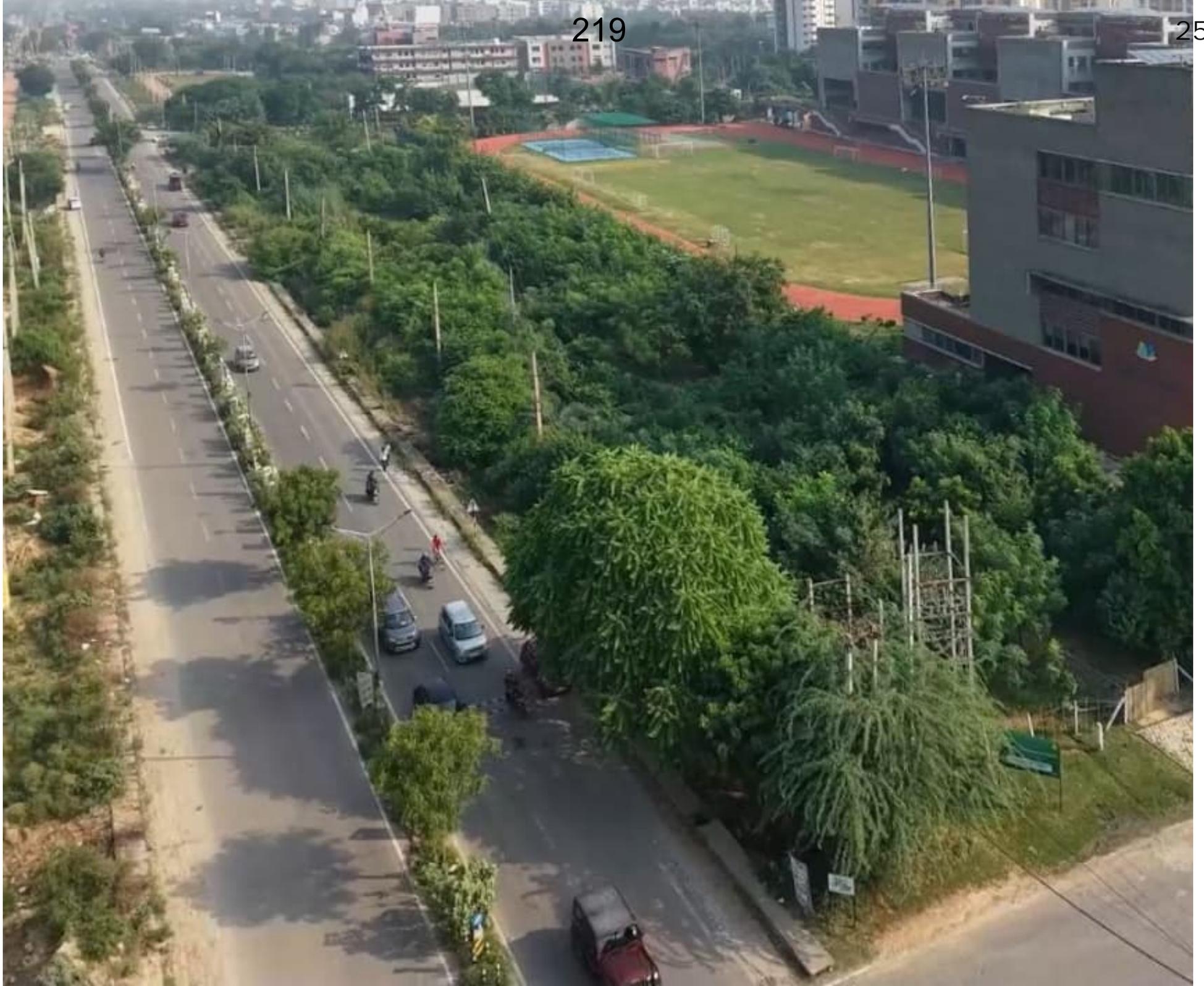






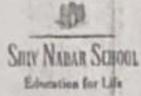












Shiv Nadar School
Near DPS School Sector - 82, Neharpar, Greater Faridabad-121004
GSTIN : 06AAKTS7961E1Z3

WO/SNT/F/099/20.07.23/ 2023 - 2024

Date: 20/07/2023

Name of Vendor - Give Me Trees Trust

Address - 161-G, Pocket-IV, Mayur Vihar, Phase-I, Delhi-110091

Purpose of the Expenditure - Tree Plantation & Maintenance for 1 Year

Bill No & Bill Date

Quotation Amount - Rs. 1396500/-

PAN No / GST No. - AABTG6694B

Contact Person - Mr. Ishtiyak / Ms. Niru (niru.oberoi@givemetrees.org)

Contact No. & Email ID : +91 8800623154 & ahamadishtiyak973@gmail.com

Job Description

S.No.	Item Description	Qty	Rate	Amount
1	Tree plantation and with 1 years maintenance includes sapling plantation, pit digging, watering, manuring, mulching, labour, tools & equipment's and other maintenance expenses. Qty: 8000 Nos	8000	100	8,00,000
2	Pond construction includes digging, water treatment, aquatic plants plantation and maintenance, Qty: 2 Job	2	75000	1,50,000
3	Fencing poles - barbed wires -spiral blade wires - other material for protection of plants - repair of fencing, Qty: 400 Mir.	400	300	1,20,000
4	Small Bamboo hut with 10-12 Seating arrangement, Qty: 1 Job	1	80000	80,000
5	Field Staff - 01 No. (Salary for 12 Months)	12	15000	1,80,000
6	General administration cost (5% on 1330000/-)	1	66500	66,500
₹ Thirteen Lakh Ninety Six Thousand Five Hundred			Sub Total	13,96,500
			Total Amount Payable	13,96,500

Terms & Conditions :-

Payment Terms: 50% Advance Payment & Rest Against Invoice on Quarterly Basis

Contact Details (SNS, Faridabad) Mr. Mohit, +91 9654165249

Rest T&Cs: As Agreed

Prepared by

Recommended by
Procurement Head

Recommended by
COO

Approved by
CEO

Give me Trees Trust
Mayur Vihar, Delhi



Shiv Nadar School
Sector - 82, Neharpar, Greater Faridabad-121004
GSTIN : 06AAKTS7961E1Z3

SHIV NADAR SCHOOL

Education for Life

WO/SNT/F/0288/07.10.24/2024-25

Date: 07/10/2024

Name of Vendor - Give Me Trees Trust

Address - 161-G, Pocket-IV, Mayur Vihar, Phase-I, Delhi-110091

Purpose of the Expenditure - Tree Plantation

Quotation Amount - Rs. 1153000/-

PAN No / GST No. - AABTG6694B

Contact Person - Mr. Ishtiyak / Ms. Niru (niru.oberoi@givemetrees.org)

Contact No. & Email ID : +91 8800623154 & ahamadishtiyak973@gmail.com

Job Description

S.No.	Item Description	Qty	Rate	Amount
1	Tree plantation (256X52 Meter Area) with 1 year maintenance includes plantation, pit digging, watering, manuring, mulching, labour, tools & equipment's and other maintenance expenses, Plant medication including snake termite treatment. Plant Height should be above 5 feet.	5000	200	10,00,000
2	Fencing poles – barbed wires- spiral blade wires - other material for protection of plants -repair of fencing	450	340	1,53,000
₹ Eleven Lakh Fifty Three Thousand			Sub Total	11,53,000
			Total Amount Payable	11,53,000

Terms & Conditions :-

Payment Terms: 50% advance payment balance against invoice

Contact Details (SNS, Faridabad): Mr. Mohit, +91 9654165249

Jasme

Prepared by
Jasmeet Kaur

Manoj

Recommended by
Manoj Sagar

Signature

Recommended by
Procurement Head

Signature

Recommended by
Director-Admin & Ops

Arli

Approved by
Deputy CEO

Corporate Office :
Shiv Nadar Trust
A5, 2nd Floor, Sector -24
NOIDA - 201301
Web: www.shivnaderschool.edu.in

Shiv Nadar School,
Plot No- SS-I, Sector I 68,
NOIDA, UP
Phone: 8130200199/8130522499
Fax: 0120 - 2459857
Web: www.shivnaderschool.edu.in

Shiv Nadar School,
DLF City, Phase-I, Block-E, Pahari Road,
GURUGRAM, Haryana, India
Phone: 0124-6465557, 58, 59
Fax: 0124- 6465557
Web: www.shivnaderschool.edu.in

Shiv Nadar School,
Sec. - 82, Nehar Par,
Greater Faridabad, FARIDABAD,
Haryana - 121 002
Web: www.shivnaderschool.edu.in

ESCALATION: The prices are firm and fixed till the completion of the entire work without any escalation due to any reason.

TAXES: Unless specified otherwise on the face of the order, the prices are inclusive of, and VENDOR shall be solely responsible for and pay, all state and local taxes, including, but not limited to, GST, goods and services tax, sales, use or consumption tax. No sales or use tax shall be added when a valid tax exemption is indicated on the face of this order by the BUYER.

DELIVERY: Within 30 days from the date of receipt of this purchase order to BUYER, Address. (Bills must contain your PAN Number and also in the name of "BUYER").

TITLE, RISK OF LOSS: Title shall pass to BUYER's receipt of goods at the destination. Risk of loss of all goods shall remain in the Vendors scope until receipt by BUYER at destination unless otherwise specified in this Purchase Order.

LIQUIDATED DAMAGES: LD will be applicable @ 1% (one percent) per week of the total contract value for the delayed period, subject to a maximum up to 3% (three percent) of the order value or to be decided by us as per the site conditions / related compliances.

DEFECT LIABILITY PERIOD: The defect liability period shall be 12 months from the date of the Final handing over of the project, as certified by the Project Manager.

FORCE MAJEURE: Neither party shall be liable for the non-performance of its obligations under this Purchase Order where such failure is due to Force Majeure i.e., due or attributable to any Act of God, orders, restrictions or regulations of Government (Central or State), War, working conditions, hostilities, riots, civil commotion, strike, lockout, layoff, trouble, explosion, or any other cause or circumstances whatsoever which are beyond control. In case any Force Majeure event continues for more than 7 days, the BUYER in consultation with VENDOR, may terminate the Agreement forthwith without any charges or compensation.

INDEMNIFY CLAUSE: The VENDOR hereby indemnifies and undertakes to keep the BUYER at all times indemnified and compensated against any act of omission, negligence, fraud, dishonesty, violation of or non-compliance with loss, breach of warranty or misconduct of itself or its personal deployed for providing services to the BUYER. The BUYER shall not be liable to pay damages or compensation to such persons or to a third party as a result of such acts.

The VENDOR shall bear all such claims, levies, penalties, damages, fines etc. that may arise due to accident or violation of any statutory provisions, whether due to negligence on the part of the VENDOR or their authorized representative. The VENDOR shall indemnify BUYER and be rendered harmless from any such liability or penalty that may arise.

EXTRA CHARGES: No charges for extras or for cartage or boxing or storage will be allowed unless the same has been agreed upon in writing by the BUYER. All goods must be forwarded in accordance with BUYER's shipping instructions; otherwise, the difference in freight rate will be charged to VENDOR.

WARRANTY: The items being ordered, should be guaranteed for a period of (as per manufacturer's original warranty) from the date of installation and commissioning against all defects. Should any defect be noticed during this period, the same should be rectified or replacement is given, free of cost at the site.

MODIFICATION OF PURCHASE ORDER TERMS AND/OR AMENDMENTS: The PO may only be modified or amended upon mutual agreement of BUYER and VENDOR. Additional terms and conditions, which do not conflict with the Purchase Order, may be stated within the Supplemental Purchase Order and given effect. Changes, modifications, waivers, additions or amendments to the terms and conditions of this Purchase Order shall be binding on BUYER only if such changes, modifications, waivers, additions or amendments are in writing and signed by a duly authorized representative of BUYER.

TERMINATION FOR CAUSE: Either BUYER or VENDOR may issue a written notice of default to the other upon the occurrence of a material breach of any covenant, warranty or provision of this Purchase Order arising here under. The non-defaulting party shall give the defaulting party 30 days from receipt of notice to rectify said default. If the defaulting party fails to rectify said default within the timeframe allowed, the non-defaulting party may, at its option and in addition to any other remedies it may have available, cancel and terminate this Purchase Order.

ARBITRATION: It is agreed that in case of any dispute between BUYER and the VENDOR the BUYER will nominate an Arbitrator, and the matter shall be resolved in terms of the Arbitration and Conciliation Act 1996, including any modification or re-enactment thereof in force from time to time. The venue of Arbitration will be at respective jurisdiction and the decision of the Arbitrator shall be final and binding on both parties.

JURISDICTION: Parties agree to submit to exclusive jurisdiction of Courts at the respective location.

VENDOR has to sign, date and stamp, copy of the Purchase Order as a token of his acceptance in entirety and returns the same to BUYER (Administrative Office Address) within seven days, else the same will be deemed to have been accepted and will become legal binding on either party. By accepting this Purchase Order, and/or performing hereunder, VENDOR agrees to comply fully with the terms and conditions of purchase set forth in this document. Acceptance of this Purchase Order is expressly limited to the terms and conditions of this Purchase Order and none of the VENDOR. terms and conditions shall apply in acknowledging this Purchase Order or in the acceptance of this Purchase Order.

This Purchase Order will be valid for 1 month from the date of issuance or till the contract period mentioned in this order.

Requirement Made by: -
Jasmeet Kaur

Jasmeet

Requirement Recommended by: -
Manoj Sagar

Manoj

Requirement Recommended by: -
Procurement Head

[Signature]

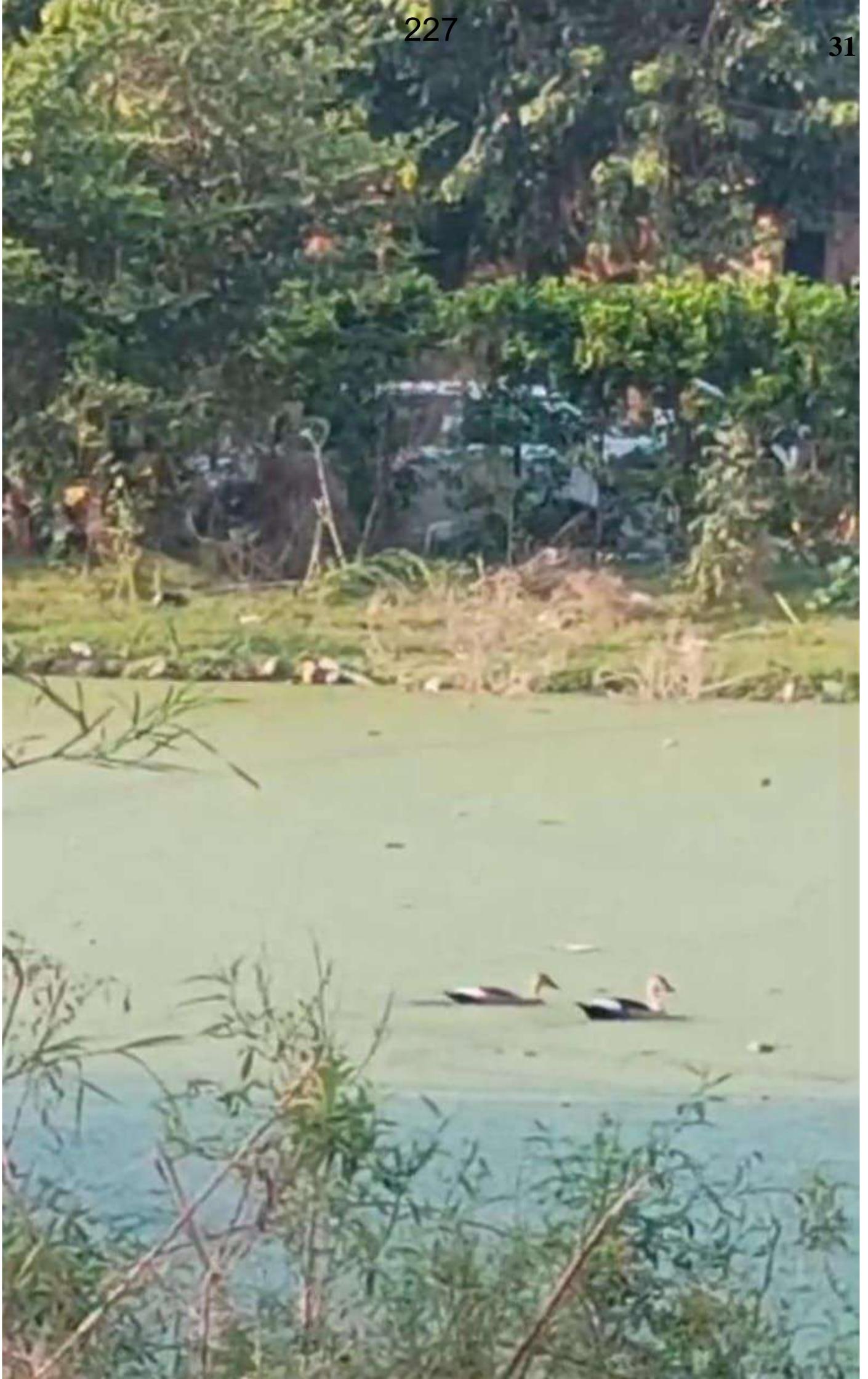
Requirement Recommended by: -
Director-Administration & Operations

[Signature]

Requirement Approved by: -
Deputy CEO

Arli







Office of the Sub Divisional Engineer, HSVP, Sub Division No.4, Faridabad
SCO No. 25, Sector-12, HSVP, Faridabad.
E.Mail : hudasde4@gmail.com

To,

Shiv Nadar
Public School Sector-82,
Faridabad.

Memo No. 113457 Dated. 8/4/25

Sub. : Removal of encroachment from HSVP land for development of marginal land Sector-82, Faridabad.

It has been observed that you have encroached the HSVP land by planting trees on fixed bar fencing all over the land which is coming in the alignment of road. In addition to this you have made a pond also for watering to tree/plants in the alignment of roads.

You are hereby directed to remove encroachment from the HSVP land in shape of Bar fencing, plantation of tree & ponds which are coming in the alignment of within week positively failing which FIR will be lodged against you on account obstructing in Government works hindering public access.


Sub Divisional Engineer,
HSVP Sub Division No.4,
Faridabad.

Endst. No.

Date.

A copy of above is forwarded to the following for information and further necessary action.

1. The Estate officer, HSVP Faridabad.
2. The Executive Engineer-I, HSVP Faridabad.


Sub Divisional Engineer,
HSVP Sub Division No.4,
Faridabad.

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हरियाणा सरकार



आजादी का अमृत महोत्सव

सूचना, लोक संपर्क, भाषा तथा संस्कृति विभाग, हरियाणा सरकार

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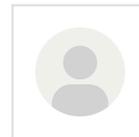


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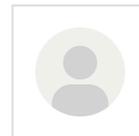
IN AN INNOVATIVE SCHEME TO ENSURE THE ACTIVE PARTICIPATION OF SCHOOL STUDENTS IN ENVIRONMENT CONSERVATION, HARYANA GOVERNMENT HAS DECIDED TO GIVE INCENTIVE OF RS 50 PER STUDENT FOR EVERY LIVE TREE PLANTED BY THEM AFTER EVERY SIX MONTHS.

- Chandigarh June 19: In an innovative scheme to ensure the active participation of school students in environment conservation, Haryana Government has decided to give incentive of Rs 50 per student for every live tree planted by them after every six months. This incentive would be given for a period of three years. Besides, they would also be provided with a book based on environment conservation.
- This and several other decisions were taken in a meeting held under the chairmanship of Chief Minister, Mr Manohar Lal here today to review the progress of five environment friendly schemes of different departments

MESSAGE



**Governor's
Message**



**Chief
Minister's**

here today. Development and Panchayats Minister, Mr O.P Dhankar, Forests Minister Rao Narbir Singh, Urban Local Bodies Minister Mrs Kavita Jain and Minister of State for Public Health and Engineering Dr Banwari Lal were also present in the meeting.

- It was also decided that from tomorrow onward, reused glass water bottles would be used in the Haryana Civil Secretariat here as a alternative to the single-use plastic water bottles, the use of which has recently been banned by the State Government in all its offices across the State.
- It was informed that a state-wide tree plantation drive would be launched by School Education Department under which students of sixth to 12th classes of both government and private schools would be motivated to plant atleast one tree within their house compound or at any public place. Besides planting the trees, the students would also ensure its upkeep for three years. The number of students studying in classes 6th to 12th in the State is about 22 lakh.
- It was also informed that to enable the students to build a connection with the trees they plant; the students would be allowed to name the plant after any great personality or their ancestors. The tree plantation drive would be started from July 10 and the Department of Forest would made available adequate number of saplings. The class in-charge and in-charge of Eco Club in schools have been entrusted with the responsibility of plantation by organizing functions on holidays. The Chief Minister directed the Education Department to submit him progress report every week in this regard.
- While reviewing the progress of 'Tuti Lagao Jal Bachao Campaign', the Chief Minister directed to launch a massive drive to stop the wastage of water due to open pipes and said that taps should be installed in all villages wherever required. He also directed to make the village Panchayats more aware to prevent wastage of water. He said that besides a government programme, it should also be made a social programme by ensuring the active participation of GRAVIT volunteers.

Message



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Promotion Board
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Chief Minister
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- It was informed that the Public Health Engineering Department and Rural Development Department has jointly launched Tuti Lagao Jal Bachao Campaign in the State which would continue upto December 31, 2018. Under this campaign, a target has been fixed to install one lakh tap in the State in the first phase as per the requirement. In addition, one lakh tap would be provided to Developments and Panchayats Department for their installation by GRAVIT volunteers in villages. The Chief Minister directed to expedite the process to install water taps and submit him the district wise progress report fortnightly.
- Mr Manohar Lal issued directions to the Urban Local Bodies Department to prepare listing of all houses built over an area of 500 square yards and above and low lying plots of Haryana Shahari Vikas Pradhikaran (HSVP) and in areas falling under ten Municipal Corporations in the State so that the rain water harvesting system should be made mandatory in such plots. It was informed that the ward level committee constituted by the Urban Local Bodies Department has started the listing of such plots and work would be completed by July, 2018.
- It was informed that the existing halogen, sodium vapor bulbs and tube lights in government offices of the State would be replaced with energy efficient LED lights before August 15, 2018. While HAREDA has already completed the exercise of checking in all 17 government offices in Panchkula, the work to conduct similar exercise in government offices at district level has been assigned to Deputy Commissioner concerned.
- Among those present in the meeting included Additional Principal Secretary to Chief Minister Dr Rakesh Gupta, Deputy Principal Secretary Mr Mandeep Singh Brar, Additional Chief Secretary Renewable Energy Department Mr P.K Mahapatra, Additional Chief Secretary Public Health Engineering Mr Rajiv Arora, Additional Chief Secretary School Education Mrs Dheera Khandelwal, Additional Chief Secretary Public Works (Building and Roads) Mr Alok Nigam, Principal Secretary Urban Local Bodies Mr Anand Mohan Sharan, Principal Secretary Agriculture and Farmers' Welfare Dr Abhilaksh

Likhi, Principal Secretary Town and Country Planning Mr A.K Singh, Managing Director, Haryana Vidyut Prasaran Nigam Mr Vineet Garg, Director General Urban Local Bodies Mr Nitin Yadav and other senior officers of the State Government.

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ANNEXURE G

118

CWP-16494-2022(O&M)

Shree Energy Developers Private Limited**VS****State of Haryana and others****Present:** Mr. Alok Jain, Advocate for the petitioner.

-

The petitioner has assailed the e-auction notices Annexure P/15 and Annexures P/16, whereby certain commercial sites/complexes are proposed to be auctioned. The precise grievance of the petitioner in this petition is against the auction of the commercial sites/complexes situated in Sector 82 and 89, Faridabad.

The petitioner is a private limited company, engaged in development and interior designing of residential group housing/ residential colony/ retail commercial projects and other real estate projects in India. The petitioner company purchased land measuring 3.07777 acres in village Bhatola falling in planned Sector-82, Faridabad vide sale-deed dated 12.06.2012. The said land was in the commercial belt as per Faridabad Development Plan for 2031 A.D. for the controlled area outside Municipal limits boundary. It obtained Licence dated 11.09.2019 from the Director, Town and Country Planning, Haryana for development of a commercial colony over the said area measuring 3.07777 acres.

Vide notification dated 14.08.2008 issued under section 4 of the Land Acquisition Act, land was sought to be acquired for development and

CWP-16494-2022(O&M)

[2]

utilisation for Master Plan Roads of Sectors 75 to 89, as per Development Plan of Faridabad.

The acquisition was assailed by the land owners by filing various writ petitions including CWP-16085-2012. In the petitions their primary challenge to the acquisition was that the land which does not fall within the road alignment called marginal land should be released from acquisition.

During the course of proceedings, additional affidavit dated 13.07.2015 of Shri R.K.Singh, Additional Director, Urban Estates Department, Haryana, was filed wherein it was asserted that the marginal land along with Master Plan Roads as per planning practice would be maintained as a green buffer between residential sectors and industrial sectors. It was asserted that the marginal land along with Master Plan Roads will be utilized by the State Government for designated use of these sectors and also for green buffer zone.

The court thereby concluded that the acquired land was not being acquired for any commercial purpose but for the purposes subservient to the purpose of acquisition of road or for any other public purpose including green buffer zone. Hence the acquisition was for public purpose.

The writ petitions were dismissed vide order dated 05.11.2015.

Mr. Alok Jain, learned counsel for the petitioner has, inter-alia, contended that the commercial sites for which the bids have been invited are a part of the said acquisition. Auction of these sites as Commercial sites involves conversion of the user of the area acquired for Master Road and delineated on the Master Plan as marginal land. This conversion for commercial use is

CWP-16494-2022(O&M)

[3]

contrary to the undertaking of the respondents before this Court in CWP No.16085-2012 and is illegal.

Notice of motion.

Mr. P.S.Chauhan, Advocate accepts notice on behalf of respondent-HSVP.

Adjourned to 30.08.2022.

Meanwhile, the e-auction of the commercial sites/complex in Sectors 82 and 89, Faridabad, as find mentioned in Annexure P/15 shall remain stayed.

(HARINDER SINGH SIDHU)
JUDGE

July 29, 2022

gian

(LALIT BATRA)
JUDGE

ANNEXURE H

**IN THE HIGH COURT OF PUNJAB AND HARYANA AT
CHANDIGARH.**

CWP No. 21835 of 2013

Kunwar Pal & Ors.

...Petitioners.

Versus

State of Haryana & or

....Respondents.

**Affidavit of R.K Singh, Additional Director, Urban
Estates Department, Haryana.**

I, the above named Deponent, do hereby solemnly
affirm and declare as under:-

1. That the instant writ petition is pending before this Hon'ble Court and listed for hearing on 13.07.2015 alongwith connected CWPs No. 21858, 21862, 21875, 28248, 28252 of 2013, 11094, 11103, 19825, 21011, 23761 and 24189 of 2014.
2. That vide impugned acquisition proceedings, the land measuring 1169.98 acres falling in revenue estates of 19 villages of Faridabad District was notified under section 4 read with section 17(1) of the Land Acquisition Act, 1894 (herein after referred to as the Act of 1894) on 14.08.2008 for development of Master Plan Roads of Sectors 75 to 89, Faridabad. The declaration under section 6 of the Act of 1894 was issued on 30.08.2008 for land measuring 1169.98 acres. Thereafter, the Government withdrew the

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acquisition proceedings on land measuring 199.97 acres being thickly populated area and on land measuring 34.018 acres, which was to be handed over to the Government free of cost by the colonizers as per terms and conditions of licence granted by the Director General, Town & Country Planning, Haryana, vide notification issued under section 48 of the Act of 1894 on 26.08.2010. The award was announced on 27.08.2010 for land measuring 934.05 acres. Further, it is submitted that consequent upon release of thickly constructed area, the alignment of sector roads (between sector 82 & 83, 86 & 87, 87 & 88, peripheral road of sector 78 & 87) was changed and additional land measuring 35.13 acres was notified under Section 4 of the Act of 1894 on 04.07.2011 for the construction of realigned portion of the road. The declaration under section 6 was issued on 02.07.2012 and award was announced on 20.05.2013 for land measuring 34.22 acres.

3. That the claimed land involved in the CWP's was part of the land acquired vide award dated 27.08.2010. The petitioners are claiming for release of land falling beyond alignment of Master Plan Roads of these sectors (marginal land). Hence, the present affidavit is being filed by the Deponent to place on record the decision of the Government regarding release of such land.

4. That it is submitted that to examine viability of release of the marginal land a meeting was held on

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22.11.2013 under the chairmanship of Principal Secretary, Town & Country Planning and Urban Estate Departments, Haryana. Director General, Town & Country Planning and Urban Estate Departments, Haryana, Chief Administrator, Haryana Urban Development Authority (HUDA), Chief Town Planner, HUDA, Additional Director, Urban Estate Department, District Town Planner, Faridabad and Land Acquisition Officer, Faridabad had participated in the meeting. The sectoral plan of these sectors, sector-wise availability of marginal land and other relevant record was discussed in the meeting and the following decisions were taken:-

- (i) That the residential sectors 75, 76, 77, 78 (Part) and 80 have already been acquired by HUDA. Hence, the marginal land shall merged in the acquired land of these sectors. Accordingly, no marginal land/unused land is available in these sectors.
- (ii) That industrial sectors 72 to 74 have been provided opposite to residential sectors 75 to 77. Towards these industrial sectors, there is a 45 m wide strip of land shown in pink colour is the marginal land along the plan roads. As per planning practice, a green buffer is required to be provided between the residential sectors and the industrial sectors. However, in the published development plan of Faridabad 2011 AD, the provision of green buffer between these sectors has not been made. Therefore, a decision was taken that the 45 m

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wide strip of marginal land will be used as a green buffer between the said residential sectors and industrial sectors. Accordingly, provision of 50 m wide green buffer has been made in the Draft Development Plan 2031 AD, Faridabad.

(iii) That the sector dividing road of sectors 79/76, 79/78 & 79/80 have been provided with 60 m wide ROW (right of way) alongwith 12 m wide service road on either sides. The land in residential sectors 75 to 78 and 80 have already been acquired by the Government for HUDA. Hence, the marginal land falling beyond 12 m wide service road shall be merged with the already acquired land in these sectors. As regards marginal land in commercial sector 79, it was decided that the land in this sector will be acquired on priority. Accordingly, the marginal land falling beyond 12 m wide service road in commercial sector 79 will be used for commercial purpose alongwith the land in the sector proposed to be acquired by HUDA.

(iv) That in sectors 81 to 89, the licenses under the Haryana Development and Regulation of Urban Areas Act, 1975 have been granted to the private colonizers for ~~residential~~ colonies. Yet HUDA can also acquire unlicensed/unacquired pockets for composite development of these sectors. Hence, the marginal land along the master plan roads of these sectors will be utilized by HUDA for the designated use of these sectors.

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(v) That along the 75 m wide peripheral road, there is a provision of 30 m wide green belt on either side. Therefore, after adjusting the marginal land in the proposed 30 m wide green belts, the extent of marginal land will be negligible. Hence, it was decided that the said marginal land will be used for the designated use of green belt as provided in the development plan.

In the context of the utilization of marginal land as explained above, a proposal not to release marginal land in favour of any of the landowners was submitted to the Government for approval. The Government approved the proposal on 13.12.2013.

5. That as already submitted in para 3, the land involved in the CWPs forms part of the land acquired vide award dated 27.08.2010. CWP wise details of the claimed land, acquired land and the land forming part of the marginal land is given below in the table:-

Sr. No.	CWP No.	Claimed khasra no./area in the CWP (acres)	Acquired land out of claimed land (in acres)	Petitioner's acquired land forming part of marginal land (in acres)	Status of compensation amount.	Proposed use of marginal land involved in the CWP.
1	21838/13	21//3(8-0), 4/1(4-0), 7 Min (5-0), 8(8-0) (3.125 acres)	3.125	1.78	Paid	Residential, public semi-public Sector 88 & residential Sector 89.
2	21858/13	9//17/2 (2-10), 18 (8-0), 23(8-0), 24/1(2-10), 19/23(7-0) (3.43 acres)	3.43	1.83	Paid	Residential, public semi-public Sector 88 & residential Sector 89.
3	21862/13	21//13(8-0), 14 Min (7-0), 15//1/2 (4-0)	4.92	1.46	Unpaid	Residential, public semi-

		16/1/2,(3-13), 17(8-0), 18(8-0) (4.92 acres)				public Sector 88 & residential Sector 89.
4	21875/13	91//4/3(1-15), 4/2 (2-2), 17/1(3-7), 72//17/2 (0-13), 24 (4-0) (1.48 acres)	1.48	0.71	Unpaid	Residential & open space, Sector 84.
5	28248/13	32//23/2 (2-13), 24 Min (4-0), 17/1 Min (2-11), 17/2 Min (1-9), 32//23/1 Min (5-17), 18 (8-0), 34//3 (8-0), 4 min (4-0), 22//7/2 (2-3), 22//14/1 min (4-0), 17 Min (4-0), 24 min (4-0), 8 (8-0), 13 (8-0), 22//18 Min(7-0), 3/2 (3-19), 23 (8-0), 25//3 (8-0), 4 Min (4-0), (12.20 acre)	12.13	6.48	Unpaid	Residential, commercial, public, semi-public Sector 81, Residential, public & semi-public & commercial Sector 82 and Residential, public, semi-public Sectors 85 & 86.
6	28252/13	3//14 Min (0-7), 17 Min(3-11), 3//24 Min (3-14), 8//25/2(6-11) (1.77 acres)	1.77	1.54	Unpaid	Residential & commercial, Sector 83
7	11094/14	26//22 Min(4-0), 23 Min(4-0), 23 Min (4-0), K 89//24 Min(6-6) 23 Min (4-0), 41 Min (4-0), 89//7 Min (4-0), 91//4/1 (1-15), 4/2 (2-2) 21//23 (8-0) 24(7-15), 28//3 (8-0), 8/1 (5-17), 4 (2-3) 18.55 acres 72//13/2 (4-0) 14 Min (4-0), 21//13(8-0), 14(7-15), 28//24 Min (3-17), 19//11 Min (4-0), 12/1 Min(3-17) 21 min (4-0) 22 Min (4-0), 20//14 Min (4-0), 15 Min (4-0), 24 Min (4-0), 25 Min (4-0), 19//13 Min (7-0) 5//17 Min (6-13), 24/1 Min (2-17), 12//15/3 (2-5), 16/2 Min (4-0), 25 Min(4-0) (19.28 acres)	19.28	10.82	Payment of 4.67 acres have been paid	Residential, commercial, public, semi-public Sector 81, Residential & commercial, Sector 83, Residential & open space, Sector 84, Residential, public & semi-public Sectors 85 & 88 and Residential Sector 89.
8	11103/14	20//11 Min (4-0), 12 Min (4-0), 13 Min (4-0), 21/2 (4-0) 23 Min (4-0), 94//14 (4-3), 17(0-9), 72//13/2 Min(4-0), 14 Min (4-0) 89//4 Min (4-0), 7 Min (4-0), 89//14 Min (6-1) 28//24 Min (3-17), 26 Min (0-5) 42//8 (8-0), 13(8-0), 28//23/1(3-17), 42//7/3(8-0), 4/2 Min (2-	23.85	8.34	Payment of 3 acres has been paid	Residential & public, semi-public Sector 76, Commercial Sector 79, Residential, commercial, public, semi-public Sector 81, Residential & open space, Sector 84, Residential

		15) 21//3(8-0), 8(8-0), 4(4-0), 7(5-0), 19/11 Min (4-0), 12 Min (3-17) 19//21 Min (4-0), 22 Min (4-0), 20//14Min (4-0) Baroli 37//16/3 (4-8), 13/2 (6-13), 15/1(1-7), 38//11/1(0-4), 37//6(8-0), 5(8-0), 28//25(8-0) Budena :- 16//25/1 (0-17), 25/2(1-14), 24/2(6-13), 14/2(6-12), 17/2(7-18), 16(1-7) 19//5/1(4-3), 28//15/2(7-15), 16/2(7-5), 25/1/2 (1-8), 25/2/2 (5-7), 29//5/1 (6-3), 6-2(5-18), 26//22 Min (4-0), 23 Min (4-0) (23.85 acres)				Public, Semi-public Sectors 85 & 86 and Residential Sector 89.
9	19825/14	94//15/1(7-13), 15/2 (0-7), 16/1 (0-7), 16/2(6-13) 95//22/2 Min(4-0), 21/1(0-11), 21/2Min (7-9) 108/(6-5), 2(4-0), 9/2(3-18), 10(1-13) 94//14, (4-3), 17(0-9), 25/1(2-13) (6.25 acres)	6.25	1.30	Paid	Residential & Commercial Sector 83.
10	21011/14	46//3 Min (1/7), 8 Min (3-5), 13(0-8) (0.625 acres)	0.625	0.45	Unpaid	Residential, public & semi-public Sector 85.
11	23761/14	11/12(7-13), 2/1/3/2 (2-13), 2/2/1(1-13), 9/1(4-13) (2.075 acres)	2.075	1.78	Paid	Open space
12	24189/14	21/8/1, 8/1/2, 9 (0.625 acres)	0.625	0.525	Paid	50 mt. wide green buffer between residential, public, semi-public sector 76 & Industrial, public, semi-public & public utility sector 73

Further, a copy of sectoral plan showing the extent of marginal land in pink colour viz-a-viz land of the petitioners claimed in aforesaid CWP's is attached as

Annexure R-1.

6. That it is respectfully submitted that qua the entire land involved in 5 CWPs No. 21835 & 21858 of 2013, 19825, 23761 & 24189 of 2014 (as mentioned at sr. no. 1, 2, 9, 11 & 12 in the table) and qua part of the claimed land in two CWPs No. 11094 & 11103 of 2014 (sr. no. 7 & 8), the petitioners have taken the compensation amount. Further, in the context of the utilization of marginal land claimed in all the writ petitions as explained in above para, no marginal land can be considered for release as per decision of the Government.

The present affidavit may kindly be taken on record.

Place: *CHD*
 Date: *13/01/2017*

[Signature]
 (Deponent)
 R.K. Singh,
 Additional Director,
 Urban Estates Department, Haryana.

VERIFICATION:-

Verified that the contents of para Nos. 1 to 6 of the affidavit are true and correct to my knowledge and information derived from official record, which I believe to be correct. No part of it is false and nothing relevant has

been concealed therein.

Place: *CHD*
 Date: *13/01/2017*

[Signature]
 (Deponent)
 R.K. Singh,
 Additional Director,
 Urban Estates Department, Haryana.

RAJESH KUMAR
 2013.05.04 11:44
 TRUE SCANNED COPY OF THE
 ORIGINAL
 PHHC, CHANDIGARH

The Photo of True Copy
[Signature]
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**IN THE HIGH COURT OF PUNJAB AND HARYANA AT
CHANDIGARH****CWP No.16085 of 2012(O&M)****Date of decision: 5.11.2015****M/s Kataria Constructions Pvt. Ltd.****....Petitioner****VERSUS****State of Haryana and others****.....Respondents****CORAM: HON'BLE MR. JUSTICE HEMANT GUPTA****HON'BLE MRS. JUSTICE RAJ RAHUL GARG**

1. Whether Reporters of local papers may be allowed to see the judgment?
2. To be referred to the Reporters or not?
3. Whether the judgment should be reported in the Digest?

Present: Mr. Kanwaljit Singh, Senior Advocate with
Mr. Vikram Gupta, Advocate for the petitioner(s).

Ms. Palika Monga, D.A.G. Haryana, for respondents.

HEMANT GUPTA, J.

The issues raised in the present writ petition are also the issues raised in the writ petitions given at the foot note of the order. However, for the facility of reference, the facts are being taken from the present writ petition itself.

The challenge in the present writ petition is to the notifications dated 14.08.2008 and 01.03.2012 published under Section 4 and 6 of the Land Acquisition Act, 1894 (for short 'the Act'), respectively for acquisition of land measuring 1169.98 acres in 19 villages including the land of the petitioner situated in village Nimka for the purposes of development and utilization for Master Plan Roads of Sector 75-89 as per the Development Plan of Faridabad. The petitioner has purchased the land, subject matter of acquisition vide three separate sale deeds dated 15.02.2008 and 20.02.2008.



Initially, notifications under Section 4 and 6 of the Act were published by invoking urgency provisions under Section 17 of the Act on 14.08.2008 and 30.08.2008 respectively. Some writ petitions were filed challenging the invocation of urgency provisions including one by the present petitioner i.e. CWP No.7057 of 2010. Vide order dated 27.05.2011, notification under Section 6 of the Act was set aside in seven writ petitions pertaining to land measuring 31.82 acres. Liberty was given to the land-owners to file the objections under Section 5A of the Act. The Land Acquisition Collector was directed to give opportunity of hearing and then to make a recommendation as per law. It is thereafter, the petitioner submitted objections on 25.06.2011 (Annexure P-10) wherein the petitioner conveyed its no objection to acquire portion of land required for the purposes of road only but sought release of remaining land. The Land Acquisition Collector considered the objections and recommended to the State Government to the following effect:-

“This construction and Master plan is situated on the road in between Sec. 75 to 89 which should be acquired under public consideration. Decision should be taken on the higher level on account of benefit is to be given to applicant under R/R Police.”

It is thereafter, the notification under Section 6 of the Act was published on 01.03.2012 in respect of land measuring 367 acres of village Nimka and the award of the land in question was announced on 09.08.2012.

In a short affidavit filed on behalf of Additional Director, Urban Estates, Haryana, Panchkula, it was pointed out that the application filed by the petitioner for grant of licence was returned on 04.07.2008 but the petitioner did not respond to the communications. It is also pointed out



that the petitioner sought change of land use on 19.05.2011 which was again returned as the land was under acquisition for the purposes of sector roads. It is also pointed out that right of way for this peripheral road is 75 meters along with 30 meters wide green belt including a service road which makes the total width 105 meters. The acquisition boundary has been fixed with Killa lines to avoid unauthorized constructions/colonization by taking approach from this road. The land of the petitioner acquired beyond green belt is to be utilized for the multi-storey parking as per lay out plan which is a very important infrastructural element to cater to present day needs of urbanization. It is also pointed out that the land of the petitioner was vacant at the time of issuance of notification under Section 4 of the Act and that release of land of the petitioner would frustrate for the purpose of acquisition.

Learned counsel for the petitioner refers to the site plan (Annexure P-8) to contend that part of the land owned by the petitioner falling beyond 30 meter green belt on one side and 75 meter road on the other should be released from acquisition.

On the other hand, Ms. Palika Monga referred to the site plan (Annexure R-2) filed with the review application to point out that the land of the petitioner adjoining the green belt and service road is proposed to be used for multi-level parking and marginal part of the land is coming within the proposed six plots of 6 marla category for housing of Economically Weaker Sections. Therefore, the land is required for a public purpose.

It may be stated that earlier the writ petition was disposed of on 21.10.2013 on the basis of concession of the learned State Counsel that the remaining land which is not required for Master Plan road would be



released. The said order was recalled 08.08.2014 and the writ petition restored to its original number.

Learned counsel for the petitioner has vehemently argued that the land which does not fall within the road alignment cannot be acquired as the purpose of acquisition is for maintenance and development of sector roads. The multi-level parking or the construction of houses for Economically Weaker Sections is not the declared public purpose. Therefore, such marginal land cannot be made subject matter of acquisition to be used for the purposes other than mentioned in the notifications under Section 4 and 6 of the Act.

On the other hand, Ms. Palika Monga, learned Deputy Advocate General, Haryana, contended that multi-level parking is a part of development of the sector roads to allow smooth traffic on the sector roads. She also contends that even if the multi-level parking or the construction of housing for Economically Weaker Sections for the sake of arguments considered to be not part of the stated purpose of acquisition but since the said purpose is a public purpose as defined in Section 3 (f) (ii) of the Act, therefore, the land can be put to the alternative public purpose as well. Reference was made to a Division Bench judgment of this Court in CWP No.17979 of 2011 titled Jagtar Singh and others vs. State of Punjab and others, decided on 09.02.2012, which was rendered after considering large number of binding precedents of Hon'ble Supreme Court.

We have heard learned counsel for the parties and find no merit in the present writ petition.

The sole argument to challenge the acquisition proceedings is that the land which does not fall within the road alignment called marginal



land should be released from acquisition. We do not find any merit in the said argument. The public purpose is development and utilization for Master Plan Roads of Sector 75-89 as per the Development Plan of Faridabad. Not only the roads are required to be developed but the ancillary services are also required to be provided while laying roads. Multi-level parking is an ancillary service to the laying of roads and thus it very much forms part of stated public purpose. Even otherwise from the judgments of the Hon'ble Supreme Court in Gulam Mustafa and ors vs. The State of Maharashtra and ors, AIR 1977 SC 448; Mangal Oram and ors vs. State of Orissa and another, AIR 1977 SC 1456; State of Maharashtra vs. Mahadeo Deoman Rai @ Kalal and ors, (1990) 3 SCC 579 and Union of India and ors vs. Jaswant Rai Kochhar and ors, (1996) 3 SCC 491 as noticed in Jagtar Singh's case (supra), the land acquired for a public purpose can be utilized for another public purpose. This Court in Jagtar Singh's case (Supra) held to the following effect:-

“On the basis of such judgment (*M/s Royal Orchid Hotels Limited and another Vs. G.Jayarama Reddy and others* (2011)10 SCC 608), it cannot be said that the State Government having acquired land for one public purpose, is estopped to convert the use of the said land for any other public purpose. There is no finding that the land acquired for one public purpose cannot be used for another public purpose. The entire case was based upon transfer of land to a private builder. In the two judgments referred to by Mr. Anupam Gupta, it has been held that after announcing of the award and taking possession under Section 16 of the Act, the acquired land vests with the Government free from all encumbrances. The landowners do not get any right to ask for revesting the land in them and to ask for restitution of the possession even if the land is not used for the purpose for which it was acquired.....

xx xx xx

In view of the aforesaid judgments, though the land was not acquired under the provisions of the Act, but still applying the principles of acquisition under the Act, the public purpose for which the land is acquired can always be changed to another public purpose by the State



Government for optimum utilization of the land. The requirements of the community keep on varying. The schemes can be varied to meet the changing needs of the public.”

The multi-level car parking or housing for Economically Weaker Sections are both public purposes falling within Section 3 (f) (ii) of the Act. Therefore, the acquired land can be put to use for another public purpose.

Learned counsel for the petitioner has referred to a recent judgment of Hon’ble Supreme Court rendered in Mohan Singh Gill and others v. State of Punjab and others, (2015) 8 SCC 345 to contend that the purpose of acquisition cannot be changed. A perusal of the said order shows that the land was intended to be acquired for development of Missing Link-II from Dhandra Road to Sidhwan Canal via Malerkotla Road, Ludhiana. The Court noticed that large portion of acquired land was used for a totally different purpose i.e. commercial purpose which is not the purpose stated in the notification. The commercial purpose found was that of shops on both sides of the road. The Court concluded as under:-

“26) In the aforesaid backdrop, we find strength in the submission of the appellants that the hidden purpose for acquiring “surplus” land, i.e. the land apart from what is required for constructing Missing Link-II, was to develop it as commercial area (which is not stated in the acquisition notification) so that the finances could be arranged for construction of road or for some other purpose. This cannot be treated as public purpose. If the land was to be utilised for commercial purpose, there has to be a proper planning into it and it needs to be demonstrated that utilisation of the land serves some public purpose. We do not find it to be so in the present case.”

Ms. Monga pointed out that the marginal land along with the Master Plan Road, as per the planning practice, would be maintained as a



CWP No.16085 of 2012(O&M)

green buffer between residential sectors and industrial sectors as per the additional affidavit dated 13.7.2015 of Shri R.K.Singh, Additional Director Urban Estates Department, Haryana in CWP 21835 of 2013 which writ petition is also part of the bunch of cases taken up for decision today. Such provision of green buffer has been made in Draft Development Plan 2031 AD Faridabad. It is asserted that the marginal land along with Master Plan Roads will be utilized by the State Government for designated use of these sectors and also for green buffer zone.

In the present case, the land is not being acquired for any commercial purpose but the purpose subservient to the purpose of acquisition of road or for any other public purpose including green buffer zone, therefore, the purpose of acquisition remains public purpose.

In view thereof, we do not find any merit in the present writ petitions.

Dismissed.

(HEMANT GUPTA)
JUDGE

NOVEMBER 5, 2015
'D. Gulati'

(RAJ RAHUL GARG)
JUDGE

Sr. No.	Case number and year	Title
1.	CWP No.21835 of 2013	Kunwar Pal and others vs. State of Haryana and others
2.	CWP No.21858 of 2013	Balbir Singh and another vs. State of Haryana and others
3.	CWP No.21862 of 2013	Budh Ram and others vs. State of Haryana and others
4.	CWP No.21875 of 2013	Likhi Ram and others vs. State of Haryana and others
5.	CWP No.21011 of 2014	Brahmpal and others v. State of Haryana and others

FARIDABAD

LAYOUT CUM DEMARCATION PLAN OF MARGINAL LAND IN SECTOR-81.

LOCATION PLAN

NOT TO SCALE



LEGEND	AREA IN ACRES
TOTAL AREA OF MARGINAL LAND IN SECTOR-81	10.134
AREA UNDER ELECTRIC SUB STATION	0.247
AREA UNDER PURCHASED POLICY	0.724
AREA UNDER INSTITUTIONAL PLOTS	5.249
AREA UNDER NURSING HOME SITES	0.444
AREA UNDER DOUBLE STOREY SHOPS	0.355
AREA UNDER ROAD PARKING/PUS AND OPEN SPACE	3.115

DETAILS OF INSTITUTIONAL PLOTS

CATEGORY	SIZE OF PLOT	TOTAL	AREA IN ACRES
INSTITUTIONAL SITES	AS PER SITE	12	5.249
NURSING HOME	AS PER SITE	4	0.444

DETAILS OF COMMERCIAL PLOTS

CATEGORY	AREA/SIZE	TOTAL NO. OF PLOTS	AREA DEAL
DOUBLE STOREYED SHOPS WITH BASEMENT	5.50x13.75	15	1436.875 SQM. OR 0.355 ACRE
PUS	5.73x13.75 CORNER	04	
	5.50x5.50	01	30.25 SQM.

- NOTES :-
- (I) CONSTRUCTION OF ALL COMMERCIAL SITES PROVIDED IN THE PLAN SHALL BE AS PER STANDARD ARCHITECTURAL CONTROL FINALIZED BY CHIEF ARCHITECT, HSVP, PANCHKULA
 - (II) PROVISION OF BASEMENT UNDER CORRIDOR IN COMMERCIAL SITES SHALL ALSO BE GIVEN AS PER POLICY CIRCULATED BY CA, HSVP (ARCHITECTURE WING) VIDE MEMO NO. SA/HUDA/06/173-205, DATED 08-02-2006.
 - (III) WIDTH OF CORRIDOR SHALL BE AS PER ARCHITECTURAL CONTROL APPLICABLE.
 - (IV) NO SITE WILL BE PUT TO AUCTION WITHOUT PRIOR FINALIZATION OF ARCHITECTURAL CONTROLS.

AREA UNDER C.L.U LAND SHOWN THUS

AREA UNDER PURCHASED POLICY RASTA SHOWN THUS

AREA OF UN-PLANNED MARGINAL LAND BETWEEN SECTOR DIVIDING ROAD OF SECTOR-80 & 81 = 2.410 ACRE
 AREA OF MARGINAL LAND BETWEEN SECTOR DIVIDING ROAD OF SECTOR-81 & 82 = 6.868 ACRE
 AREA OF MARGINAL LAND BETWEEN SECTOR DIVIDING ROAD OF SECTOR-81 & 86 = 0.856 ACRE

SCALE - 1CM = 20.0 M



DRG. NO. D.T.P. (F) /22 DATED

DRAWN BY:- (VIKASH A.D.)

CHECKED BY:- (RAJESH KUMAR, J.D.)

PLG. ASST:- (VACANT)

ASSISTANT PLANNER:- (VIKRAM SINGH)
 TRUE SCANNED COPY OF THE ORIGINAL
 PHHC, CHANDIGARH

DISTT. TOWN PLANNER:- (BIJENDER SINGH)
 (RENUKA SINGH)

DEPTT. OF TOWN & COUNTRY PLANNING. (HR.)

APPROVAL OF PLANNING OF MARGINAL LAND POCKETS BOUNDED IN RED COLOUR

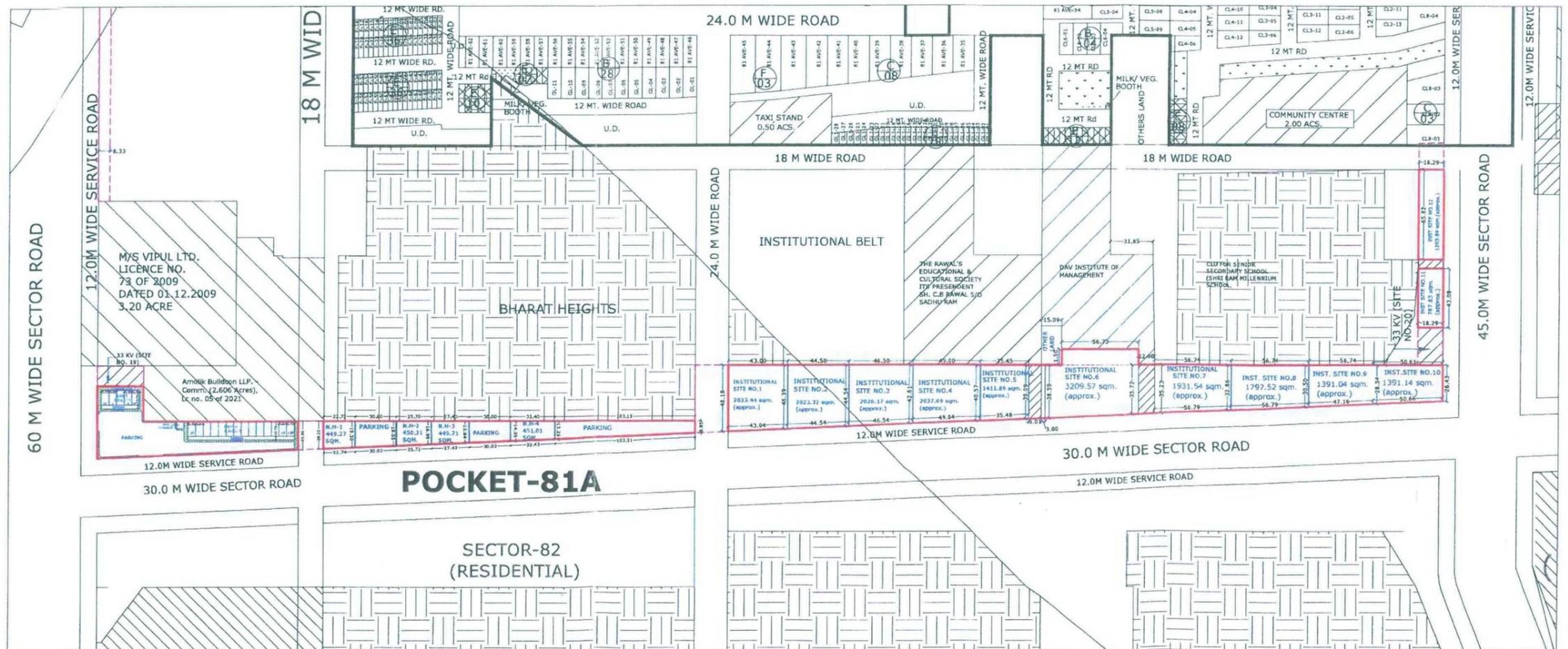
(AJIT BALAJI JOSHI, AS)
 CA, H.S.V.P, PANCHKULA

(NADIM AKHTAR)
 CTP, H.S.V.P, PANCHKULA

(VIJENDER SINGH)
 STP, H.S.V.P, PANCHKULA

(GUNJAN VERMA)
 DTP, H.S.V.P, PANCHKULA

(LADI WALIA)
 ATP, H.S.V.P, PANCHKULA



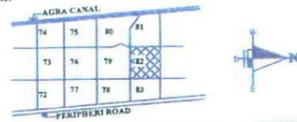
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FARIDABAD

LAYOUT CUM DEMARCATION PLAN OF MARGINAL LAND IN SECTOR-82.

LOCATION PLAN NOT TO SCALE



LEGEND	AREA IN ACRES
TOTAL AREA OF MARGINAL LAND IN SECTOR-82	12.127
AREA UNDER ELECTRIC SUB STATION	0.387
AREA UNDER PURCHASED POLICY	0.266
AREA UNDER PETROL PUMP AND C.N.G STATION	0.508
AREA UNDER INSTITUTIONAL PLOTS	6.778
AREA UNDER COMMERCIAL COMPLEX SITES	1.53
AREA UNDER RESIDENTIAL PLOTS	0.478
AREA UNDER PETROL PUMP	0.222
AREA UNDER ROAD PARKING AND OPEN SPACE	1.958

DETAILS OF INSTITUTIONAL PLOTS

CATEGORY	SIZE OF PLOT	TOTAL	AREA IN ACRES
INSTITUTIONAL SITES	AS PER SITE	12	6.778

DETAILS OF COMMERCIAL PLOTS

CATEGORY	AREA/SIZE	TOTAL NO. OF PLOTS	AREA DEAL
COMMERCIAL COMPLEX		1	3016.47 SQM.
		1	3284.73 SQM.
TOTAL		2	6321.18 SQM.

DETAILS OF RESIDENTIAL PLOTS

CATEGORY	AREA/SIZE	TOTAL NO. OF PLOTS	AREA DEAL
4 MARLA	1.58X18.44M	14	1936.3 SQM.
TOTAL		14	1936.3 SQM.

AREA OF MARGINAL LAND BETWEEN SECTOR DIVIDING ROAD OF SECTOR-81 & 82 = 9.283 ACRE
 AREA OF MARGINAL LAND BETWEEN SECTOR DIVIDING ROAD OF SECTOR-79 & 82 = 2.285 ACRE
 AREA OF MARGINAL LAND BETWEEN SECTOR DIVIDING ROAD OF SECTOR-82 & 85 = 0.559 ACRE

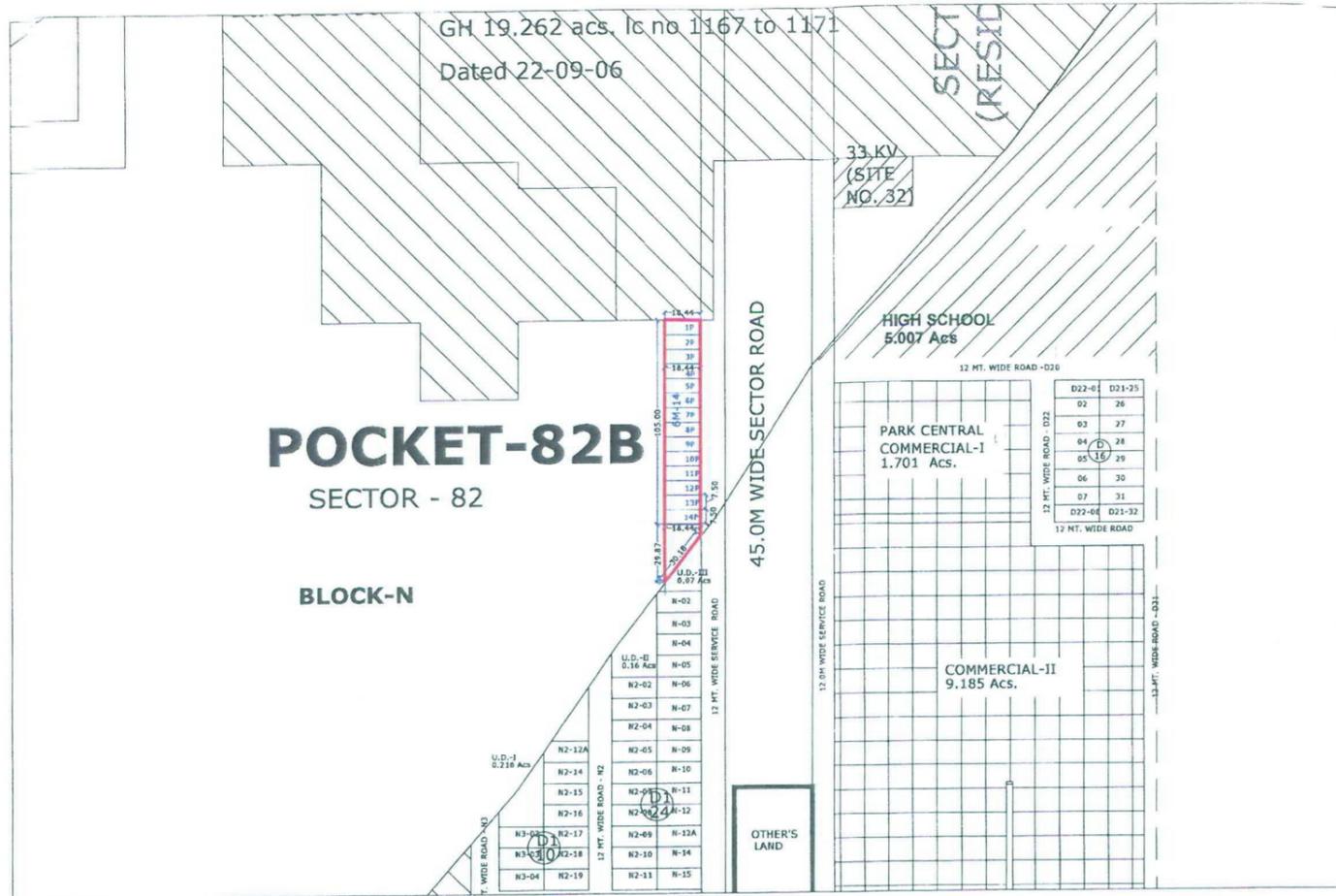
NOTES :-
 (1) SITES FOR COMMERCIAL COMPLEX ARE GOVERNED WITH ZONING PLAN

AREA UNDER PURCHASED POLICY RASTA SHOWN THUS

SCALE - 1CM = 20.0 M
 DRG. NO. D.T.P. (F) 2852/22 DATED 02.03.2022.

DRAWN BY:- (VIKASH A.D.)
 CHECKED BY:- (RAJESHI KUMAR .ID.)
 (VACANT)
 ASSTT. TOWN PLANNER:- (BIJENDER SINGH)
 DISTT. TOWN PLANNER:- (RENUKA SINGH)

VIKRAM SINGH
 2023.05.04 11:44
 TRUE SCANNED COPY OF THE ORIGINAL
 PHHC, CHANDIGARH



APPROVAL OF PLANNING OF MARGINAL LAND POCKETS BOUNDED IN RED COLOUR

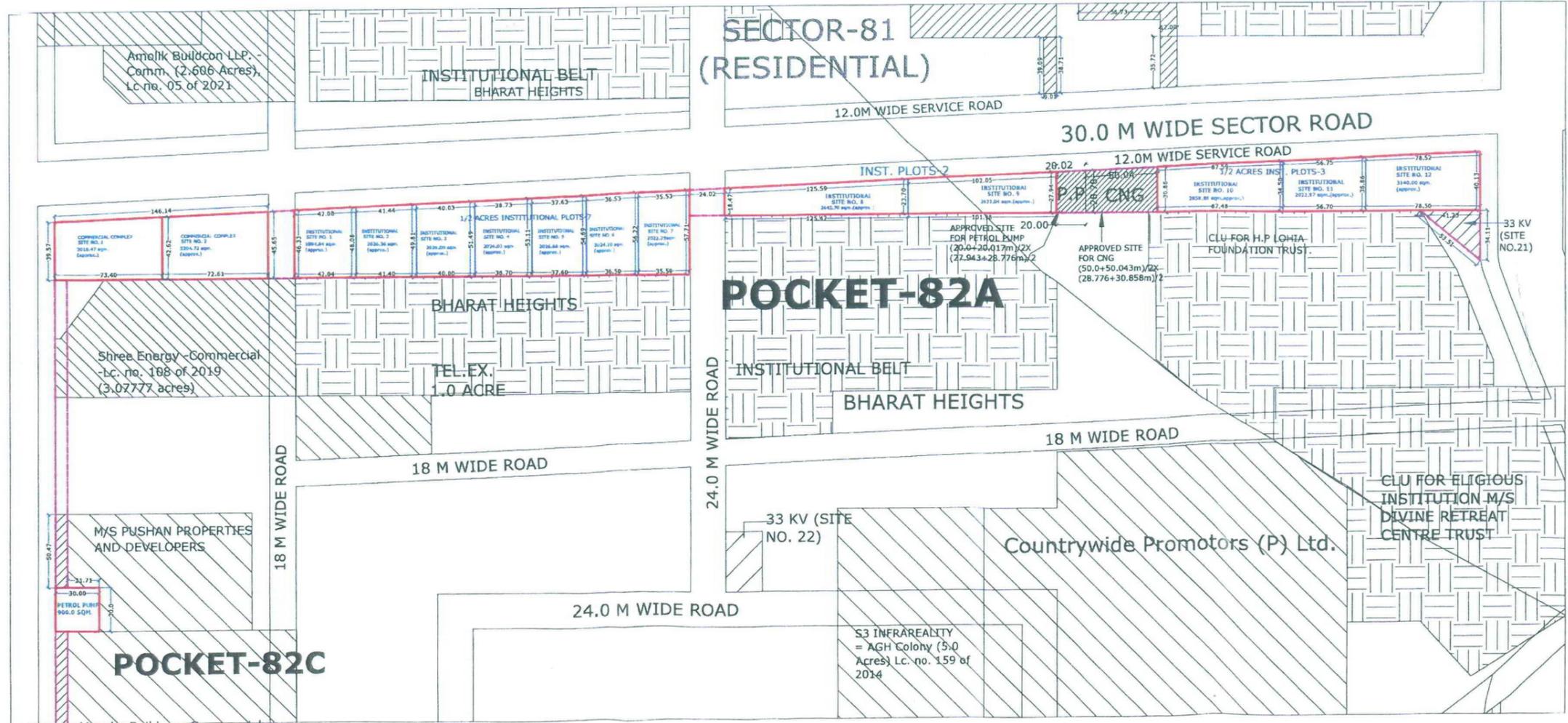
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 (AJIT BALAJI JOSHI, IAS)
 CA, H.S.V.P, PANCHKULA

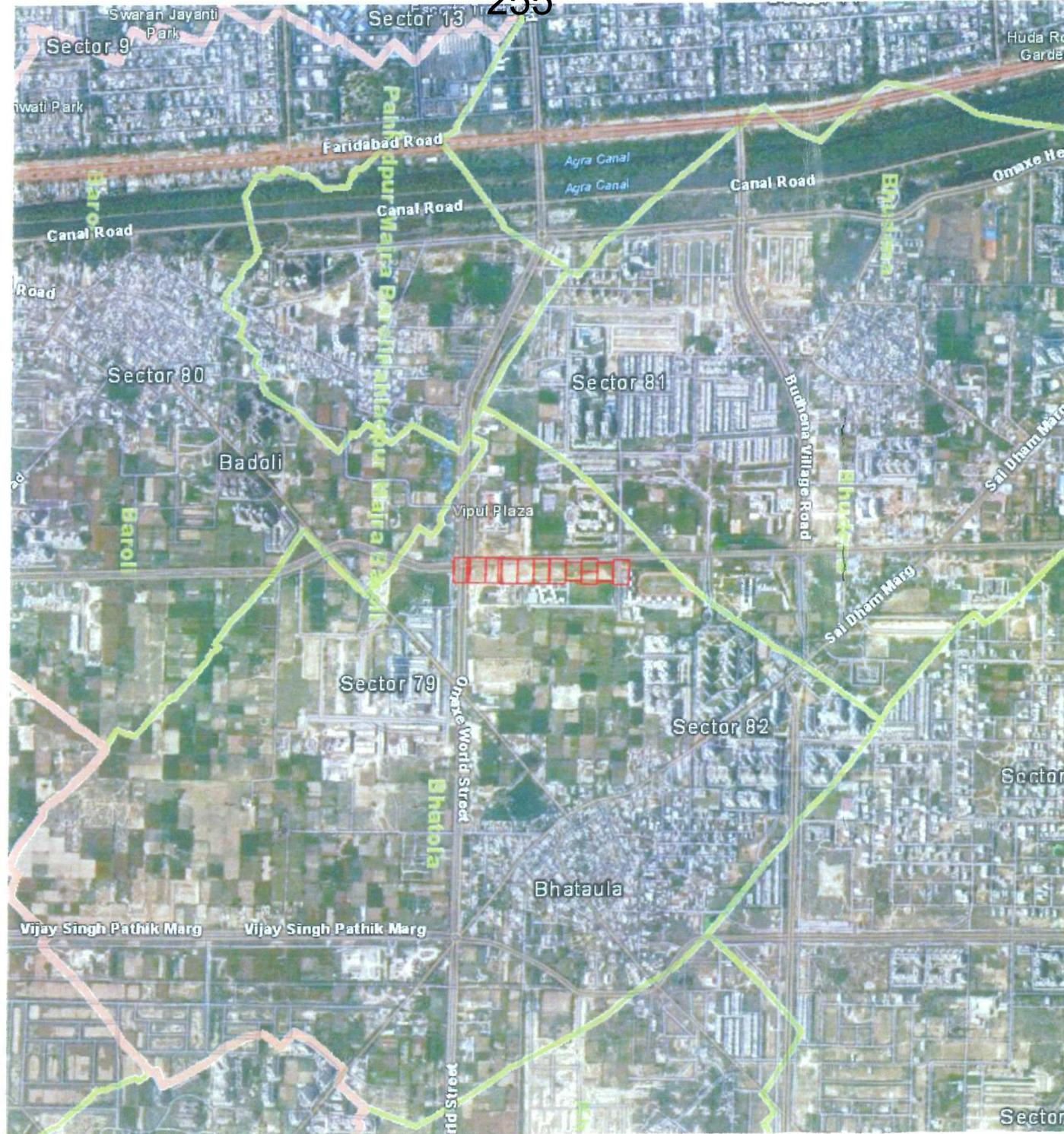
(Signature)
 (NADIM AKHTAR)
 CTP, H.S.V.P, PANCHKULA

(Signature)
 (VIJENDER SINGH)
 STP, H.S.V.P, PANCHKULA

(Signature)
 (GUNJAN VERMA)
 DTP, H.S.V.P, PANCHKULA

(Signature)
 (LADI WALIA)
 ATP, H.S.V.P, PANCHKULA



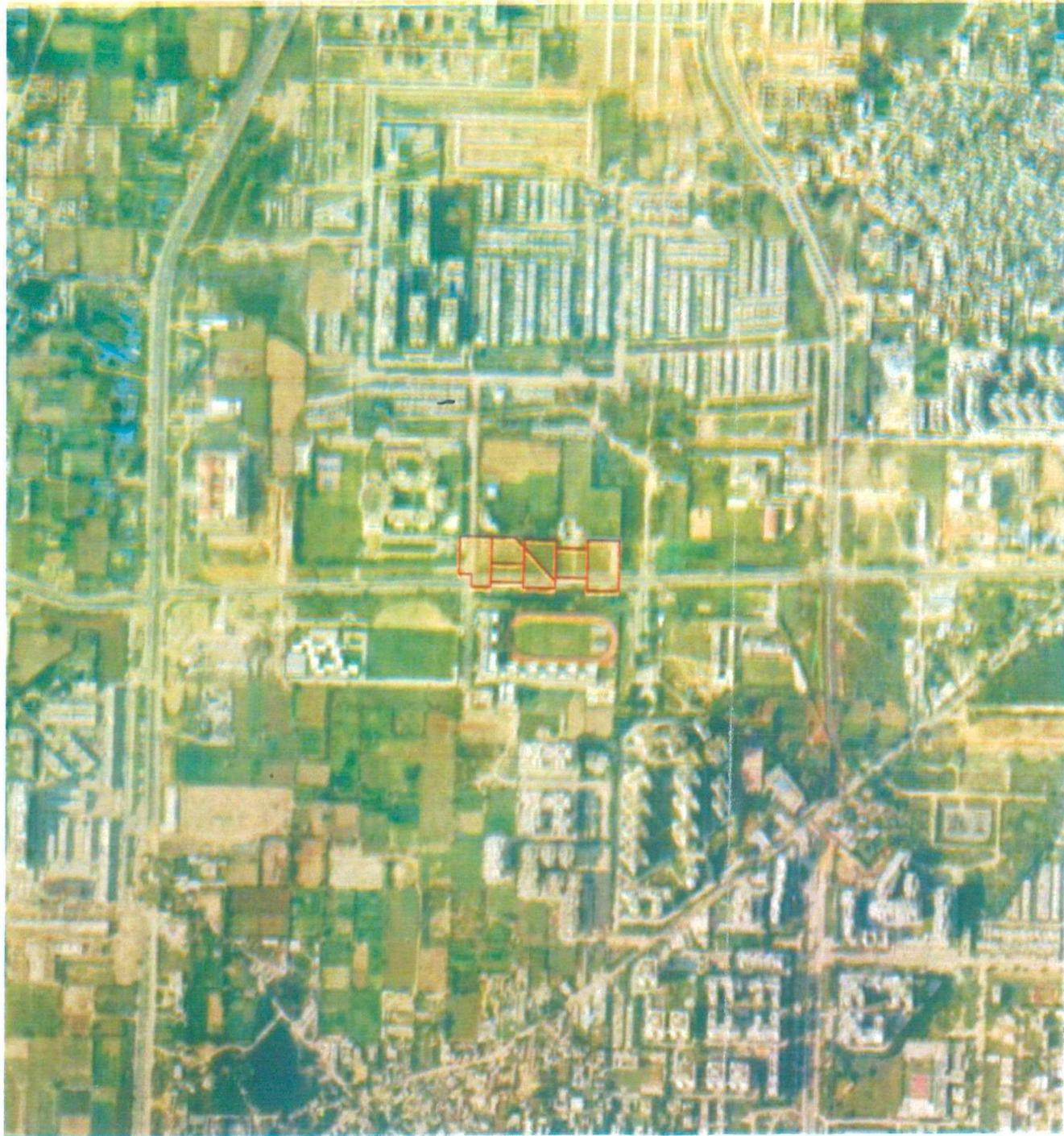


District Name	District Code	Tehsil Name	Tehsil Code	Village Name	NV Code	Murraba No	Khasra No	Ownwer Name
Faridabad	03	Faridabad	015	Bhatola	04672	16	14/2	हरियाणा शहरी विकास प्राधिकरण फरीदाबाद वासी H. S. V. P. FARIDABAD Ravi.
Faridabad	03	Faridabad	015	Bhatola	04672	26	24/1	No Owner Name
Faridabad	03	Faridabad	015	Bhatola	04672	16	7/1	No Owner Name
Faridabad	03	Faridabad	015	Bhatola	04672	16	7/2	हरियाणा शहरी विकास प्राधिकरण फरीदाबाद वासी H. S. V. P. FARIDABAD Ravi.
Faridabad	03	Faridabad	015	Bhatola	04672	26	4	No Owner Name
Faridabad	03	Faridabad	015	Bhatola	04672	26	17	हरियाणा शहरी विकास प्राधिकरण फरीदाबाद वासी H. S. V. P. FARIDABAD Ravi.
Faridabad	03	Faridabad	015	Bhatola	04672	14	24	No Owner Name
Faridabad	03	Faridabad	015	Bhatola	04672	16	24/2	No Owner Name
Faridabad	03	Faridabad	015	Bhatola	04672	16	4/2	हरियाणा शहरी विकास प्राधिकरण फरीदाबाद वासी H. S. V. P. FARIDABAD Ravi.
Faridabad	03	Faridabad	015	Bhatola	04672	26	14/1	No Owner Name
Faridabad	03	Faridabad	015	Bhatola	04672	26	14/2	No Owner Name
Faridabad	03	Faridabad	015	Bhatola	04672	26	7	No Owner Name
Faridabad	03	Faridabad	015	Bhatola	04672	26	24/2	No Owner Name
Faridabad	03	Faridabad	015	Bhatola	04672	16	24/1	हरियाणा शहरी विकास प्राधिकरण फरीदाबाद वासी H. S. V. P. FARIDABAD Ravi.
Faridabad	03	Faridabad	015	Bhatola	04672	16	17	No Owner Name

Close

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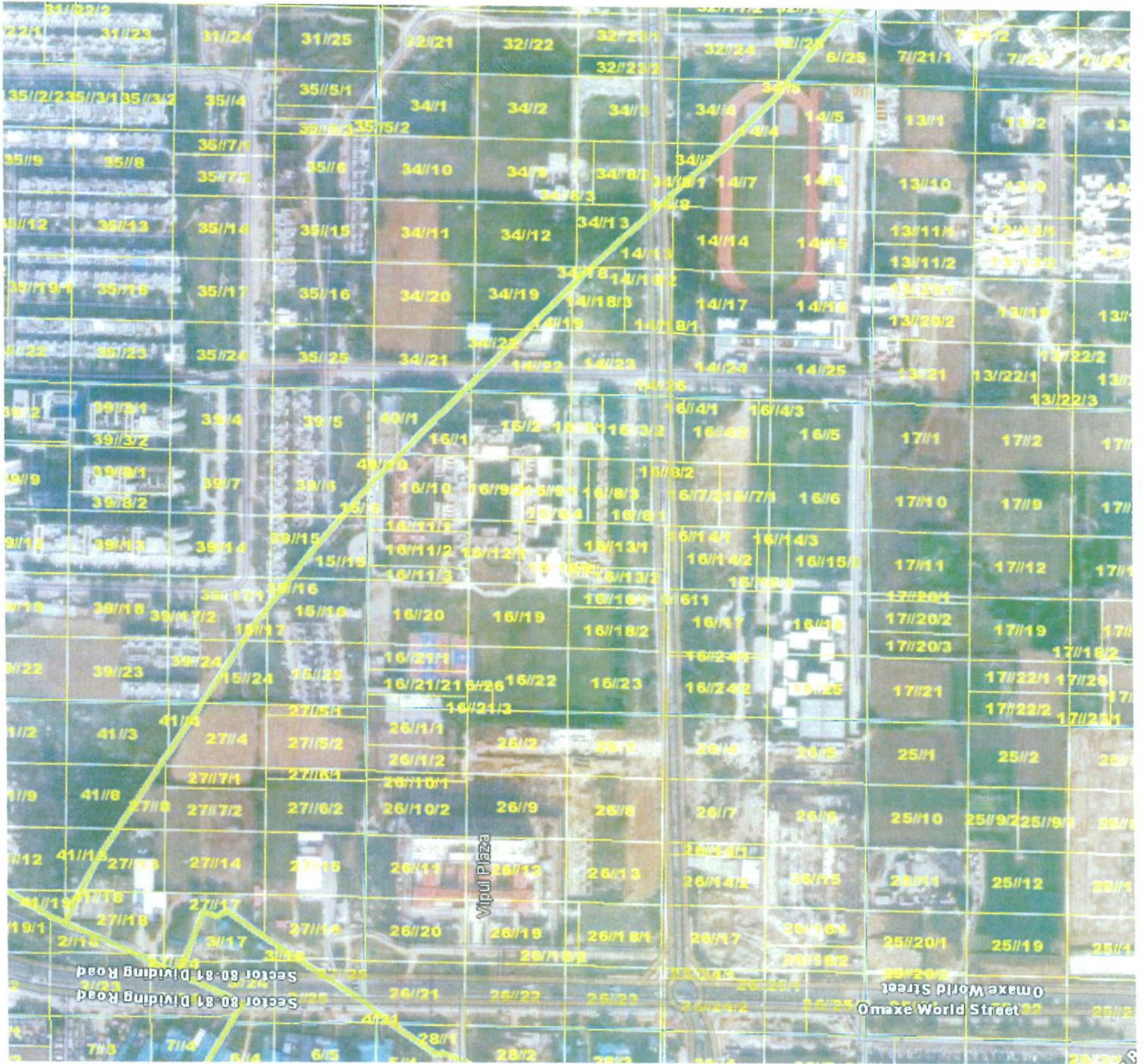
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District Name	District Code	Tehsil Name	Tehsil Code	Village Name	NV Code	Murraba No	Khasra No	Ownwer Name
Faridabad	03	Faridabad	015	Bhatola	04672	14	23	हरियाणा शहरी विकास प्राधिकरण फरीदाबाद वासी H.S.V.P. FARIDABAD Razi
Faridabad	03	Faridabad	015	Bhatola	04672	14	18/3	हरियाणा शहरी विकास प्राधिकरण फरीदाबाद वासी H.S.V.P. FARIDABAD Razi
Faridabad	03	Faridabad	015	Bhudena	04603	34	13	हरियाणा शहरी विकास प्राधिकरण वासीदेह H.S.V.P. Razi, Kund
Faridabad	03	Faridabad	015	Bhudena	04603	34	8/2	हरियाणा शहरी विकास प्राधिकरण वासीदेह H.S.V.P. Razi, Kund
Faridabad	03	Faridabad	015	Bhatola	04672	14	13	हरियाणा शहरी विकास प्राधिकरण फरीदाबाद वासी H.S.V.P. FARIDABAD Razi
Faridabad	03	Faridabad	015	Bhatola	04672	14	18/2	हरियाणा शहरी विकास प्राधिकरण फरीदाबाद वासी H.S.V.P. FARIDABAD Razi
Faridabad	03	Faridabad	015	Bhudena	04603	34	3	No Owner Name

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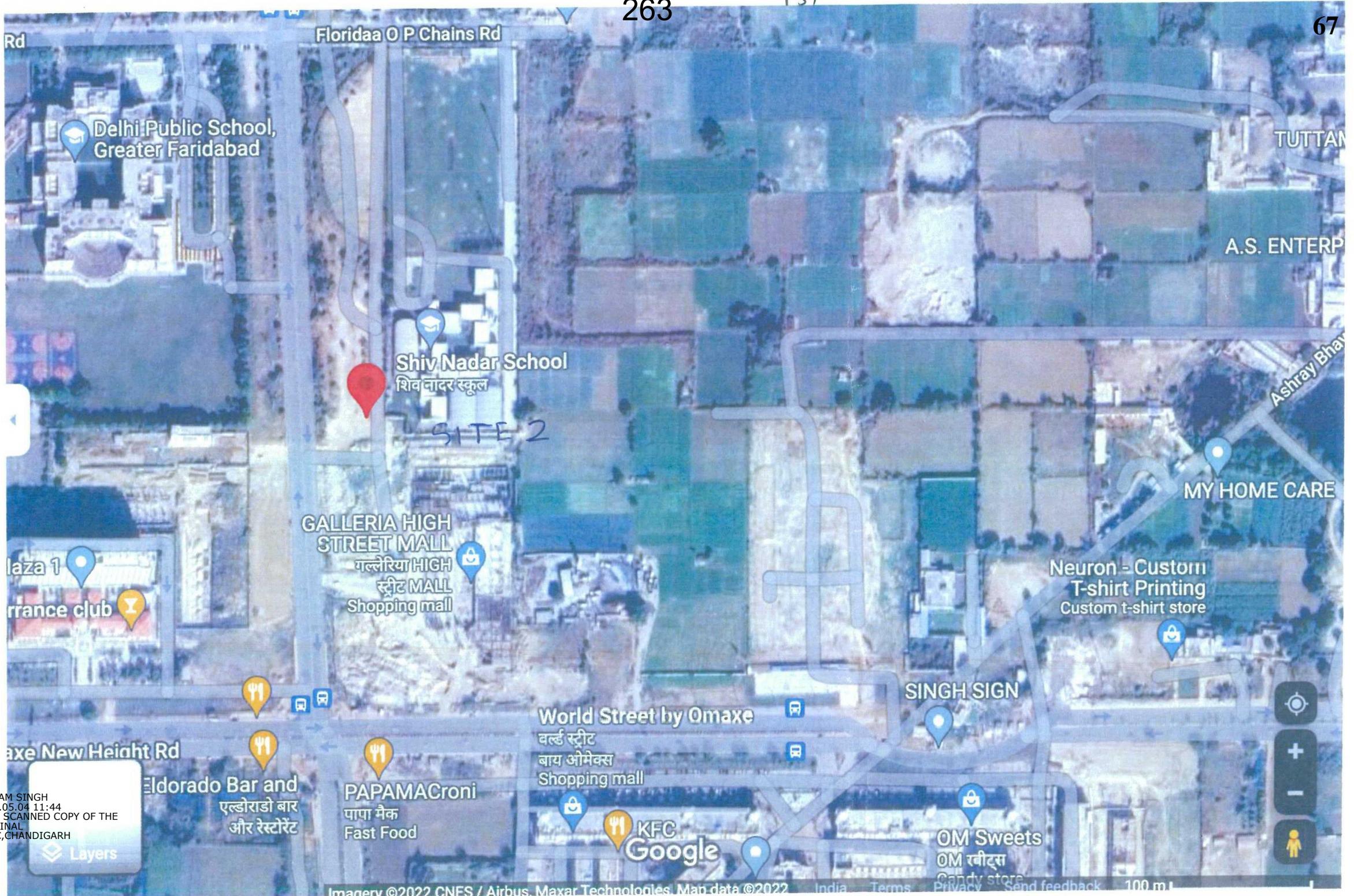
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ANNEXURE K

HARYANA GOVT. GAZ. (EXTRA.), MAR. 14, 2018 (PHGN. 23, 1939 SAKA)

1153

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

Notification

The 14th March, 2018

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

DRAWINGS

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

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

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

1154

HARYANA GOVT. GAZ. (EXTRA.), MAR. 14, 2018 (PHGN. 23, 1939 SAKA)

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

(II) Location and Regional Setting

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

(III) Physiography

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

(IV) Availability of Infrastructure

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

(V) Economic base of the town/functional status

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

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

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

(VI) Population/demography

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

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

Source: Census of India

* Projected Population

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

(VII) Extension of Urbanizable Proposals

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

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

(VIII) Extent of various Land uses

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

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

(a) Residential

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

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

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

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

(b) Commercial

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

(c) Industrial

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

(d) Transport & Communication Circulation Pattern

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

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

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

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

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

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

1158

HARYANA GOVT. GAZ. (EXTRA.), MAR. 14, 2018 (PHGN. 23, 1939 SAKA)

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

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

(e) **Public Utility**

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

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

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

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

(f) Public and Semi Public Uses

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

(g) Open Space

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

(h) Special Zone: Special Zone-1

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

Special Zone-2

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

(i) Mixed Land Use

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

Natural Conservation Zone

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

Environmental Concerns

For execution of any project, the project proponent will have to obtain environmental clearance in terms of notification dated the 14th September, 2006, which is mandatory in nature. In addition, the areas notified under section 4 and/or 5 of Punjab Land Preservation Act, 1900 and areas covered under Aravalli Plantation are also shown as 'such' on the Plan, wherein development activities shall be allowed only in accordance to the orders of the Hon'ble Supreme Court. Similarly, the restrictions applicable to eco-sensitive zones or for protection of environment, in any manner shall also be followed and implemented. Further, pumping of

1160

HARYANA GOVT. GAZ. (EXTRA.), MAR. 14, 2018 (PHGN. 23, 1939 SAKA)

ground water in and from an area upto 5 kilometers from Delhi-Haryana Border in the Haryana side of the ridge and also in the Aravalli hills shall be prohibited in accordance with the orders of the Hon'ble Supreme Court. Notifications issued by MOEF, Government of India, from time to time shall be applicable and binding.

Conservation of Heritage Sites

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

Zoning Regulations

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

ANNEXURE-B

Zoning Regulations:

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

I. General:

1. These Zoning regulations, forming part of the Final Development Plan for the controlled areas shall be called zoning regulations of Final Development Plan for Controlled Areas.
2. The requirement of these regulations shall extend to the whole of the area covered by the Final Development Plan and shall be in addition to the requirements of the Haryana Municipal Corporation Act, 1994 (16 of 1994) and the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (41 of 1963) and the rules framed there under.

II. Definitions;

In these regulations;

- (i) 'Agro based industries' means an industrial unit, which uses food grains, fruits or agro waste as a material;
- (ii) 'Approved' means approved by the competent authority.
- (iii) "Building Code" means the Haryana Building Code 2017.
- (iv) 'Cyber City' means self contained intelligent city with high quality of infrastructure, attractive surrounding and high speed communication access to be developed for nucleating the Information Technology concept and germination of medium and large software companies/Information Technology Enabled Services wherein no manufacturing units may be allowed;
- (v) 'Cyber Park'/'Information Technology Park' means an area developed exclusively for locating software development activities and Information Technology Enabled Services wherein no manufacturing of any kind (including assembling activities) shall be permitted;
- (vi) 'Drawing' means Drawing No. DTP(F) 2774/18 dated the 1st January, 2018.
- (vii) 'Extensive Industry' means an industry set up with the permission of the Government and in extensive employing more than 100 workers and may use any kind of captive power of fuel provided they do not have any obnoxious features;
- (viii) "Floor Area Ratio (FAR)" means a quotient obtained by dividing the multiple of total covered area of all floors and hundred, by the area of plot *i.e.*

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

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

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

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

- (ix) 'Green Belt' shall mean a strip of land along sector/arterial road or as a buffer between incompatible uses shown in the development plan and is primarily meant for widening of the sector/arterial roads, laying of essential services or as a buffer to check pollution like noise, smoke, dust harmful particles etc.
- (x) "Group Housing" means a building designed and developed in the form of flats for residential purpose or any building ancillary to group housing;
- (xi) 'Heavy Industry' means an industry to be set up in public or semi-public or private sector with the permission of the Government (the cost of plant, machinery etc. as defined in the industrial policy of the Government).
- (xii) 'Information Technology Industrial Units' means the categories of industries included in the Annexure to the Government of Haryana Information Technology Policy, 2000 and in Appendix-1 to this notification and/or, as may be defined by the Government of Haryana from time to time;
- (xiii) "Ledge or Tand" means a shelf-like projection, supported in any manner whatsoever, except by means of vertical supports within a room itself but not having projection wider than one meter;
- (xiv) 'Light Industry' means an industry not likely to cause injurious or obnoxious noise, smoke, gas, fumes, odours, dust, effluent and any other nuisance to an excessive degree and motivated by electric power;
- (xv) 'Local Service Industry' means an industry, the manufacture and product of which is generally consumed within the local area, for example bakeries, ice-cream manufacturing, aerated water, Atta Chakkies with power, laundry, dry-cleaning and dyeing, repair and service of automobile, scooters and cycles, repair of house hold utensils, shoe-making and repairing, fuel depot etc. provided no solid fuel is used by them;
- (xvi) "Loft" shall mean an intermediate space between two floors on a residual space with maximum height of 1.5 meters and which is constructed or adopted for storage purposes only;
- (xvii) 'Material Date' means the date of publication of notification of various controlled areas declared as under:

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

1162

HARYANA GOVT. GAZ. (EXTRA.), MAR. 14, 2018 (PHGN. 23, 1939 SAKA)

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

- (xviii) 'Medium Industry' means all industries other than 'Light Industry' and 'Local Service Industry' and not emitting obnoxious or injurious fumes and odours;
- (xix) "Mezzanine Floor" means an intermediate floor, between two floors, with area restricted to ½ (half) of the lower floor and with a minimum height of 2.3 meters and shall not be lower than 2.3 (clear height) meters above floor level;'
- (xx) 'Non-conforming use' in respect of any land or building in a controlled area means the existing or proposed use of such land or building which is contrary to the major land use specified for that part of the area in the development plan;
- (xxi) 'Obnoxious or hazardous Industry' means an industry set up with the permission of the Government and is highly capital intensive associated with such features as excessive smoke, noise, vibration, stench, unpleasant or injurious effluent, explosive inflammable material etc. and other hazards to the health and safety of the community;
- (xxii) 'Public Utility Service Building' means any building required for running of public utility services such as water-supply, drainage, electricity, telephone, post and telegraph and transport and for any municipal services including a fire station;

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

Explanation:-

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

Explanation:

For the purpose of calculation of sector density or colony density, it shall be assumed that 55 percent of the sector area or colony area will be available for residential plots including the area under Group Housing and that every building plot shall on the average contain three dwelling units each with a population of 4.5 persons per dwelling unit or 13.5 persons building plot or as incorporated in the Zoning Plan of the colony/group housing complex. In the case of shop-cum- residential plot, however, only one dwelling unit shall be assumed.

- (xxvi) 'Site Coverage' means ratio expressed in percentage between the area covered by the ground floor of building and the area of the site;
- (xxvii) 'Subservient to Agriculture' shall mean development and activities, which are required to assist in carrying out the process of agriculture such as tubewells, pump chambers, wind mills, irrigation's drains, pucca platforms, fencing and boundary walls not more than 4 feet high and maximum 3 feet high fencing, water hydrants etc.;
- (xxviii) The terms "Act", "Colony", "Coloniser", "Development Plan", "Sector" and "Sector Plan" shall have the same meaning as assigned to them in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (41 of 1963) and Rules, 1965; and the Haryana Municipal Corporation Act, 1994 and the rules framed thereunder.
- (xxix) 'Town Density' means number of persons per hectare in the town.
- (xxx) 'Urbanizable Limit' means the limit covering the urbanisable area proposed for development by defining the land uses of sector and which includes the periphery roads and the green belts;
- (xxxi) Any other terms shall have the same meaning as assigned to it in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1963) and Rules 1965 and the Haryana Municipal Corporation Act, 1994 (1994 of 16) and the rule framed thereunder.

III. Major Land Uses/Zone**(1)**

- (i) Residential Zone
- (ii) Commercial Zone
- (iii) Industrial Zone
- (iv) Transport and Communication Zone
- (v) Public Utility Zone
- (vi) Public and Semi Public Zone
- (vii) Parks and Open Spaces Zone
- (viii) Special Zone
- (ix) Mix Land Use Zone
- (x) Agriculture Zone
- (xi) Natural Conservation Zone

1164

HARYANA GOVT. GAZ. (EXTRA.), MAR. 14, 2018 (PHGN. 23, 1939 SAKA)

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

IV. Division into Sectors

Major land uses mentioned at serial Nos.(i) to (ix) in zoning regulation-III above, which are land uses for building purposes, have been divided into sectors as shown on the concerned development plan drawing and each sector shall be designated by the number as indicated on the drawing.

V. Detailed land uses within major uses

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

VI. Sectors not ripe for development

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

VII. Sectors to be developed exclusively through Government Enterprises

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

VIII. Land Reservations for Major Roads: -

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

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

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

IX. Facilities for Non-Motorized Traffic & Pedestrians:

While developing the Sectors and carrying out Development works, conscious efforts will be made to facilitate increasing use of non-motorized traffic and efforts will be made to create adequate spaces for pedestrians' movement also. The Comprehensive Mobility Plan for Faridabad Ballabgarh Complex already stands prepared and its recommendations shall be vigorously implemented by the development agencies like; HUDA, HSIIDC, Municipal Corporation, Faridabad and PWD(B&R).

X. Non conforming use either existing or having valid CLU permission:-

- (1) With regard to the existing projects located in the zones other than conforming-use zone in the Development Plan, such non-conforming uses shall be allowed to continue for a fixed period to be determined by the Director General, but not exceeding ten years from the date of publication of the Development Plan; provided that the owner of the building concerned:
 - (a) Undertakes to pay to the Director General, as determined by him the proportionate charges towards the external development of the site as and when called upon by the Director General to do so in this behalf;
 - (b) During the interim period makes satisfactory arrangements for the discharge of effluent to the satisfaction of the Director General; and Shall not be allowed to expand the existing project within the area of non conforming use.
- (2) With regard to the projects having valid Change of Land Use permissions, and located in the zones other than conforming-use zone in the Development Plan, such non-conforming uses shall be allowed to continue, provided that the owner of the building concerned:
 - (a) Undertakes to pay to the Director General, as determined by him the proportionate charges towards the external development of the site as and when called upon by the Director General to do so in this behalf; and
 - (b) During the interim period makes satisfactory arrangements for the discharge of effluent to the satisfaction of the Director General.

XI. Discontinuance of non conforming uses.

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

XII. Brick Kilns in Controlled Areas

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

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

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

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

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

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

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

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

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

1166

HARYANA GOVT. GAZ. (EXTRA.), MAR. 14, 2018 (PHGN. 23, 1939 SAKA)

- (2) The area norms for group housing colony, plotted residential colony and commercial colony shall be in the accordance with the policies specified from time to time for residential and commercial development. However, in a case group housing scheme is floated by Haryana Urban Development Authority or any other Government Agency, the size of group housing site shall be as specified in the scheme.

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

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

XVII. Building lines in front and rear of buildings

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

XVIII. Architectural control

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

XIX. Relaxation of agricultural zone-

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

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

Provided that-

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

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

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

XX. Density: -

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

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

(i) **Location**

- (a) Information Technology Industrial Units will be located in Industrial Areas/Industrial Zones only;
- (b) Cyber Parks/ Information Technology Parks will be located either in Industrial Areas or Industrial Zones abutting on sector roads in the form of integrated development. However, no manufacturing units will be permitted in such parks;

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

(ii) Size

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

(iii) Miscellaneous

I Parking

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

II Other Activities

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

III The Government may impose any other condition as deemed necessary from time to time.**XXII. Setting up of communication towers:**

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

XXIII. Affordable Group Housing:

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

XXIV. Safety against Seismic Hazards:

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

XXV. Provision of Zero Discharge System in the Sectors/colonies:

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

XXVI. Relaxation of development plan

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

**APPENDIX A
CLASSIFICATION OF LAND USES**

Main code	Sub code	Main group	Sub group
100		Residential	Residential sector on neighborhood pattern

1168 HARYANA GOVT. GAZ. (EXTRA.), MAR. 14, 2018 (PHGN. 23, 1939 SAKA)

Main code	Sub code	Main group	Sub group
200		Commercial	
	210		Retail Trade
	220		Wholesale Trade
	230		Warehousing and Storage
	240		Office and Banks including Government office
	250		Restaurants, Hotels and Transient Boarding houses including public assistance institutions providing residential accommodation like Dharamshala, Tourist house etc.
	260		Cinema and other places of public assembly on a commercial basis.
	270		Professional establishments
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
	480		Logistic Parks/Dry Ports including Inland Container Depots and Warehouses.
	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 work.
550			Solid Waste Management site
560			Cattle Pond, Transfer Station for Solid Waste Management, Slaughter house with meat market, Dairy/Piggery zone, Dog Kennel.
570			Dead carcass
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. of a predominantly non commercial nature
	650		Land belonging to defence

HARYANA GOVT. GAZ. (EXTRA.), MAR. 14, 2018 (PHGN. 23, 1939 SAKA)

1169

Main code	Sub code	Main group	Sub group
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/water recharge zones
	770		Mela Ground, multipurpose ground
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
	890		Dairy Farming
900		Special Zone-1	Institutions, offices, recreational building and areas with residential, commercial and other uses ancillary to the main uses mentioned above.
		Special Zone-2	Residential & Commercial
1000		Natural Conservation Zone	Agriculture and Horticulture, Pisciculture, Social forestry/plantation including afforestation and Regional recreational activities with the permission of the competent authority.
1100		Mixed Land use	Residential, Commercial and Industrial

Appendix B

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

I. Residential zone:

- (i) Residence
- (ii) Social community religious and recreational buildings
- (iii) Public utility buildings
- (iv) Educational buildings and all types of school and college where necessary.
- (v) Health institutions.
- (vi) Cinemas
- (vii) Commercial and professional offices.
- (viii) Retail shops, dhabas and restaurants.
- (ix) Local service industries.
- (x) Gas/Petrol filling stations.
- (xi) Bus stops, tonga, taxi, scooter and auto/rickshaw stand.

1170

HARYANA GOVT. GAZ. (EXTRA.), MAR. 14, 2018 (PHGN. 23, 1939 SAKA)

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

II. Commercial zone

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

III. Industrial zone

- (i) Light industry
- (ii) Medium industry
- (iii) Obnoxious and Hazardous Industry
- (iv) Heavy industry
- (v) Service industry
- (vi) Warehouse and storages
- (vii) Group housing, commercial and mixed land use projects shall be allowed under specified policies governing development of Transit Oriented Development Zone.
- (viii) Parking, loading and unloading area
- (ix) Truck stand/bus stops, taxi, tonga and auto/rickshaw stand
- (x) Public utility, community buildings, retail shops, banks, dhabas, restaurants, two/three/five star hotels and insurance offices subject to a maximum limit of 3 percent of the total area of the sector as under: -

Sr. No.	Name of Facility	Area		No. of facilities in a sector	Commercial component	Maximum Ground Coverage	Floor Area Ratio	Approach Road
		Minimum	Maximum					
1	Dhabas	500 sq m	1000 sq m	2	50 sqm	40 %	0.40	Minimum 18 metres
2	Restaurants	1000 sq m	2000 sqm	2	10 %	30 %	1.50	Minimum 18 metres

HARYANA GOVT. GAZ. (EXTRA.), MAR. 14, 2018 (PHGN. 23, 1939 SAKA)

1171

Sr. No.	Name of Facility	Area		No. of facilities in a sector	Commercial component	Maximum Ground Coverage	Floor Area Ratio	Approach Road
		Minimum	Maximum					
3	Two/ Three Star Hotels	1.0 Acre	2.5 Acres	2	15 %	30 %	As per commercial policy	Minimum 24 metres
4	Five Star Hotels	2.5 Acres	4.0 Acres	1	15 %	30 %	As per commercial policy	Sector Dividing Road with the provision of a service road

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

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

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

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

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

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

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

IV. Transport and Communication Zone

- (i) Railway yards, railway station and siding

1172

HARYANA GOVT. GAZ. (EXTRA.), MAR. 14, 2018 (PHGN. 23, 1939 SAKA)

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

V. Public Utilities

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

VI. Public and semi public uses zone

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

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

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

VII. Open spaces

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

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

VIII. Agriculture zone

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

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

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

Sr. No.	Permissible Activity	Area		Commercial Component	Maximum Ground Coverage	Floor Area Ratio
		Minimum	Maximum			
1	Dhabas	1000 sq. metres	1 acre	50 Sqmt.	40%	40%
2	Restaurant	2000 sq. metres	1 acre	15%	30%	150%
3	Motel with banquet facilities	2.5 acres	5 acres	15%	30%	150%
4	Resort	4 acres	10 acres	15%	30%	150%
5	Amusement Park/Theme Park	2.5 acres	10 acres	15%	30%	50%

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

1174

HARYANA GOVT. GAZ. (EXTRA.), MAR. 14, 2018 (PHGN. 23, 1939 SAKA)

(xx) **Banquet Hall:**

Permissible Zone	Agriculture
Approach	1. Minimum width of the approach road must be 18 metres. 2. The access permission is required from XEN, PWD (B&R) if the site is located on scheduled road. 3. Approach from National Highways can be considered, if the site fulfills minimum distance norms from intersection/access and is located on minimum 7 meters wide service road or the applicant submits prior permission of access from NHAI.
Area Required	Minimum area :- 2.5 acres Maximum area :- 5.00 acres
FAR	0.5
Ground Coverage	30%
Conversion Charges	50% of the rates prescribed for commercial use
Permissible Ancillary uses within FAR	10% of the allowed FAR for Gift shop, STD Booth, Toy Centers and flowers shops etc.
Parking	Minimum 25% of the site area

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

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

(xxii) Communication Towers

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

(xxiv) Weighing Bridge

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

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

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

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

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

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

Special Zone-2: Residential and Commercial use.

X Mixed Land Use: Residential, Commercial and Industrial.

XI Natural Conservation Zone:

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

XII Uses strictly prohibited:

Storages of petroleum and other inflammable material without proper license.

APPENDIX -1**Categories of Industries included in the scope / definition of Information Technology Industry****(A) Computing Devices including**

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

(B) Network Controller Card/ Memories including

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

(C) Storage Units including

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

(D) Other

Key Board
 Monitor
 Mouse
 Multi-media Kits

(E) Printers and Output Devices including

Dot matrix
 Laserjet

1176

HARYANA GOVT. GAZ. (EXTRA.), MAR. 14, 2018 (PHGN. 23, 1939 SAKA)

- 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
- Vidcophones
- Fascimile machines/Fax cards
- Tele-Printers/Telex machine
- PABX/EPABX/ RAX/MAX Telephone Exchange
- Multiplexers/Muxes
- Modems
- Telephone answering machines
- Telecommunication Switching Apparatus
- Anetna and Mast
- Wireless datacom equipment
- Receiving equipments like Pagers, mobile/Cellular Phones, etc.
- VSATs
- Video Conferencing Equipments

* Including Set Top Boxes for both Video and Digital Signaling.

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

- Delivered outside India.
- Delivered over communication network., and
- Either externally contracted (out-sourced) or provided by a remote subsidiary of the same company (out-located).

Note: Services which would not be included are:-

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

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

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

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

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

FARIDABAD

FINAL DEVELOPMENT PLAN FOR CONTROLLED AREA FARIDABAD, 2031 A.D.

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

LEGEND

EXISTING FEATURES

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

PROPOSALS:-

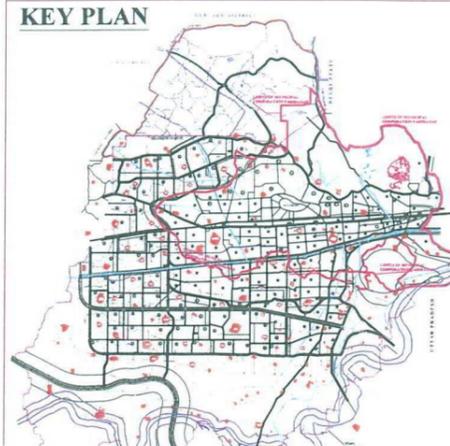
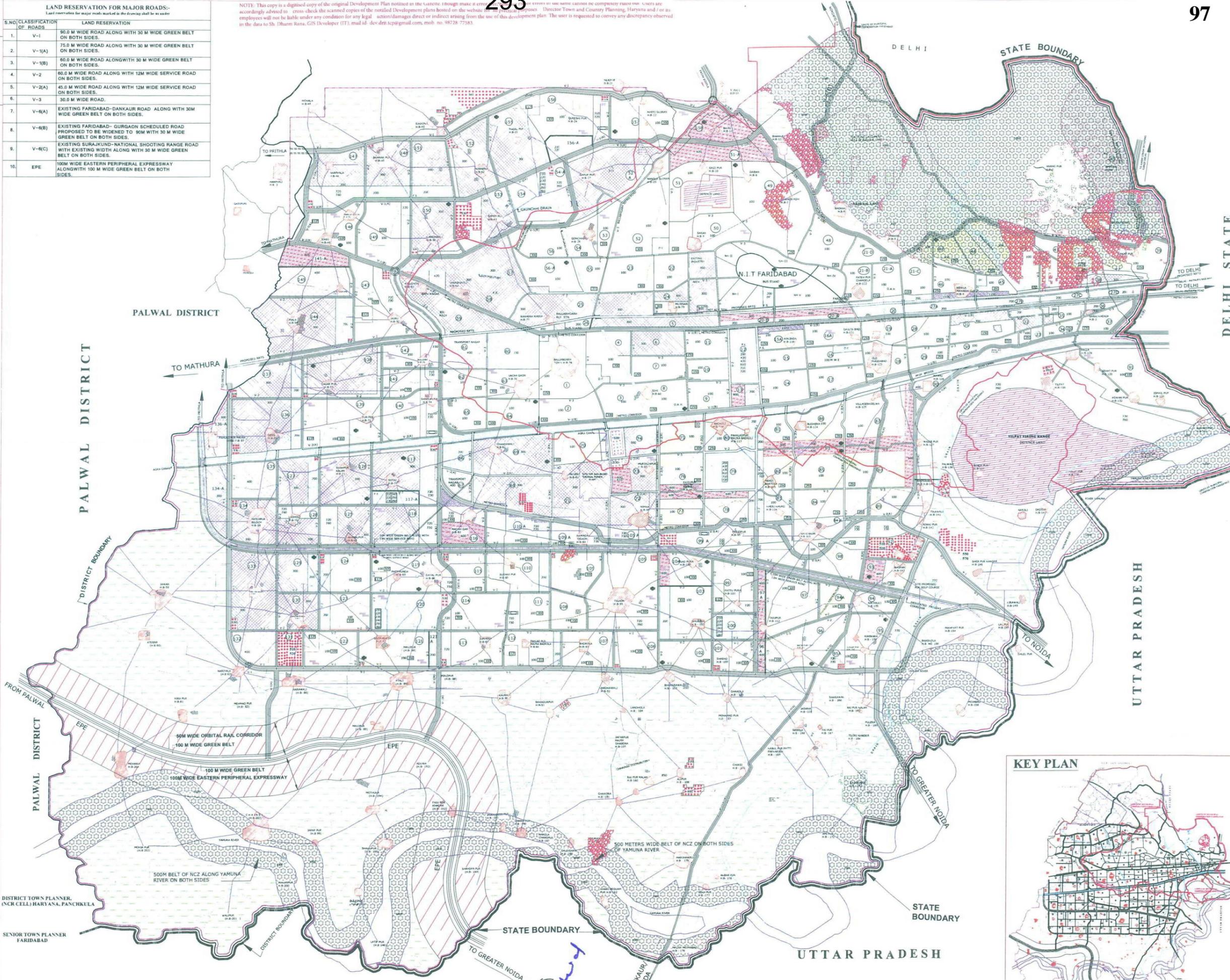
- 100 RESIDENTIAL
- 200 COMMERCIAL
- 300 INDUSTRIAL
- 400 TRANSPORT AND COMMUNICATION
- 500 PUBLIC UTILITIES
- 600 PUBLIC AND SEMI PUBLIC USES
- 700 OPEN SPACES
- 800 AGRICULTURAL ZONE
- 900 SPECIAL ZONE (1)
- 900 SPECIAL ZONE (2)
- 1000 NATURAL CONSERVATION ZONE
- 1100 MIXED LAND USE
- EXPRESSWAY AMENITY ZONE (1 km)

SCALE - 1cm = 400m

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

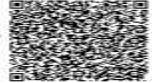
PATWARI (FARDEEP KUMAR)
 JUNIOR ENGINEER (SUKHPAL SINGH)
 DRAWN BY (ASHOK KUMAR, A.D., RAJESH KUMAR, J.D.)
 PLANNING IN CHARGE (VIKRAM SINGH)
 2023.05.04 11:44
 TRUE SCANNED COPY OF THE ORIGINAL
 ASSTT. ENGINEER (PHHC, CHANDIGARH)
 DISTRICT TOWN PLANNER (ANIL DABAS)
 DEPT. OF TOWN & COUNTRY PLG. HARYANA.

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



293 NOTE: This copy is a digitised copy of the original Development Plan notice in the Gazette. It may not be a true copy of the original. Users are accordingly advised to check the scanned copies of the notified Development plans posted on the website. Director Town and Country Planning, Haryana and/or its employees will not be liable under any condition for any legal action/damages direct or indirect arising from the use of this development plan. The user is requested to convey any discrepancy observed in the data to Sh. Dharm Rana, GIS Developer (IT), mail id- dev.drtcp@gmail.com, mob. no. 98728 77583.

Handwritten signature and notes at the bottom of the page.



**IN THE HIGH COURT OF PUNJAB AND HARYANA AT
CHANDIGARH**

117

CWP-15253-2025

Date of decision : 28.08.2025

Shiv Nadar Trust

... Petitioner

Versus

State of Haryana and others

.. Respondents

**CORAM : HON'BLE MR. JUSTICE ANUPINDER SINGH GREWAL
HON'BLE MR. JUSTICE DEEPAK MANCHANDA**

Present:- Mr. Manav Bajaj, Advocate for the petitioner.

Mr. Anant Kataria, DAG, Haryana.

Mr. Deepak Bhardwaj, Advocate for respondent No.3.

Mr. Ankur Mittal, Advocate,

Ms. Kushaldeep Kaur, Advocate and

Ms. Saanvi Singla, Advocate for the respondent/HSVP.

Anupinder Singh Grewal, J. (Oral)

1. Learned counsel for the petitioner submits that he may be permitted to withdraw this petition at this stage with liberty to approach respondent No.3 for redressal of its grievance

2. The petition is dismissed as withdrawn at this stage with aforesaid liberty.

**(ANUPINDER SINGH GREWAL)
JUDGE**

**(DEEPAK MANCHANDA)
JUDGE**

August 28, 2025

sonia gugnani

Whether speaking/reasoned : Yes/No

Whether reportable : Yes/No

Item No. 05

Court No. 1

**BEFORE THE NATIONAL GREEN TRIBUNAL
PRINCIPAL BENCH, NEW DELHI**

Original Application No. 178/2025
(IA No 309/2025)

Shiv Nadar Trust

Applicant

Versus

State of Haryana & Ors.

Respondent(s)

Date of hearing: 30.04.2025

**CORAM: HON'BLE MR. JUSTICE PRAKASH SHRIVASTAVA, CHAIRPERSON
HON'BLE DR. A. SENTHIL VEL, EXPERT MEMBER**

Applicant: Ms. Priyanka Sinha, Adv.

ORDER

1. By this original application, the applicant has challenged the communication dated 08.04.2025 sent by Sub-Divisional Engineer, HSVP Division No. 4, Faridabad, alleging that the applicant has encroached upon the HSVP land by planting trees on the fix bar fencing on the land, which is coming in the alignment of the road. It is also stated in the said communication that the applicant has made a pond for watering the trees and plants in the alignment of the road, and by that notice, the applicant has been directed to remove the encroachment from HSVP land which is in the form of bar fencing, plantation of trees and pond. The communication further says that failing to remove the same FIR will be registered against the applicant.

2. The submission for the learned counsel for the applicant is that the MoU dated 20.07.2023, Annexure A-3, was entered into between the Faridabad Metropolitan Development Authority (FMDA) and the applicant for tree plantation, horticulture and landscaping of the green belt. Referring to Annexure 1 of the MoU, learned counsel for the applicant has

submitted that the area covered by the notice dated 08.04.2025 is the same for which the MoU was entered into by the FMDA with the applicant. She has further submitted that in pursuance to the said MoU applicant had planted the trees and now, by the impugned notice, there is an action to cut about 8,000 trees of different sizes. She has further submitted that MoU was effective for a period of 3 years w.e.f 21.07.2023, therefore the term of MoU has not expired and the proposed action of the respondents will result into the felling of large number of trees. She has further submitted that the road is proposed to be constructed to join the commercial plots being developed by the respondents, and there is already a litigation pending before the High Court wherein the interim stay against auction has been granted.

3. Issue notice in O.A. and I.A. 309/2025 to the respondents for filing the reply by way of affidavit before the Tribunal at least one week before the next date of hearing through e-filing. If any respondent directly files the reply without routing it through his advocate then the said respondent will remain virtually present to assist the Tribunal.

4. Applicant is directed to serve the respondents and file affidavit of service at least one week before the next date of hearing.

5. Till the next date of hearing the respondents are restrained from taking action to cut the trees covered by the MoU dated 20.07.2023.

6. List on 28.07.2025.

Prakash Shrivastava, CP

Dr. A. Senthil Vel, EM

April 30, 2025
O.A. No. 178/2025
HB

Details of Trees : Dense Forest at SNS Faridabad

Ser No	Species of Plants	Upto 10 cm	10 cm to 20 cm	20 cm to 30 cm	30 cm to 40 cm	40 cm & Above	Total
1	Rehta	37	123	72			232
2	Bamboo	71	62	10			143
3	Haar Shringar	43	26	2			71
4	Shahtoot	74	25	14	1		114
5	Bakain	56	9	13			78
6	Amaltash	54	38	16	1		109
7	Goolar	56	17				73
8	Kachnaar	31	36				67
9	Ber	43	30	32			105
10	Babool	27	5	15			47
11	Amrood	43	6				49
12	Anaar	38	25	9			72
13	Sahajan	39	78	19	2		138
14	Neeboo	24	5				29
15	Keli	10	12				22
16	Bamboo Redsilk	21	46	3	5		75
17	Bargad	58	25				83
18	Arjun	71	149	35	3		258
19	Gul Mohar	73	32	13	1		119
20	Elestonia		5				5
21	Chandani Double	36	20				56
22	Chandani Single	8	60				68
23	Champa	43	26	6			75
24	Peepal	42	5				47
25	Jaamun	74	57				131
26	Totapari	21	23				44
27	Paapadi	93	67	1			161
28	Aanvala	73	24				97
29	Keekar	11	26	10			47
30	Neem	55	15	2			72
31	Shirish	87	66	21	10		184
32	Tikoma	25	4				29
33	Pilkhan	72	12	15	11		110
34	Akeshia	27	30				57
35	Lenthias	12	25				37
36	Mongara	7					7
37	Ashok	42					42
38	Kankapa	4	3				7
39	Faicus	12		5	6	5	28
40	Bottle Brush	12		4	1		17
41	Kadipatta	35	12				47
42	Muraia	14					14
43	Mehandi	31	12				43
44	Imali	3	12				15

45	Shesham	33	22				55
46	Aam	62	12				74
Total Trees		1803	1287	317	41	5	3453
<u>Details of Plants : Ponds in Dense Forest</u>							
47	Umbrella Palm	500					500
48	Typha	1000					1000
49	Narkat	1200					1200
50	Hydrila	400					400
51	Pistia	400					400
52	Queen Velvet Grass	400					400
Total Plants		3900					7353
Grand Total of Trees & Plants		5703	1287	317	41	5	10806



Priyanka Sinha <office@priyankasinha.net>

SERVICE REJOINDER : OA NO. 178/2025 SHIV NADAR TRUST VS STATE OF HARYANA & ORS

1 message

Priyanka Sinha <office@priyankasinha.net>

Mon, Nov 24, 2025 at 3:01 PM

To: himanshu gupta <himanshuanandgupta@yahoo.com>

Cc: Kunal Bhuria <kunal.bhuria@sns.edu.in>, "Kartik Mahant(Core, Legal)" <kartik.mahant@sns.edu.in>, Pramod Kumar <pramod.kumar@sns.edu.in>, Rajiv Katyal <rkatyal2904@gmail.com>, "Sandeep Singh, (Operations, Core)" <sandeep.s@sns.edu.in>

Dear Sir/Mam

Please Find attached here with a copy of The rejoinder affidavit on behalf of the appellant in subject Captioned matter.

Kindly treat this email as an effective service

Best Regards,

Priyanka Sinha

Advocate Supreme Court of India

Office:

B31 | Lower Ground Floor | Lajpat Nagar 3 | New Delhi - 110024

Chamber No. 185, Block 2 | High Court of Delhi | New Delhi 110001

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