

**HARYANA GOVERNMENT  
TOWN AND COUNTRY PLANNING DEPARTMENT**

**DEVELOPMENT PLAN OF  
PINJORE-KALKA URBAN COMPLEX FOR THE PERSPECTIVE YEAR 2031AD**

Pinjore-Kalka towns are situated on Ambala-Shimla National Highway No. 5. Both the towns fall within the Periphery Controlled Area declared vide notification No. 2415-IVDP-72/1329 the 21<sup>st</sup> March, 1972, in exercise of the powers conferred by section-3 of the Punjab New Capital (Periphery) Control Act, 1952, Amendment Act 1972. The Development Plan for Periphery Controlled Area is already approved vide Drawing No. DTP (P) 1151/2010 dated the 10<sup>th</sup> February, 2010 in which the area around Pinjore-Kalka towns is proposed as urbanisable area for further development of these towns.

These towns have their own historic back ground. The historic temple of Mata Maha Kali is located at Kalka from which Kalka town derives its name. Kalka was earlier part of Patiala-Estate but in 1896 the British annexed it with District Shimla. In 1899 Kalka was made part of District Ambala and later on 15<sup>th</sup> August 1995 when Panchkula District was created Kalka town become part of District Panchkula. Now it is also a sub-division. The Britishers during their regime built broad gauge railway line between Ambala-Kalka and further connected it with Shimla through narrow gauge Railway line. The town witnessed development during British rule as it was a gateway to Himachal.

Pinjore town also has its own historic importance. About 5,000 years ago this town was known as Panchpur. It is also believed that the Pandvas stayed here during their exile period. At that time there were thick forests in this region. The Laksha grah in which Duryodhan wanted to kill Pandvas through conspiracy was also built at Pinjore. Prior to independence Pinjore was part of Sirmour Estate. Later on it came under Patiala Estate and then in 1966 it was transferred to Haryana. HMT is located at Pinjore, which also has its Residential Colony within the same premises. Civil Aviation Club is also located at a distance of 5 kms, from Pinjore on Pinjore-Nalagarh National Highway No. 21-A. This Club provides training to Commercial Pilots and rides on gliders, to tourists, which is an attraction point.

Both the towns are situated at a distance of 5 kms, and are within limits of Municipal Corporation Panchkula. Due to strategic location on NH No.5 the development has taken place on both sides of the National Highway hence there is no gap between these two towns. As such as integrated Development Plan has been prepared for these towns.

**ANNEXURE A**

**PHYSIOGARPHY**

These towns are situated on the Shivalik Foothills. The area along NH- 5 and NH-21A is fairly leveled but as one moves further, the area is mainly characterized with hills, Kaushlya, Sirsa and Jhajjar are the main rivulets in the Urbanisable area, Kaushlya and Jhajjar Nadi meet river Ghaggar near Chandimandir cantonment. There are number of Nallahs flowing through the towns. The slope is from North to South. The urbansiable area is also bounded by reserved/Protected forest on Northern East and Southern West side.

**EXISTING POPULATION STRUCTURE AND PROJECTED POPULATION**

The population structure of Kalka-Pinjore towns and the villages falling in the urbanisable area, as per census is as follows:-

<b>Sr. No.</b>	<b>Year</b>	<b>Population</b>	<b>Increase/ Decrease</b>	<b>Growth rate in %</b>	
1.	1971	29,548	-	-	
2.	1981	39,451	9,903	33.52%	
3.	1991	57,000	17,549	44.50%	
5.	2011	1,21,058	43,558	56%	
6.	2021	2,42,000	1,20,942	100%	Projected
7.	2031	4,84,000	2,42,000	100%	Projected
		Say 5 lac			

The population of Pinjore and Kalka towns including area forming part of Development Plan according to Census 2011 is 1,21,058 with a decadal growth of 56% and keeping in view the growth rate of past decades and other factors like location of the towns it is assumed that the growth rate for the decade 2011-21 would be 100% and for the block 2021-31 would be is again expected to be 100%. The projected population for the year 2031 is assumed as 4, 84,000 persons (say 5lac). The growth rate is assumed on higher side to that of the natural rate because of the following reasons:-

1. The towns are well connected with Railway Line. The Ambala-Shimla NH-5 passes through these towns and Pinjore-Nalagarh NH-21 A is also an important link connecting Barotiwala and Baddi Industrial Estates developed by Himachal Pradesh Government at a distance of 10 kms. approx., from Pinjore town.
2. For adequate residential facilities and higher order educational and medical facilities the people working in these industrial estates are dependent on Chandigarh and adjacent towns.
3. Panchkula is already developed. HUDA has under taken development works in Panchkula Extension and Mansa Devi Urban Complex. There is no scope of further expansion of Panchkula. Due to above reason these towns would witness unprecedented growth rate.

EXISTING BUILT UP AREA 965.59 Hectares

**PROPOSED LAND USES**

Sr. No.	Land uses	Area in Hectare	Percentage
1.	Residential	1100.13	28.86
2.	Commercial	243.32	6.38
3.	Industrial	598.78	15.70
4.	Transport and Communication	434.41	11.40
5.	Public Utilities	56.68	1.50
6.	Public & Semi Public	83.00	2.18
7.	Open Spaces	1295.41	33.98
	Total	3811.73	100.00
	Grand Total (Existing & Proposed) (965.59 + 3811.73)	4777.32	

### 1. RESIDENTIAL

The built up area within urbanisable zone is 965.59 Hectare having population of 1, 21,058 persons as per 2011 census data. So the built up area of 965.59 Hectare accommodates the total of 1, 21,058 persons. It is assumed that area of 3811.73 Hectare will accommodate an additional population of 3,79,000 persons up to 2031 AD at the proposed density of 100 persons per Hectare. In view of the location of the town it is proposed to be developed as low density town.

In addition to the area within the Municipal boundaries of Pinjore and Kalka Residential Colonies HMT, Amravati Enclave has also come up. Outside M.C. limit with the approval of the Govt. keeping in view the trend of existing development the residential sectors have been proposed in the area lying on both sides of NH-5 between Pinjore and Kalka, adjacent to HMT colony and Amravati Enclave. An area of 1100.13 Hectare has been proposed as residential which will accommodate the total population 3,79,000 persons by assuming density of 300 persons per Hectare. The population of 1, 21,058 persons already assumed to be accommodated in the built up area. The total ultimate population of 5, 00,000 persons will be adjusted in the proposal of Development plan upto 2031 AD.

### 2. COMMERCIAL

At present the Commercial area mainly exists along the NH-5 in both the towns. Additional Commercial area of 243.32 Hectare is proposed in the form of Commercial belts along the 60 Mts. wide road linking Nalagarh Road with Kalka Town. The area between Kaushalya River & NH-5 near Surajpur is also proposed to be developed as Commercial Sector 1 & 6 and sector 22 proposed as city centre and sector-31-A as District Centre. A commercial

belt has been proposed in sector-16, 17, 18 and 19 along (M-2(b) 60 mt.wide road. There would be neighborhood Shopping Centers within each residential sector.

### 3. INDUSTRIAL

Except for Industrial Area of H.M.T., Kalka and Pinjore towns lack in Industrial activities, 598.78 Hectare is proposed under industrial use along the Pinjore—Nalagarh road. Since the town is well connected with rail and road network it has potential for industrial development. The Industrial area of Panchkula is already exhausted. Therefore, Pinjore has great scope for Industrialists of Panchkula. Only non-polluting industries will be allowed to be set in the proposed Industrial area Phase- II along Pinjore Nalagarh Road (NH-21-A). The town also has the potential to provide base for ancillary industries for HMT and other Industries located at Baddi, Barotiwala and Parwanoo.

### 4. TRANSPORT & COMMUNICATION ZONE

Pinjore and Kalka are well connected with Rail and Road networks. The area along NH-5 is thickly built up. Over the years the traffic has increased many folds. There are frequent traffic jams in the main bazaars. Therefore a bye-pass is of utmost necessity. But the area is mainly characterized by hills and rivulets; the area along the NH-5 is thickly built up and beyond Kalka, there is Parwanoo in Himachal Pardesh which is again hilly area and construction has come up on both sides of NH-5. All these factors have constrained the proposal of bye pass, especially the take off point and meeting point of bye-pass to NH-5. The Himachal Pardesh Government has also realised this problem and hence proposed a bye pass in the Development Plan of Parwanoo, which meets Haryana border at Tipra. The proposal of 60 Mtrs wide bye-pass for Pinjore-Kalka towns has been dovetailed with the bye-pass proposed at Parwanoo. A peripheral road 100 Mtrs width has been proposed which would start at Surajpur and meet Pinjore Nalagarh road near Civil Aviation Club. This would benefit the traffic coming from Panchkula side & bound for Nalagarh, as they would not be required to pass through the congested town of Pinjore. This link would benefit the traffic coming from Nalagarh side.

The proposed road network is planned on the hierarchical pattern as given below: -

i)	M-1	Old NH-22
ii)	M-1 (a)	Existing Pinjore-Parwanoo Bye-pass 60.0 mt. wide with 100 mt.green belts on both sides.
iii)	M-1 (b)	Old NH-21A from NH-22 to railway crossing at NH-21-A.
iv)	M-2	Existing Pinjore-Nalagarh NH-21A to be widened to 60.0 mt. with 100 mt. green belt on both sides. (Outside M.C. Limit).
v)	M-3	Proposed 100 mt. wide peripheral road from Surajpur to Nalagarh road, Nalagarh road to Kalka. (Outside M.C. Limit).
vi)	M-4	Proposed 60 mt. wide road starting from 100 mts. wide M-3 road up to NH-21-A and proposed 60 mts wide road starting from NH-21-A near Aviation club towards Kalka.
vii)	M-5	Proposed 45 mt. wide sector-dividing road with 12 M wide service road on both sides.
viii)	M-5(a)	Proposed 45 mt. wide sector-dividing road.
ix)	M-6	Proposed 30 mt. wide road.

At present Railway Station & Bus Stand facilities are available only at Kalka. Since Pinjore would come up as important hub of Industrial activity, therefore an additional railway station & Bus Stand are proposed at Pinjore which would not only serve the existing town but would also benefit the residents of Nalagarh & Barotiwala. Civil Aviation Club having area approximate 40.48 Hectares on Pinjore-Nalagarh Road is also important transport facility existing in this area. The total area proposed under transport communication zone is 434.41Hectare.

### 5. PUBLIC UTILITIES.

Since the towns are being developed for 3, 79,000 persons therefore it is essential to propose sewerage treatment plan and water works. An area measuring 8.10 Hectare is proposed between 100 mts. wide M-3 road and Jhajjra River for this purpose. Similarly 33.20 Hectare is proposed under in Sector 21 and 15.38 Hectare along Kaushalya River. The total area under public utility is proposed as 56.68 Hectare.

### 6. PUBLIC & SEMI PUBLIC.

At present the various offices are scattered in Pinjore & Kalka towns therefore it is very important to earmark Public and Semi Public zones at strategic locations. The towns also lack in higher order medical and educational facilities. It is also obvious that these towns would have catchment area up to Parwanoo, Baddi and Barotiwala. Therefore, sizeable public and semi public zones are required to be proposed in the plan to provide these

facilities. An area of 83.00 Hectare is proposed for Public and Semi Public in Sector-20 and 21(Part). Since Kalka is sub-division therefore one sector is proposed near the existing town where BDPO office, DSP office and Circuit House have already been constructed. Similarly Pinjore-Nalagarh road is an important link, therefore one sector has been proposed for public and semi public use along this road.

## 7. OPEN SPACES.

Yadvindra Garden is the only organized park, which is famous in the surrounding region otherwise both the towns lack organized open spaces NH- 5 & 21-A. Similarly 100 mt. green belt is proposed along bye pass. The area along Jhajra Nadi has been proposed as Leisure Valley. Other low-lying areas along rivulets would also be developed as recreational spaces. In addition parks would be developed in each residential sector at appropriate places on acquisition of land by following neighborhood concept of sector planning. A stadium is proposed along Jhajra Nadi which would be accessible from NH-5. An approximately 1295.41 Hectare has been proposed under parks and recreational use.

## ANNEXURE-B

### ZONING REGULATIONS

Governing use and development of land in the urbanisable area around Pinjore and Kalka Town as shown in the Drawing no. DTP (P) 1288/14 Dated 3.3.2014.

#### 1. GENERAL

1. These zoning regulations, forming part of development plan for Pinjore-Kalka Urban Complex shall be called zoning regulations of the development plan for Pinjore-Kalka Urban Complex-2031 AD.
2. The requirement of these regulations shall extend to the whole of the area covered by the development plan and shall be in addition to the requirements of the section-3 of the Punjab New Capital (Periphery) Control Act, 1952, Amendment Act 1972 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 under the Rules;
- (iii) 'Building Rules' means the rules contained in part VII of the Rules;
- (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) "Drawings" means Drawing No. DTP (P) 1288/14 dated 3.3.2014.
- (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 the ratio expressed in percentage between the total floor area of a building on all floors and the total area of the site;
- (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' shall be the buildings designated in the form of flatted development for residential purpose or any ancillary or appurtenant building including community facilities, public amenities, public utility and shopping area as may be prescribed and approved by the Director, Town and Country Planning, Haryana;

- (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 metre;
- (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" an intermediary floor on a residual space in a pitched roofs, above normal floor level with a maximum height of 1.5 metres and which is constructed or adopted for storage purposes;
- (xvii) 'Medium Industry' means all industries other than 'Light Industry' and 'Local Service Industry' and not emitting obnoxious or injurious fumes and odours;
- (xviii) "Mezzanine Floor" an intermediate floor above ground level with area of mezzanine restricted to 1/3 of the area of that floor and with a minimum height of 2.2 metres;
- (xix) '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;
- (xx) '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;
- (xxi) '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;
- (xxii) 'Rules' means the section-3 of the Punjab New Capital (Periphery) Control Act, 1952, Amendment Act 1972
- (xxiii) 'Sector Area' and 'Colony Area' means the area of the sector or of the colony as shown in the Development Plan drawing and/or as shown in the approved layout plan of the sector/colony;

**Explanation:-**

- (1) In this definition the 'Sector Area' or 'Colony Area' shall mean the area of the Sector or of Colony as shown on the drawing or on the approved layout plan of the Colony/sector which will be excluding the area unfit for building development within the sector or the colony as the case may be;
- (2) In the layout plan of colony or sector, other than industrial colony/sector, the land reserved for roads, open space, schools, public and community building and other common uses shall not be less than 45% of the gross area of the land under the colony/sector;
- (xxiv) 'Sector Density' and 'Colony Density' shall mean the number of persons per hectare in sector area or colony area, 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.

- (xxv) 'Site Coverage' means ratio expressed in percentage between the area covered by the ground floor of building and the area of the site;
- (xxvi) '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.;
- (xxvii) The terms “Act”, “Colony”, “Coloniser”, “Development Plan”, “Sector” and “Sector Plan” shall have the same meaning as assigned to them in the section-3 of the Punjab New Capital (Periphery) Control Act, 1952, Amendment Act 1972
- (xxviii) ‘Town Density’ means number of persons per hectare in the town.
- (xxix) ‘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;
- (xxx) Any other terms shall have the same meaning as assigned to it in the section-3 of the Punjab New Capital (Periphery) Control Act, 1952, Amendment Act 1972

### III. Major Land Uses/Zone

- (1) (i) Residential Zone  
(ii) Commercial Zone  
(iii) Industrial Zone  
(iv) Transport and Communication Zone  
(v) Public Utility Zone  
(vi) Public and Semi Public Zone  
(vii) Open Spaces.
- (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 may not permit any changes in their land use or allow construction of building thereon from consideration of compact and economical development of the controlled area till such time as availability of water supply, drainage arrangement and other facilities for these sectors are ensured to his satisfaction.

### VII Sectors to be developed exclusively through Government Enterprises

(1) For the development of sectors/belts reserved for commercial use, private developers shall be permitted to develop to the extent of 30% of the commercial sector area / belt as per the layout plan approved by competent authority, after obtaining license under Act No. 8 of 1975. Balance 70% area shall be developed exclusively by the Government or a Government undertaking or by a public authority approved by the Government.

However, it shall be open to government or its agencies to acquire more than 70% of the area at any time excluding the area for which license applications had been received till then.

(2) Residential sector nos. 94-A, 96, 97, 99, 101, 102, 103, 140, 141 and 142, commercial sector Nos. 100 and 117-A and public and semi-public sector Nos. 96-A and 97-A, shall be developed exclusively by HUDA.

(3) Notwithstanding the provision of clause (1) and (2) above, the government may reserve at any time, any other sector for development exclusively by Government or a Government undertaking or by a public authority approved by the Government.

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

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

i)	M-1	Old NH-22
ii)	M-1 (a)	Existing Pinjore-Parwanoo Bye-pass 60.0 mt. wide with 100 mt.green belts on both sides.
iii)	M-1 (b)	Old NH-21A from NH-22 to railway crossing at NH-21-A.
iv)	M-2	Existing Pinjore-Nalagarh NH-21A to be widened to 60.0 mt. with 100 mt. green belt on both sides. (Outside M.C. Limit).

v)	M-3	Proposed 100 mt. wide peripheral road from Surajpur to Nalagarh road, Nalagarh road to Kalka. (Outside M.C. Limit).
vi)	M-4	Proposed 60 mt. wide road starting from 100 mts. wide M-3 road up to NH-21-A and proposed 60 mts wide road starting from NH-21-A near Aviation club towards Kalka.
vii)	M-5	Proposed 45 mt. wide sector-dividing road with 12 M wide service road on both sides.
viii)	M-5(a)	Proposed 45 mt. wide sector-dividing road .
ix)	M-6	Proposed 30 mt. wide road.

- (2) Width and alignment of other roads shall be as per sector plans or as per approved layout plans of colonies.
- (3) Benefit of only 50% of the area falling under major roads and adjoining green belts, if any, shall be allowed towards plotable area/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.

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

#### **XI. Discontinuance of non conforming uses.**

- (1) If a non-conforming use of land has remained discontinued continuously for a period of two years or more, it shall be deemed to have been terminated and the land shall be allowed to be re-used or re-developed only according to the conforming use.
- (2) If a non-conforming use building is damaged to the extent of 50 percent or more of its 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.

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

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

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

(2) Area Norms for the development of colonies by the private developers:

Residential Plotted Colony	100 acres
Residential Group Housing Colony	10 acres for independent group housing scheme and 5 acres for the site part of the licenced plotted colonies, however, in case a group housing is floated by HUDA or any other government agency, the size of group housing shall be specified in scheme.
Commercial Colony	8000 square metre to 16000 square metre.
Industrial Colony	Minimum 50 acres

**Note:** The area under Licensed Group Housing Colony, otherwise specified, should not exceed 20% of the sector area.

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

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

Sr. No.	Type of Use	Maximum Ground Floor Coverage	Maximum Floor Area Ratio	Tier and Uses to be permitted in the Basement
1	Group Housing	35%	1.75	4 Level basement with the provision of parking and services shall be allowed if it satisfies the public health, fire and structural safety requirements.
2	Government Offices	25%	1.5	3 Level basement with the provision of parking and services shall be allowed if it satisfies the public health, fire and structural safety



				requirements.
3	Commercial:			
	(a) Integrated Corporate	40%	1.5-1.75 (As per zoning plan)	4 Level basement with the provision of parking and services shall be allowed if it satisfies the public health, fire and structural safety requirements.
	(b) Individual SCOs	100%	3.0	Single basement not exceeding 3 metres shall be permitted for storage, machine room of lifts, record, godowns and strong rooms and only ancillary to the permissible use of the site and for no other purposes.
	(c) Booths	100%	1.0	Single basement not exceeding 3 metres shall be permitted for storage.
4	Warehousing	60%	0.75	No basement shall be permitted

**Note:** Basement shall be permitted free of FAR. Storage material in the basement shall be in accordance with the provisions of National Building Code.

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

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

### **XVIII. Architectural control**

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

### **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 coloniser has purchased the land for the said use and developed prior to the material date and the coloniser secures permission for this purpose as per Rules.

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

- (b) 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 as prescribed for it in the drawing subject to a maximum of 20 percent variation allowed on either side of the prescribed sector density.

### **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;
- (c) Cyber Cities:- The location of such a facility will be decided by the Government;

#### **(ii) Size**

Serial Number	Type	Size
1	Information Technology Industrial Unit	1 to 5 acres
2	Cyber Park / Information Technology Park	5 to 15 acres

3.	Cyber City	minimum 50 Acres
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**(iii) Miscellaneous**

**I Parking**

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

**II Other Activities**

- (a) Incidental commercial activities like Banks, Restaurants, Insurance Offices etc. shall be permitted subject to restriction of 4% of the 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 13<sup>th</sup> 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 19<sup>th</sup> 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.

<b>Main code</b>	<b>Sub code</b>	<b>Main group</b>	<b>Sub group</b>
<b>100</b>		<b>Residential</b>	Residential Sector on neighborhood pattern
<b>200</b>		<b>Commercial</b>	
	210		Retail Trade
	220		Wholesale Trade
	230		Warehousing and Storage
	240		Office and Banks including Government Office
	250		Restaurants, Hotels and Transient Boarding Houses including public assistance institutions providing residential accommodation like Dharamshala, Tourist House etc.
	260		Cinema and other places of public assembly on a commercial basis.
	270		Professional Establishments
<b>300</b>		<b>Industrial</b>	
	310		Service Industry
	320		Light Industry
	330		Extensive Industry
	340		Heavy Industry.
<b>400</b>		<b>Transport and Communication</b>	
	410		Railway Yards, Railway Station and Sidings.
	420		Roads, Road Transport Depots and Parking Areas
	430		Dockyards, Jetties
	440		Airport/Air Stations
	450		Telephone Exchanges etc.
	460		Broadcasting Station
	470		Television Station
<b>500</b>		<b>Public Utilities</b>	
	510		Water Supply installation including treatment plants
	520		Drainage and Sanitary installation including Sewage Treatment Plant and disposal works
	530		Electric power plants, substation etc.
	540		Gas Installation and Gas work.
<b>600</b>		<b>Public and Semi Public</b>	
	610		Government Administrative Central Secretariat, District Offices, Law Courts, Jails, Police Stations, Governors and President's Residence.
	620		Education, Cultural and Religious Institutions
	630		Medical and Health Institutions
	640		Cultural institution like Theatres, Opera Houses etc. of a predominantly non commercial nature
	650		Land belonging to defence
<b>700</b>		<b>Open Spaces</b>	
	710		Sports Grounds, Stadium and Play Grounds
	720		Parks
	730		Green Belts, Garden/Golf Courses and other Recreational Uses.
	740		Cemetreies, crematories etc

750	Fuel filling stations and Bus Queue shelters
760	Water bodies/lakes/water recharge zones
770	Mela Ground, multipurpose ground

### 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 Plan.

#### I. Residential zone:

- (i) Residence
- (ii) Social community religious and recreational buildings
- (iii) Public utility buildings
- (iv) Educational buildings and all types of school and college where necessary.
- (v) Health institutions.
- (vi) Cinemas
- (vii) Commercial and professional offices.
- (viii) Retail shops, dhabas and restaurants.
- (ix) Local service industries.
- (x) Gas/Petrol filling stations.
- (xi) Bus stops, tonga, taxi, scooter and auto/rickshaw stand.
- (xii) Nurseries and green houses.
- (xiii) Any other minor needs 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 on the first and higher floors.
- (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) Parking, loading and unloading area  
 (viii) Truck stand/bus stops, taxi, tonga and auto/rickshaw stand  
 (ix) Public utility, community buildings, retail shops, banks, dhabas, restaurants, two/three/five star hotels and insurance offices subject to a maximum limit of 3 percent of the total area of the sector as under: -

Sr. No.	Name of Facility	Area		No. of facilities in a sector	Commercial component	Maximum Ground Coverage	Floor Area Ratio	Approach Road
		Minimum	Maximum					
1	Dhabas	500 sq m	1000 sq m	2	50 sqm	40 %	0.40	Minimum 18 metres
2	Restaurants	1000 sq m	2000 sqm	2	10 %	30 %	1.50	Minimum 18 metres
3	Two/ Three Star Hotels	1.0 Acre	2.5 Acres	2	15 %	30 %	As per commercial policy	Minimum 24 metres
4	Five Star Hotels	2.5 Acres	4.0 Acres	1	15 %	30 %	As per commercial policy	Sector Dividing Road with the provision of a service road

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

- (xiv) Internal Land-use distribution for planning of an industrial colony shall be as under: -

Sr. No.	Land use	Percentage of total area of the colony
1	Industrial	51
2	Residential	10
3	Commercial	4
4	Public Buildings and Utilities	10
5	Roads / Open Spaces	25 to 30
	Total	100

- (xv) Communication Towers  
 (xvi) Ready mix concrete plant, wet mix plants, hot mix plants  
 (xvii) Weighing Bridge  
 (xviii) Service Garage, Sale/Display Centre-cum-service garage as under:

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.

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

#### IV. Transport and Communication Zone

- (i) Railway yards, railway station and siding
- (ii) Transport Nagar, Roads and Transport depots/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

**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 %	0.50
2	Restaurants	1000 sq. mtrs	2000 sq. mtrs	2	10 %	30 %	1.50

- (vii) Communication Towers
- (viii) 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
- (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.

**APPENDIX -1**

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

**(A) Computing Devices including**

- Desktop
- Personal Computer
- Servers
- Work-station

- Nodes
  - Terminals
  - Network P.C
  - Home P.C.
  - Lap-top Computers
  - Note Book Computers
  - Palm top Computer/PDA
- (B) Network Controller Card/ Memories including**
- Network Interface Card (NIC)
  - Adaptor Ethernet /PCI/EISA/Combo/PCMICA
  - SIMMs Memory
  - DIMMs Memory
  - Central Processing Unit (CPU)
  - Controller SCSI/Array
  - Processors Processor/Processor Power Module/Upgrade
- (C) Storage Units including**
- Hard Disk Drives/Hard Drives
  - RAID Devices and their Controllers
  - Floppy Disk Drives
  - C.D. ROM Drives
  - Tape Drives DLT Drives/DAT
  - Optical Disk Drives
  - Other Digital Storage Devices
- (D) Other**
- Key Board
  - Monitor
  - Mouse
  - Multi-media Kits
- (E) Printers and Output Devices including**
- Dot matrix
  - Laserjet
  - Inkjet
  - Deskjet
  - LED Printers
  - Line Printers
  - Plotters
  - Pass-book Printers
- (F) Networking products including**
- Hubs
  - Routers
  - Switches
  - Concentrators
  - Trans-receivers
- (G) Software including**
- Application Software
  - Operating system
  - Middleware/Firmware
- (H) Power supplies to Computer Systems including**
- Switch Mode Power Supplies

Uninterrupted Power supplies

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

(related to IT Industry)

Fibre Cable

Copper Cable

Cables

Connectors, Terminal Blocks

Jack Panels, Patch Cord

Mounting Cord/Wiring Blocks

Surface Mount Boxes

**(J) Consumables including**

C.D.ROM /Compact Disk

Floppy Disk

Tapes DAT/DLT

Ribbons

Toners

Inkjet Cartridges

Inks for Output devices

**(K) Electronic Components**

Printed Circuit Board/Populated PCB

Printed Circuit Board/PCB

Transistors

Integrated Circuits/ICs

Diodes/Thyristor/LED

Resistors

Capacitors

Switches (On/Off, Push button, Rocker, etc.)

Plugs/sockets/relays

Magnetic heads, Print heads

Connectors

Microphones/Speakers

Fuses

**(L) Telecommunication Equipment including:**

Telephones

Videophones

Fascimile machines/Fax cards

Tele-Printers/Telex machine

PABX/EPABX/ RAX/MAX Telephone Exchange

Multiplexers/Muxes

Modems

Telephone answering machines

Telecommunication Switching Apparatus

Anetna and Mast

Wireless datacom equipment

Receiving equipments like Pagers, mobile/Cellular Phones, etc.

**VSATs**

Video Conferencing Equipments

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

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

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



- Either externally contracted (out-sourced) or provided by a remote subsidiary of the same company (out-located).

**Note:** Services which would not be included are:-

1. Remote production/manufacturing units
2. The Corporate offices of companies or their local branches
3. 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.

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