

Ref. No. MVN/S/447

Date 21.12.2022



To,
Divisional Forest Officer,
Forest Division
Faridabad, Haryana

Sub: Reply to your letter bearing file no. 9-HRB094/2022-CHA dated 9th June 2022 regarding the diversion of 2.031 hectares of forest land for the construction of a Senior Secondary School along with Surajkund, Badhkal Road km.6-7 Left-hand side at village Mewla Maharajpur, Sector 43 under Forest division & district Faridabad, Haryana bearing Online Proposal No. FP/HR/Sch/41656/2019.

Dear Sir,

In reference to the subject cited above, we wish to make the following submission before your authority.

1. With regard to your observation No.1 we beg to submit that
 - a) That in the year 2011 Modern Vidya Niketan Society applied for a land diversion of 7.99254 hectares for the establishment of MVN Technologies and Solar Energy System and Research Institute for land bearing Khasra and killa no. 34// 21, 35// 22, 23, 24, 25, 38// 2/2, 3, 4, 5, 6, 7, 8, 9/2, 11/1, 11/2, 12, 13, 14, 15, 17, 18, 19/1, 19/2, 20, 39// 1 in the revenue estate of village Mewla Maharajpur falling in sector 43, Faridabad. A copy of the form for seeking the prior approval

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of central government u/s. 2 of the Forest Conservation Act 1980 for the diversion of fresh forest area i.e. Form-A of 7.99254 hectares is attached and designated as **Annexure No.1** hereto for your kind review and consideration. The aforementioned land is unoccupied and has not been utilized by the applicant for any non-forestry purposes.

The applicant is still awaiting the competent authority's consent to utilize the land for the institutional purposes mentioned above (non-forestry work). This application is pending with Central Empowered Committee made by the Hon'ble Supreme Court for approval.

- b) As far as the second application is concerned, in the year 2019, the same applicant, Modern Vidya Niketan Society, submitted a new application for a different plot of land applied for the establishment of MVN School with a total area of 2.031 hectares bearing Khasra and Killa Nos. 37// 6/1, 6/2, 14/2, 15, 16, 17/1, & 38// 10, 9/1. in the revenue estate of village Mewla Maharajpur located in sector 43, Faridabad, which is currently awaiting your office's approval. It is necessary to mention that both the parcel of land detailed above belongs only to Modern Vidya Niketan Society.
2. With regard to observation 2nd of your authority we beg to submit that open source google earth satellite image is reflecting the non-forestry use regarding 2.031 hectares of land is already on your record that a school building is lying there which was built by the applicant based on approval and sanction given by the MCF and the Occupancy certificate of the same was already granted to the applicant and we have made our application in the year 2019 while for the 7.99254 hectares of land applicant has applied for diversion u/s. 2 of Forest Conservation Act, 1980. The same is lying vacant and no non-forestry use has even been done by the applicant.
3. With regard to observation 3rd of your authority we beg to submit that as per as the polygon drawn image showing 4.5 hectares of land is concerned, the image has added an adjacent part of the land of 7.99254 hectares which is lying vacant and adjacent area of the vacant land is being used for the student's physical education and

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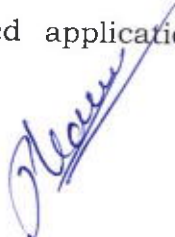
sports. The school building is lying over 2.031 hectares only as indicated in the Regional Office's inquiry, the Modern Vidya Niketan Society had requested ex-post facto approval for 2.031 hectares of land that is utilized for the school (public use) and the rest of the land (as alleged in 4.5 hectares) is a part of the land parcel of 7.99254 hectares of that application for diversion has already been made by the Society for establishing MVN technologies and Solar Energy System Research Institute. The land is lying vacant and it seems that a portion of the same is being indicated as constructed which is not the actual state. It is humbly reiterated that both the land parcels are owned by Modern Vidya Niketan Society and two separate application for granting permission for non-forestry use is pending consideration before the authority.

4. As far as the observation 4th of your authority is concerned we beg to submit that the said area is not adjacent to Manav Rachna International Institute of Research and there is another institute as Institute of Road Traffic Education (IRTE) exists between Manav Rachna International University and Modern Vidya Niketan School/Society.
5. With regard to observation no. 5 we wish to submit that
 - a) the applicant constructed a school on a plot of land of 2.031 hectares based on the approvals and sanctions imposed by the MCF. The applicant Modern Vidya Niketan Society, as required by law, approached the Municipal Corporation of Faridabad for granting all necessary approvals and permissions as the land was in the residential sector within the territorial authority of the MCF. Additionally, the applicant obtained all necessary approvals as per building by-laws and rules operating in the area from the authority of MCF, including permissions for change of land use dated 04.01.2000, & 23.12.1999. The approval or sanction of the building plan, the authorization to erect or re-build dated 10.03.2000, the occupancy certificate dated 20.09.2003 & and the completion certificate following the completion of the development

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by the authorized building plan. You receive a copy of it along with your application as **Annexure No.2, 2A, 2B** respectively.

- b) It is necessary to mention that Modern Vidya Niketan Society is having ownership over the referred land in the revenue village Mewla Maharajpur. The building of the MVN School Sector-43 is located over land. We beg to state further that the construction of a school building over the land is a part of the revenue estate of village Mewla Maharajpur, District Faridabad falls under the controlled area declared by the department of Town and Country Planning in Faridabad Development Plan approved on 11/12/1991 bearing drawing title no. FCA/STP/91/808 dated 19/11/1991 titled Faridabad Complex Administration Faridabad which is a statutory document with overriding legal sanctity. The Development Plan was proposed by District Level Committee headed by the Deputy Commissioner in association and consultation with all relevant Departments and stakeholders. The Development Plan was thereafter finally approved by the State Level Committee headed by the Hon'ble Minister of Town and Country Planning, Govt. of Haryana, in which all heads of relevant departments of the State Government including the Forest Department are statutory members. It is respectfully submitted that the land of the society over which the school has been developed falls within the residential zone of the said Development Plan. Therefore, after granting their approval to the said Development Plan of Faridabad, the Forest Department cannot now ignore its sanctions/approvals and now object to the action taken under such approval. A copy of the master plan is attached herewith as **Annexure No.3** and a copy of the Gazette Notification, State of Haryana is attached herewith as **Annexure No. 3A**.
- c) As far as KML file analysis is concerned, we wish to mention that the area over which the multistory school building exists is falling under the Development Plan of Faridabad and only when the government had invited applications for Change of Land Use



permission from interested land owners, we made an application and obtained CLU permission. Needless to mention various sectors of Haryana Urban Development Authority (HUDA) including sectors 21, 24, 26, 27, 37, 38, and 46 in Faridabad including Gymkhana Club, etc, are falling in the zone. As the land of the School fell in the residential sector within the territorial authority of the Municipal Corporation Faridabad, the Society, as required under law, approached Municipal Corporation Faridabad for granting all necessary approvals and permissions and further obtained all necessary permissions and approvals as per building bye-laws and rules operating in the area, from the authority of MCF including permission for change of land use, approval/sanction of building plan and completion certificate after the completion of development as per the approved building plan.

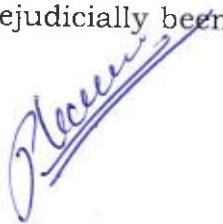
- d) The MVN Society, in compliance with the statutory obligation, first applied a Change of Land Use before the Municipal Corporation of Faridabad. Upon the receipt of the said application, the Department directed us to comply with certain conditions. Only upon full compliance with all the prescribed conditions by us, the department was pleased to grant us the CLU permission on 23.12.1999 for 25254.16 sq. yards and on 04.01.2000 for 10375 sq. yards (17Kanal 3 Marla). It is necessary to mention that there was no condition for seeking any permission from the Department of Forest. A copy of the CLU permission is attached herewith as **Annexure No 2.**

- e) After the grant of the CLU permission, the MVN Society submitted the building plans for the sanction/approval of the Municipal Corporation of Faridabad as per the requirement of the Department of School Education, Government of Haryana. The building plans were sanctioned by the Municipal Corporation of Faridabad on 10.03.2000 and thereafter the School building was constructed over the land as per the building plan approved/sanctioned by the



MCF. A copy of the building plan sanctioned by the MCF is attached as **Annexure No.2A**.

- f) Upon the completion of the construction of the school building the Society applied with the Municipal Corporation of Faridabad for the grant of the Occupancy Certificate of the said school building. Before granting the Occupancy certificate concerning the said school building, the Municipal Corporation of Faridabad prescribed certain conditions and directed us the compliance with the same as a pre-condition of the grant of the Occupation Certificate of the said School Building. Such conditions included obtaining the fire safety certificate issued by the Department of Fire, Faridabad. The MVN Society, in compliance thereof, applied for and obtained the fire safety certificate from the concerned department. Subsequently and only upon compliance with all the conditions prescribed by the MCF, the Municipal Corporation of Faridabad granted the Occupancy Certificate to the said school building on 22.09.2003 and 06.07.2004. Only after obtaining the said permissions/certificates, the society started conducting the classes within the said school premises. Copies of the Occupancy Certificates are attached as **Annexure No. 2B**. The MVN Society has made payments of requisite fees to the Municipal Corporation of Faridabad and other concerned departments for receiving necessary approvals and is paying regular bills for the services obtained from various departments like Property Tax, Electricity bills, etc.
- g) Needless to mention, if the notice under sections 4 and 5 of the PLPA was timely served to the MCF, we may have been directed by the MCF to obtain from the Department of Forest necessary approvals or we may not have been granted the necessary approval at the relevant time. Needless to mention further that MCF has never considered the land a notified land under sections 4 and 5 of the PLPA Act and/or demanded from us approval from the Forest Department. Our rights have prejudicially been affected, as on the



one hand Municipal Corporation had granted us CLU and all necessary approvals/permission and the department of school education has tendered its recognition and consent to run a Sr. Secondary School over it whereas on the other hand Forest Department is now claiming that the land is falling under a notice issued under Section 4 and 5 PLP Act 1900. Even when all approvals were granted to us by the competent department having jurisdiction over the land when we came to know the requirement of obtaining approval from your esteemed department may also be required we bonafide and suo-moto submitted our application for granting diversion of forest land for non-forestry use and access to the School as it is used for a public purpose and the same is under active consideration and likely to be granted in near future.

With regard to our application for the land area 2.031 hectares of land, it is necessary to mention that your authority while considering our application has directed to us the amount that needs to be made to compound the violation and we are duty bound to make strict compliance of the same. We hope that your entire doubt stands clarified however if your authority wants any further explanation or document the same shall be provided at the earliest. We shall further be available to elucidate our submission as and when required by your authority as duty-bound.

Thanking You

With Regards

MVN Society

(Authorized Signatory)



Copy to:

- Enclosed
- | | |
|--|--|
| 1) Annexure 1 - Form A (7-99254h) | 1. Deputy Inspector General Forest (Central)
IRO, MoEF&CC, Chandigarh |
| 2) Annexure 2 - CLU | 2. State secretary, Forest Department |
| 3) Annexure 2A (Building Plan) | 3. Nodal officer and Add. PCCF, Van Bhawan Panchkula |
| 4) Annexure 2B (Occupancy certificate) | 4. CF (South Circle), Gurgaon |
| 5) Annexure 3 (master plan) | |
| 6) Annexure 3B (Gazette notification) | |



भारत सरकार
GOVERNMENT OF INDIA

पर्यावरण, वन एवं जलवायु परिवर्तन मंत्रालय
MINISTRY OF ENVIRONMENT, FOREST AND
CLIMATE CHANGE

एकीकृत क्षेत्रीय कार्यालय, चंडीगढ़ / Integrated Regional
Office, Chandigarh



फाइल नम्बर: 9-HRB094/2022-CHA

दिनांक: June, 2022

सेवा में,

नोडल ऑफिसर एवं अति प्रधान मुख्य वन संरक्षक (एफ.सी.),
कार्यालय प्रधान मुख्य वन संरक्षक,
C-18, वन भवन, सेक्टर 6,
पंचकुला, हरियाणा।

विषय: Diversion of 2.031 ha. of forest land for construction of Sr Secondary School along with Surajkund Badhkal Road km.6-7 L/side at village Mewla Maharajpur, Sector 43 under Forest division & district Faridabad Haryana. (Online Proposal No. FP/HR/Sch/41656/2019)

सन्दर्भ: i). प्रधान मुख्य वन संरक्षक के पत्र क्रमांक प्रशा-डी-तीन/10134/199 दिनांक 25.04.2022.

महोदय,

मूले आपका ध्यान आकर्षित विषय में संदर्भित पत्र की ओर दिवाने का निर्देश हुआ है, जिसमें वन (संरक्षण) अधिनियम, 1980 की प्रावधानों के अनुसार वन वर्गीकरण उद्देश्य के लिए 2.031 हेक्टेयर वन भूमि की मांग की गई है।

2. इस प्रस्ताव में काई भी अग्रिम कार्यवाई करने से पूर्व निम्नलिखित जानकारी/स्पष्टीकरण भेजने का कष्ट करें:-

- It appears that the State Govt has not brought to the notice of IRO, the fact that the same user agency i.e. Modern Vidya Niketan (MVN) Society has applied earlier for diversion of 7.99254 ha of forest land for setting up of MNP Technologies and Solar Energy System Research Institute in 2012 in same village i.e. Mewla Maharajpur and still pending for reply from State Government. It appears that the said same forest land has been in non-forestry use since long and now it has been applied again with lesser extent with different purpose and without showing violation over PLPA area.
- As per available open source Google earth satellite imageries, the said land is in non-forestry use since at least September, 2002. It could be even more as data is not available in open source Google earth before that.
- The land broken for the School is more than 4.5 ha. as per polygon drawn along the boundary of School over Google Earth Image of KML file.
- The said area is adjacent (less than 150 m) to Manav Rachna International Institute of Research. A proposal (FP/HR/SCH/41500/2019) for diversion of 13.684 ha has been discussed in 46th REC meeting held on 11.01.2022 and matter is lying with the CEC for advising this office. If the FC clearance can be granted in view of the CEC direction to this office dated 7.9.2012. Being the PLPA area this fact should also have been brought to the notice of the IRO.
- After analysing the kml file, it has been observed that a multistorey building already exists on that land. Detailed violation report including other documents with regard to status of the building, its purpose, year of construction, permission under FC Act, need to be provided.

3. उपरोक्त जानकारी इस पत्र के जारी होने के पश्चात 30 दिनों के भीतर प्रस्तुत करें जिसके प्रस्तुत न करने की स्थिति में इस प्रस्ताव को रद्द किया जा सकता है।

भवदीय

-sd-

(राजा राम सिंह)

उप-वन महानिरीक्षक(केन्द्रीय)

IRO, MoEF&CC, Chandigarh

प्रतिलिपि

- The Divisional Forest Officer, Forest Division & District Faridabad, Haryana.(dfo.fhd-lux@nic.in)
- The Director, MODERN VIDYA NIKETAN SCHOOL, Village-Mewla Maharajpur, Badhkal Surajkund road, Sector -43, Faridabad, Haryana (mvnschool2019@gmail.com)

अतिरिक्त प्रधान मुख्य वन संरक्षक (एफ.सी.)
पंचकुला, हरियाणा
Signed by Raja R

R.O
S.C
N.O
C.F

D.F

APPENDIX

(See Rule 6)

FORM - 'A'

Form for seeking prior approval under section 2 of the proposals
by the State Governments and other authorities

PART- I

(to be filled up by user agency)

1. Project details:

- (i) Short narrative of the proposal and project/scheme for which the forest land is required

7.99254 hectares

Diversion of forest land for MVN Technologies & Solar Energy System and Research Institute, managed by Modern Vidya Niketan Society, at Sector-43, on right side of Badkal Surajkund Road while going from Badkal to Surajkund Village Mewla Maharajpur, Distt. Faridabad

(HR)

Attached

- (ii) Map showing the required forest land, boundary of adjoining forest on 1:50,000 scale map.

- (iii) Cost of the project.

Rs. 15 Crore

- (iv) Justification for locating the project in forest area

For construction of educational institution in forest land

- (v) Cost-benefit analysis (to be enclosed).

N.A.

- (vi) Employment likely to be generated.

200 Persons

2. Purpose-wise break-up of the total land required.

7.99254 hectares

<u>S.No.</u>	<u>Name of purpose</u>	<u>Area required in Hectare</u>
(i)	Educational Institution	7.99254 hectares

3. Details of displacement of people due to the project, if any:

- (i) Number of families.

Nil

- (ii) Number of Scheduled Castes/Scheduled Tribe families.

Nil

- (iii) Rehabilitation plan. (To be enclosed).

N.A.

Sham

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Whether clearance under Environment
(Protection) Act, 1986 required? (Yes/No).

Yes

5. Undertaking to bear the cost of raising
and maintenance of compensatory
afforestation and/or penal
compensatory of Safety Zone, etc. as
per the scheme prepared by the State
Government (undertaking to be enclosed).

Attached

6. Details of Certificates/documents
enclosed as required under the
instructions.

As for following

S.No.

1.

2.

Name of enclosures
Layout plan
Survey map
Undertaking

No. of pages

1

1

1

Remarks

Dated: - 05-05-2011

Place: - Faridabad

Devaru

(Dr. P.Rathna Swamy)
Director
Modern Vidya Niketan Society

Modern Vidya Niketan Society

State serial No. of proposal _____
(To be filled up by the Nodal Officer with date of receipt)

PART-II

(To be filled by the concerned Dy. Conservator of Forests)

State serial No. of proposal

- | | |
|--|--|
| 7. Location of the project/scheme | Faridabad District)
Sector 43, Badkhal surajkund
road, R side, Faridabad |
| I. State/Union Territory | Haryana |
| II. District | Faridabad |
| III. Forest Division | Faridabad Forest Divn. |
| IV. Area of forest land proposed for diversion (in ha) | 7.99254 ha |
| V. Legal status of Forest | PLPA Forests |
| VI. Density of Vegetation | NH |
| VII. Species wise (Scientific names) and diameter class-wise enumeration of trees) to be enclosed. In case of irrigation/hydel projects enumeration at FRL, FRL-2 meter & FRL-4 meter also to be enclosed | Enclosed |
| VIII. Brief note on vulnerability of the forest area to erosion. | Area closed under section 4 & 5 of PLPA, 1900. |
| IX. Approximate distance of proposed site for diversion from boundary of forest. | NH |
| X. Whether forms part of National Park, wildlife sanctuary, biosphere reserve, tiger reserve, elephant corridor etc. (if so, the details of the area and comments of the Chief Wildlife Warden to be annexed). | N.A. |
| XI. Whether any rare/endangered/unique species of flora and fauna found in the area. If so details thereof. | No |
| XII. Whether any projected archaeological heritage site/defence establishment or any other important monument located in the area. If so, the details thereof with NOC from competent authority, if required. | No |
| X. Whether the requirement of forest land as proposed by the user agency in cor. 2 of Part-I is unavoidable and barest minimum for the project. If no, recommended area item-wise with details of alternatives examined. | YES the land is closed under section 4 and 5 of PLPA, 1900 & invokes provision of FCA, 1980. |
| 9. Whether any work in violation of the Act has been carried out (Yes/No). If Yes, details of the same including period of work done, action taken on erring officials. Whether work in violation is still in progress. | No |

[Signature]

10. Details of compensatory scheme:
- I. Details of non- forest area/ degraded forest area identified for compensatory afforestation , its distance from adjoining forest. number of patches, size of each patch. CA will be carried out in the land provided by user agency in lieu of diverted forest land.
 - II. Map showing non-forest /degraded forest area identified for compensatory afforestation and adjoining forest boundaries. Shown in survey sheet attached
 - III. Detailed compensatory afforestation scheme including species to be planted, implementing agency, time schedule, cost structure etc. Attached
 - IV. Total financial outlay for compensatory afforestation scheme. 14679390/-
 - V. Certificate from competent authority regarding suitability of area identified for compensatory afforestation and from management point of view. (to be signed by the Concerned Deputy Conservator of Forests). Attached
11. Site inspection report of the DCF (to be enclosed) especially highlighting facts asked in col. 7 (xi, xii). 8 and 9 above. Attached
12. Division/District profile:
- I. Geographical area of the district 2105 Sq. km
 - II. Forest area of the district 4605 ha
 - III. Total forest area diverted since 1980 with number of cases. 69.10 ha/57
 - IV. Total compensatory afforestation stipulated in the district/division since 1980 on 61.48 ha
 - a. Forest land including penal compensatory afforestation 44.50 ha
 - b. Non forest land
 - V. Progress of compensatory afforestation as on (date) 30-6-2003 on
 - a. Forest land
 - b. Non forest land
13. Specific recommendations of the DCF for acceptance or otherwise of the proposal with reasons. Forwarded for kind perusal as per inspection report.



Signature

PART - III

14)	Whether site, where the forest land involved is located has been inspected by concerned Conservator of Forests (Yes/No). If yes, the date of inspection & observations made in form of inspection note to be enclosed.	NO
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15)	Whether the concerned Conservator of Forests agree with the information given in Part-B and the recommendations of Deputy Conservator of Forests.	yes
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16)	Specific recommendation of concerned Conservator of Forests for acceptance or otherwise of the proposal with detailed reasons.	Forwarded for consideration as per D & F Periodical inspection report
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Place: Gurgaon

Dated: 21/10/2011

[Signature]

Conservator of Forests,
South Circle, Gurgaon.


PART-IV

(To be filled in by the Nodal Officer or Principal Chief Conservator of Forests or Head of Forest department)

17	Detailed opinion and specific recommendation of the State Forest Department for acceptance or otherwise of the proposal with remarks.	
	(While giving opinion, the adverse comments made by concerned Conservator of Forests or Deputy Conservator of Forests should be categorically reviewed and critically commented upon).	<i>Recommended for Approval</i>

Dated: 30-12-2011

Place: PKL


Principal Chief Conservator of Forests
Haryana, Panchkula.

Name

Official Seal

30/12
PKL
30/12-11

From:

Commissioner,
Municipal Corporation,
Faridabad.

To:

The Manager,
Modern Vidhya Niketan Society,
Sector-17, Faridabad.

Memo No. MCF/STP/99/6

Dated:- 6-1-2000

Subj:- Regarding permission for change of land use for additional land measuring 17 Kanal 3 Marla khasra No. 37//6/1; 38//9,10,11/2,12 in the revenue estate of village Sarai Khawaja, sector-43, Faridabad.

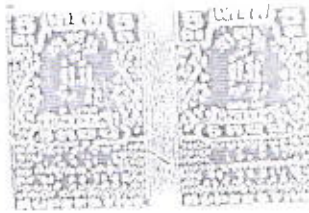
Ref:- Your letter dated 10-12-99 on the subject cited as above.

Find enclosed herewith 2 copies of C.D.U.-II agreement duly accepted by this office. You are advised to get this agreement registered in the office of Sub-Registrar, Faridabad and thereafter return the original copy of agreement in this office for taking further necessary action in the matter.

Encl: As above.

Sanjay S. L.
Senior Town Planner,
For: Commissioner.

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Agreement - C.U.P.

Agreement by a person under colonial intending to change the existing use of land in the controlled Area. This Agreement made on 14.12.99 between Manager Modern Vidya Niketan Society, Sec-17 Faridabad (hereinafter called the promisee of the one part) and the Govt. of Haryana acting through the Commissioner-cum-Director, Town & Country Planning, Municipal Corporation, Faridabad (hereinafter referred to as Govt.) of the other part.

1. Whereas the promisee is seized of or otherwise will entitled to the land measuring 17 kanal 5 marla (10375.75 sq. yds.) mentioned in Annexure 'A' attached hereto which said land is within the controlled area of Faridabad and is affected by the provisions of the Punjab Scheduled Roads and Controller Area restrictions of Unregulated Development Act, 1963 and Haryana Municipal Corporation Act, 1954 and the rules made there under hereinafter referred as the act and rules.
2. And whereas under Rules 26D of the said rules one of the conditions for the grant of permission is that the promisee shall enter into an agreement for fulfilling the conditions in accordance with the permission finally granted.

NOW THIS DEED WITNESSES AS FOLLOWS:

1. In consideration of the Commissioner-Cum-Director, Town & Country Planning agreeing to grant permission to the promisee to development school building on the land mentioned in Annexure 'A' thereto on the fulfilment of all the conditions of Rule 26-D by the promisee, the promisee hereby covenants as follows:-

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Commissioner-Cum-Director
Town & Country Planning
Municipal Corporation, Faridabad

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- and the promisee shall pay proportionately to the external development charges which shall be levied on the said land as per details given in Annexure-B in respect of external development charges which shall be levied out of the area on the benefit on the said land 25% amount of proportionate external Development charges which comes to Rs. 5,54,973/- shall be paid by the promisee in installments along with 18% rate of interest as per details given in Annexure-B. Balance 75% FDC amount shall be paid by the promisee on the prevailing rates at the time of provision of balance external services in the area.
7. That the promisee shall get the plan approved from the Commissioner-Cum-Director, Town & Country planning before commencing any construction on the said land.
 8. That the promisee shall be responsible for making arrangement for the disposal of effluent to satisfaction of Commissioner-Cum-Director, Town & Country planning.
 9. That the promisee shall not except with the previous permission of the Commissioner-Cum-Director, Town & Country planning, sell the said land or portion there unless the said land has been put to use permitted by the Commissioner-Cum-Director, Town & Country planning by the Commissioner-Cum-Director, Town & Country planning.
 10. The promisee agrees to submit the drainage and sewerage scheme for the site in question for approval. They further undertake to implement these schemes after their approval with or without modification. He also undertake that he shall continue to be responsible for maintenance of these disposal works as per approved schemes as long as these are not connected to main sewerage and drainage system of the project. The promisee further undertake to pay and fee that may be levied for the scrutiny of the schemes and their inspection.
 11. That the promisee shall start construction of the said plot within a period of six months from the date of issue of order sanctioning the charge off and as
 12. That the promisee given an undertaking that she will connect sewerage system to the main sewerage as and when the latter is installed and extended to this area and shall pay such charges as may be levied in this behalf.

Commissioner-Cum-Director
Town & Country Planning

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Placem

1. That the promisee also gives an undertaking not to demolish the unauthorised structure made at the site or agrees to get the offence compounded and shall demolish such structure as shall contravene the building bye-laws
2. That the promisee will pay the enhanced conversion charges as and when raised by Govt. M.C.F. on demand
3. Provided always and it is hereby agreed that if the promisee shall commit any breach of terms & conditions of this agreement then notwithstanding the waiver of any previous cause of right, the Commissioner - cum - Director, Town & Country planning may revoke the permission granted to him
4. Upon revocation of the permission under clause 2 above the Commissioner - cum - Director, Town & Country planning may recover the proportionate development charges incurred on the said development works pertaining to the said land as may be determined by the Commissioner - cum - Director, Town & Country planning, Municipal Corporation, Faridabad.
5. The expression, the promisee, hereinbefore used shall include his heirs, legal representatives, successors and permitted assigns
6. The stamp and registration charges on this deed shall be borne by the promisee

Signed by
Hameed
 Hameed, Chairman Society
 Faridabad

[Signature]
 Commissioner - cum - Director
 Town & Country Planning
 M.C.F. FARIDABAD

The Promisee
[Signature]
 Manager Huda
 Village, Huda
 Society, Faridabad

Witness No. 1 Ms. Shabir Kaur
[Signature]
 23/4/24
 Faridabad

Witness No. 2
[Signature]
 23/4/24
 Faridabad

[Signature]
 Senior Town Planner
 Municipal Corporation
 FARIDABAD

[Signature]

[Signature]
 23/4/24
 Faridabad

From

Commissioner,
Municipal Corporation,
Faridabad.

To

The Manager,
Modern Vidhya Niketan Society (Regd.),
Sector-17, Faridabad.

Memo No. MCP/STP/99/2565
Dated:- 27-12-99

Sub:- Permission for change of land use in respect of land measuring 25254.16 sq. yds. bearing khasra Nos. 37/6/2, 14/2, 15, 16, 17/1; 38/11/1, 19/2, 20 falling in the revenue estate of village Mewla Maharajpur, Sector-43, Faridabad. - Execution of revised CLU-II agreement.

Ref:- Your letter dated 14-12-99 on the subject cited as above.

In accordance with the terms and conditions of revised CLU-II agreement registered in the office of Sub-Registrar, Faridabad on 25-10-99 permission for change of land use for development of Educational Institution is hereby allowed as per provisions of Punjab Scheduled Roads & Controlled Areas Restriction of Unregulated Development Act, 1963 read with provisions of Haryana Municipal Corporation Act, 1994. This permission is subject to the condition that you will make payment of proportionate external development charges in instalments along with interest as per details given in Annexure-B of said CLU-II agreement.


Senior Town Planner,
Municipal Corporation.







Agreement - CL 111

Agreement by a person other coloniser intending to change the existing use of land in the controlled area. This Agreement made on 29.12.97 between Manager Modern Vidya Niketan Society Sec 17, Faridabad (hereinafter called the promisee of the one part) and the Govt. of Haryana acting through the Commissioner-cum-Director, Town & Country Planning, Municipal Corporation, Faridabad (hereinafter referred to as Govt.) of the other part.

Whereas the promisee is seized of or otherwise will entitled to the land measuring 25254.16sq yds. mentioned in Annexure 'A' attached hereto which said land is within the controlled area of Faridabad and is affected by the provisions of the Punjab Scheduled Roads and Controller Area restrictions of Unregulated Development Act, 1963 and Haryana Municipal Corporation Act, 1994 and the rules made there under hereinafter referred as the act and rules.

And whereas under Rules 26D of the said rules one of the conditions for the grant of permission is that the promisee shall enter into an agreement for fulfilling the conditions in accordance with the permission finally granted.

NOW THIS DEED WITNESSES AS FOLLOWS:

- In consideration of the Commissioner-Cum-Director, Town & Country Planning, agreeing to grant permission to the promisee to develop school building on the land mentioned in Annexure 'A' thereto on the fulfilment of all the conditions of Rule 26 D of the said rules, the promisee hereby covenants as follows:

Thaw

gdy

Thaw

- a. That the promisee shall pay proportionate External Development charges which shall be the first charge on the said land as per details given in Annexure -B in respect of external Development works which may be carried-out in the area for the benefit of the said land. 25% amount of proportionate external Development charges which comes to Rs.13,50,782/- shall be paid by the promisee in instalments along with 18% rate of interest as per details given in Annexure-B. Balance 75% EDC amount shall be paid by the promisee on the prevailing rates at the time of provision of balance external services in the area.
- b. That the promisee shall get the plan approved from the Commissioner-Cum-Director, Town & Country planning before commencing any construction on the said land.
- c. That the promisee shall be responsible for making arrangement for the disposal of affluent to satisfaction of Commissioner-Cum-Director, Town & Country planning.
- d. That the promisee shall not except with the previous permission of the Commissioner-Cum-Director, Town & Country planning, sell the said land or portion there unless the said land has been put to use permitted by the Commissioner-Cum-Director, Town & Country planning by the Commissioner-Cum-Director, Town & Country planning.
- e. That the promisee agrees to submit the drainage and sewerage scheme for the site in question for scrutiny. They hereby under take to implement these schemes after their approval with or without modification. He also undertake that he shall continue to be responsible for maintenance of these disposal works as per approved schemes as long as these are not connected to main sewerage and drainage system of the project. The promisee further undertake to pay and fee that may be levied for the scrutiny of the schemes and their inspection.
- f. That the promisee shall start construction of the said plot within a period of six months from the date of issue of orders permitting the charge of land use.
- g. That the promisee given an undertaking that he will connect sewerage system to the main sewerage as and when the latter is installed and extended to this area and shall pay such charges as may be levied in this behalf.

General
Town & Country
Planning
M. C. D.

[Signature]
D

[Signature]

[Signature]



-8-

h- The promisee also gives an undertaking that he will demolish any unauthorized construction made at the site or agrees to get the offence compounded and shall demolish such structure as shall contravene the building bye-laws.

i- The promisee will pay the enhanced conversion charges as and when raised by Govt./MCP on demand.

1. Provided always and it is hereby agreed that if the promisee shall do any breach of terms & conditions of this agreement then co-with standing the waiver of any previous cause of right, the commissioner cum - Director, Town & Country planning may revoke the permission granted to him.

2. Upon revocation of the permission under clause 2 above then Commissioner cum-Director, Town & Country planning may recover the proportionate development charges incurred on the said development work pertaining to the said land as may be determined by the Commissioner cum-Director, Town & Country planning, Municipal Corporation, Paridabad.

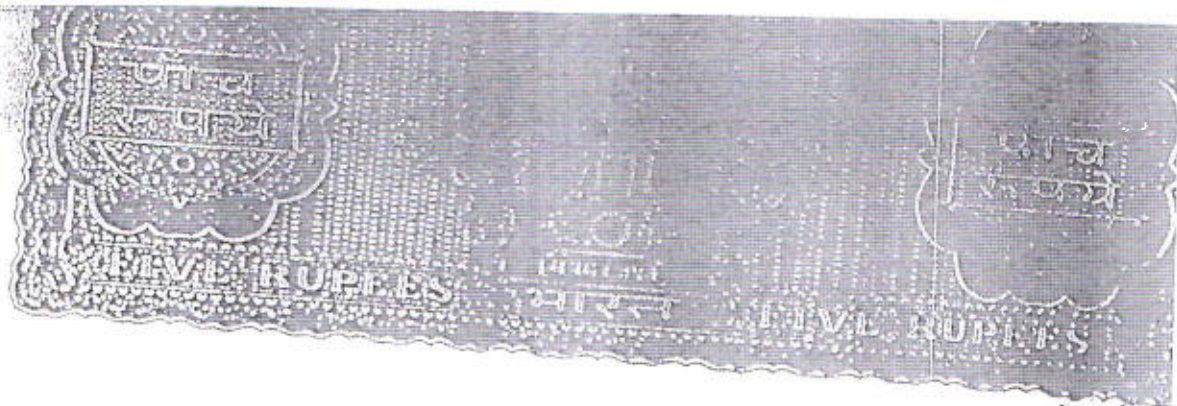
3. The assignment, the promise, hereinbefore made shall include his heirs, legal representatives, successors and assigns.

4. The stamp and registration charges on this deed shall be borne by the promisee.

Planned
Commissioner cum-Director
Town & Country Planning
M.C.F. PARIDABAD

Planned
Senior Town Planner
Municipal Corporation

Witnessed by:
Witnessed by:



NOVEMBER 1917

17th Nov 1917. 5000 Rs. being in the Revenue Estate of
of Yashwanth Singh Teh. Faridabad Distt. Faridabad.
Khasr No.

37// 6/2, 6/4, 14/2, 15, 16, 17/

38// 19/ 20, 11/2, 10

Planned
12
16/7

Planned

Promisee

9/11

Witness

1. Mr. Kanti Choudhary

Wuz
6.5/17
2. Mr. Jagdish Choudhary

Planned
16/7



ANNEXURE B

Total area of CMV 25254.4 sq.yds.
 Total amount of contribution to external charges already deposited vide G-8 No. 15/476 dt. 26.8.99 Rs.54,03,120/-
 25% amount of ELC in proportion to the services already provided at site. Rs.13,50,782/-
 1/4th (25%) of 25% amount of external development charges already deposited vide G-8 No. 15/476 dt. 26.8.99. Rs.3,37,696/-
 Balance 1/4th amount of 25% proportionate external charges shall be paid in 6 half yearly instalments along with 18% rate of interest, as per schedule given below:

No.	of instal	Due date	Instalment	Interest	total
1st		26.2.2000	1,68,848/-	91,170/-	2,60,018/-
2nd		26.8.2000	1,68,848/-	75,381/-	2,44,229/-
3rd		26.2.2001	1,68,848/-	60,785/-	2,29,633/-
4th		26.8.2001	1,68,848/-	45,589/-	2,14,437/-
5th		26.2.2002	1,68,848/-	30,392/-	2,00,240/-
6th		26.8.2002	1,68,848/-	15,196/-	1,84,044/-

Note: In case the instalments along with interest are not paid on or before the due date then penal interest @ 5% over and above 18% normal rate shall be paid by the promisee.

Heaven

Heaven
 Hrs Kant Shetty

Promised

Witness

1.11.95

From :
The Commissioner,
Municipal Corporation, Faridabad.

To :
Modern Vidya Niketan Society,
Sector-43, Surajkund, Badkhal Road,
Faridabad.

Memo No. MCH/STP/No. 1527
Dated: 10-3-2000

Sub: Sanction u/s 254 of the Haryana Municipal
Corporation Act, 1939

Re: Your application dated 17.2.2000 for permission to erect/re-erection

Building on Plot No. Sector 43, Surajkund, Badkhal Road, Faridabad
(For educational purposes)

Having been sanctioned on 22.2.2000 by the Municipal
Corporation, Faridabad subject to the following conditions.

1. Plans to be sanctioned upto 37th month February Year 2001.
2. The work will be undertaken as per sanctioned plan only and no deviation from Bye-laws will be permitted without prior permission. Any deviation done against bye-laws is liable to be demolished under section 267 of Haryana Municipal Corporation Act 1934 and the Architect engaged on this job will run the risk of having licence cancelled.
3. Violation of Planning and Building Bye-laws will not be compounded.
4. It will be duty of owner of the plot and the Architect preparing the plans to ensure that the sanctioned plans are as per present Building Bye-laws. If any infringement of Bye-laws remains unnoticed the Municipal Corporation Faridabad reserves the right to amend the plans as and when the infringement comes to its notice and Municipal Corporation, Faridabad will stand indemnified against any claim on its account.
5. A notice of setting shall be sent to the Municipal Corporation Faridabad before Commencement of the erection of Building as per Bye-laws. Similar notice will be sent to the Municipal Corporation Faridabad when the building has reached upto plinth level.
6. The party shall not occupy or permit it to occupy the Building or use or permit to be used the building or any part thereof affected by any such until occupancy certificate is issued by the Municipal Corporation, Faridabad u/s 254 of Haryana Municipal Corporation Act.
7. Municipal Corporation, Faridabad will stand indemnified and kept harmless from all proceedings in courts and before other authorities of all expenses / losses / claims which the Municipal Corporation, Faridabad may incur or become liable to any as a result or in consequences of the sanction accorded by it to the building plan.
8. The door and window leaves shall be fixed in such a way that they shall not, when open, project on any street.
9. The building shall not be constructed within minimum distance as specified in India Electricity Rules 1956 Voltage lines running on side of the site.

[Signature]

[Signature]

10. The land left open on consequences of the enforcement of the set back rule shall form part of the public street.
11. The sanction will be void-absolute if any of the conditions mentioned above are not complied.
12. Only W.C. connection is allowed to the plot.
13. No ~~water~~ effluent is allowed to the street.
14. The internal Services shall be arranged by party itself.

Encl. : A Set of Sanctioned
Plan.

Encl. No. MCF STP

SENIOR TOWN PLANNER
For COMMISSIONER

Dated :

A copy alongwith a set of sanctioned plan is forwarded to the Joint Commissioner, Municipal Corporation, Faridabad, (Sd/-) Zone for information and record.

Encl. A Set of Sanctioned
Plan.

SENIOR TOWN PLANNER
For COMMISSIONER

To

M/s Modern Vidya Niketan,
Badkhal Surajkund Road,
Faridabad.

Memo No. MCF/STP/2003/2221
Dated: 6-7-04

Whereas M/s Modern Vidya Niketan Society, Badkhal-Surajkund Road, Faridabad has applied for issue of an Occupation Certificate in respect of a building described below. Commissioner, Municipal Corporation, Faridabad vide his order dated 20.9.2003 has granted permission for the occupation of said building in accordance with the provisions of the Punjab Scheduled Roads & Controlled Areas Restriction of Unregulated Development Rules, 1967.

DESCRIPTION OF BUILDING

Ground Floor	3706.713 sq.mt. + 726.22 sq.mt. = 4432.93 sq.mt.
First Floor	4380.95 sq.mt.
Second Floor	3654.738 sq.mt.
Third Floor	3654.738 sq.mt.
Fourth Floor	3654.738 sq.mt.

And the compounded structure as per details given in this office memo No. MCF/STP/2003/1771 dated 21.11.2003.

At Khasra No. 37/16/2, 14/2, 15, 16, 17/1,
38/11/1, 19/2, 20, 11/2 min. 10, 9 min. 12 min
revenue estate of Village Mewla Maharajpur,
Sector-43, Badkhal - Surajkund Road,
Faridabad.

Date:

Joint Commissioner

Faridabad

11/12

Commissioner
Municipal Corporation,
Faridabad

To

Sh. Gopal Singh Sharma,
Manager,
Modern Vidya Niketan Society,
Sector-17, Faridabad

Memo No. MCF/STP/2003/ 1771

Dated: - 22-5-2003

Sub: - Issue of Occupation Certificate in respect of Modern Vidya
Niketan School Building (Aravali Hills) in sector-43, Faridabad.

Reference your application dated 28.8.2003 on the subject cited
above.

The field staff of this office after inspection of your school site located
at Badkhal-Surajkund road in sector-43, Faridabad, has reported that you have
raised following unauthorised constructions in violation of sanctioned building
plans dt. 10.3.2000.

A. Ground Floor:

- | | | |
|----|--|--------------------------------|
| 1. | Transformer Room
(in front set-back) | 13'-3" x 24'-6" |
| 2. | Meter Room,
(side set-back) | 15'-6" x 46'-9" |
| 3. | Stair case,
Swimming pool/
Structure | 8'x15'
39'-3"x82' + 20'x30' |

5. Extra covered area
in main building

160 sq ft

For Modern Vidya Niketan Aravali Hills

B

1st Floor:

1. Extra covered area
in main building

160 sq ft

Auth. Signatory

1. Extra covered area in main building 160 sq ft

2. Covered passage 20'x25'

1) 3rd Floor:

1. Extra covered area in main building 640 sq ft

1. 4th Floor:

1. Extra covered area in main building. 160 sq ft

2. Roof projections. 2525.25 sq ft.

Apart from the above unauthorised constructions it has also been reported by the field staff that you have occupied the portion of your school building as per details given below without obtaining occupation certificate as per requirement of rule-47 of Controlled Area Rules, 1965.

<u>S.No.</u>	<u>Floor.</u>	<u>Illegal Occupied Area.</u>
1.	Ground Floor.	23353.78 sq ft.
2.	1st Floor.	15753 sq ft.
3.	2nd Floor.	17578 sq ft.
4.	3rd Floor.	12251 sq ft.
5.	4th Floor.	2032 sq ft.

In this context Your request to allow unauthorised transformer room measuring 13'-3" x 24'-6" falling in front set back(green belt) has been considered by the Commissioner, Municipal Corporation, Bandabad vide his orders dated 20.9.2003 and it has been allowed for a period of 3 months against submission of affidavit to the effect that you will shift this structure within permissible building line within a period of 3 months. The remaining unauthorised constructions raised in violation of sanctioned building plans and illegal occupied area of your school building as mentioned above can be compounded on payment of composition

For Modern Vidya Niketan Aravali Hills

Auth. Signatory


charges Rs 9,02,613/- as decided by the Commission

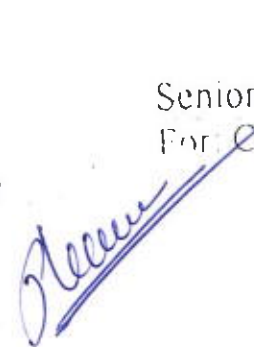
20/9/2003

In Addition to the above the society has also not submitted clearance certificate/NOC from the State Fire Officer (competent authority) regarding provisions of fire safety measures in the school building.

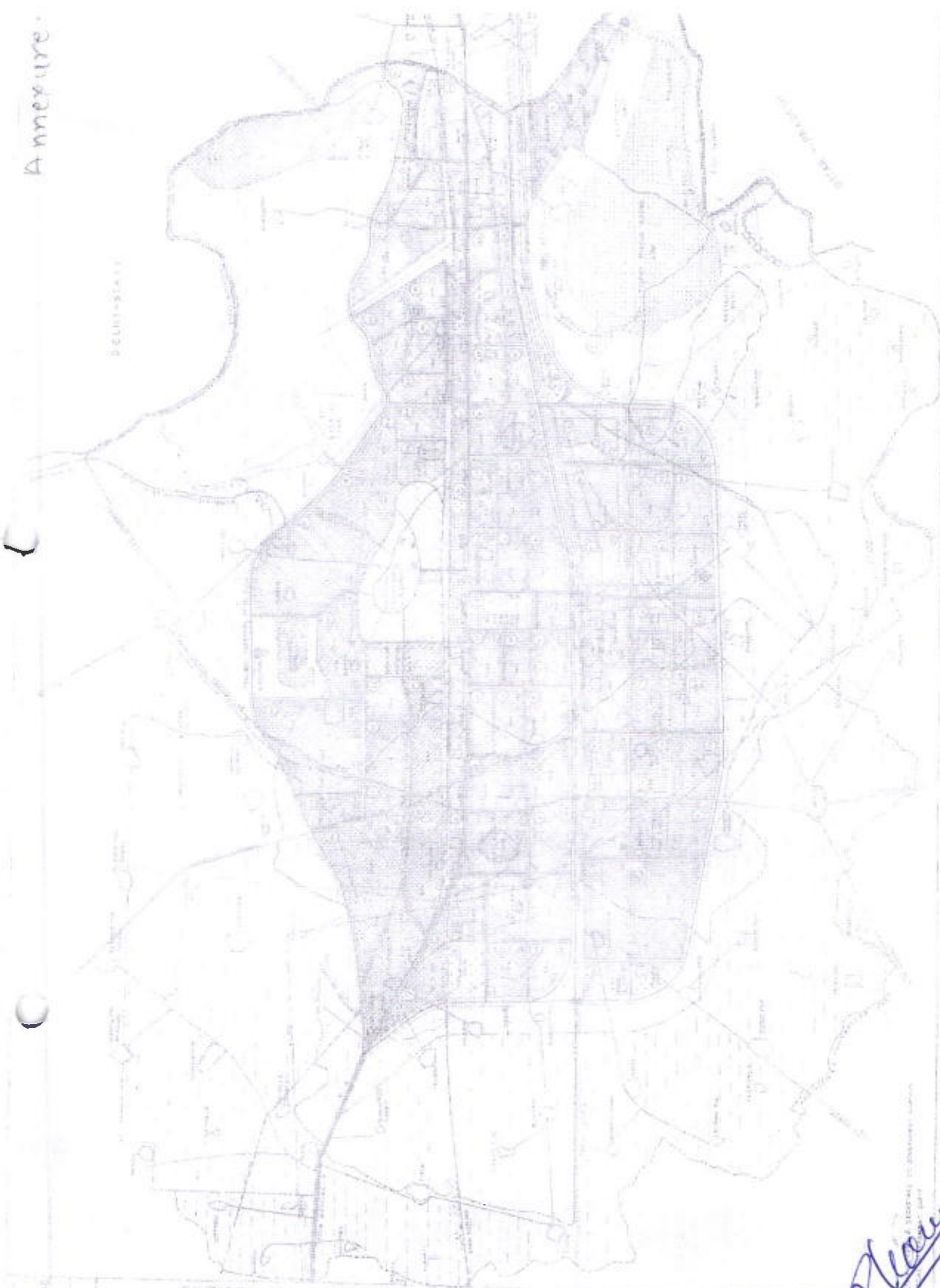
The occupation certificate in respect of your school building referred above will be issued only after payment of composition charges Rs.9,02,613/-, for the above compoundable violations, submission of affidavit regarding removal of transformer room within 3 months and submission of clearance certificate/NOC from the State Fire Officer (competent authority) regarding provision of fire safety measures in the school building.

In view of above, you are directed to fulfill the above conditions within a period of 30 days from the date of receipt of this letter so that further necessary action on your request for issue of occupation certificate can be taken by this office as per rules.


For Modern Vidya Niketan Aravali Hills
Auth. Signatory


Senior Town Planner
For Commissioner

Annexure -



PROJECT NAME: EASTAZZ COMPLEX		SCALE: 1:1000	
PROJECT NO: 100/100/100		DATE: 10/10/10	
PROJECT LOCATION: EASTAZZ COMPLEX		PROJECT STATUS: IN PROGRESS	
PROJECT DESCRIPTION: EASTAZZ COMPLEX		PROJECT OWNER: EASTAZZ COMPLEX	
PROJECT DESIGNER: EASTAZZ COMPLEX		PROJECT CONSULTANT: EASTAZZ COMPLEX	
PROJECT APPROVER: EASTAZZ COMPLEX		PROJECT REVIEWER: EASTAZZ COMPLEX	
PROJECT SIGNATURE: EASTAZZ COMPLEX		PROJECT DATE: 10/10/10	
PROJECT LOCATION: EASTAZZ COMPLEX		PROJECT STATUS: IN PROGRESS	
PROJECT DESCRIPTION: EASTAZZ COMPLEX		PROJECT OWNER: EASTAZZ COMPLEX	
PROJECT DESIGNER: EASTAZZ COMPLEX		PROJECT CONSULTANT: EASTAZZ COMPLEX	
PROJECT APPROVER: EASTAZZ COMPLEX		PROJECT REVIEWER: EASTAZZ COMPLEX	
PROJECT SIGNATURE: EASTAZZ COMPLEX		PROJECT DATE: 10/10/10	

[Signature]

EASTAZZ COMPLEX ADMINISTRATION



Haryana Government Gazette EXTRAORDINARY

Published by Authority

Govt. of Haryana

CHANDIGARH, TUESDAY, DECEMBER 17, 1991 (AGRAHAYANA 26, 1913 SAKA)

LOCAL GOVERNMENT DEPARTMENT

Notification

The 11th December, 1991

No. 13/29/91-3CH.—In exercise of the powers conferred by sub-section (7) of Section 29 of Faridabad Complex Administration (Regulation and Development) Act, 1971 and with reference to Haryana Government, Local Government Department, Notification No. FCA/STP/91/1354, dated the 14th October, 1991 published in Haryana Government Gazette (Extraordinary), dated the 14th October, 1991 read with corrigendum dated the 28th October, 1991, the Governor of Haryana after considering the objections, suggestions and representations received alongwith the recommendations of the Chief Administrator, Faridabad Complex Administration, Faridabad thereon, hereby publishes the final Development Plan modifying the final Development Plan published,—*vide* notification No. 2936-2TCP-65, dated the 19th January, 1966, published in Punjab Government Gazette (Extraordinary) dated the 22nd January, 1966 and subsequent revised Development Plan published,—Notification No. 10427-ICI-74, 29529, dated the 23rd September, 1974 published in Haryana Government Gazette (Extraordinary), dated the 24th September, 1974 alongwith restrictions and conditions proposed to be made applicable to the Controlled Areas covered by it (given in the Annexure A & B) in Faridabad, Ballabgarh and Draft Development Plan published,—*vide* notification No. 1431-10DP-82/5194, dated the 26th April, 1982 published in the Haryana Government Gazette (Extraordinary) dated the 27th April, 1982:—

DRAWING

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

(ii) *Vide* Punjab Government Gazette notification No. 1576-2TCP-66-17882, dated the 23rd June, 1966 published in Gazette dated the 28th July, 1966.

(iii) *Vide* Haryana Government Gazette notification No. 1627-TCP-67/1277, dated the 4th April, 1967 published in Gazette dated the 23th April, 1967.

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

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

(B) Final Development Plan for Faridabad Ballabgarh controlled area bearing drawing No. FCA/STP/91/508, dated the 19th November, 1991.

Price : Rs. 1.00

(2/51)

Handwritten signature

ANNEXURE A

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

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

NECESSITY FOR AMENDMENT OF THE PLAN

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

- (i) **Pressure of Delhi.**—Due to rapid increase in population and scarcity of urbanizable area in Delhi, the land values have gone very high both in and around the capital. The process will undoubtedly continue as according to the Delhi Development Authority and National Capital Region Planning Board, the City's Population is expected to increase to 1.22 crores in 2001 A. D. from 62 lacs in 1981. Therefore, the ring towns of Delhi Metropolitan Area and National Capital Region must grow in harmony with Delhi and share the population pressure of National Capital.
- (ii) **Employment structure and Economic Activities.**—During the decade 1971—81 although the working force percentage to total population has increased from 31.3% to 33% but the industrial working force percentage to total working force has increased from 55% to 75.83% showing that the industrial employment is increasing constantly due to locational advantage of this industrial town. Keeping pace with the Delhi Master Plan, this demand will undoubtedly multiply. Faridabad is being preferred by the public undertakings for shifting of their offices, institutes etc. out of Delhi e. g. N. T. P. C. & Institute of Financial Management Development, Central Electricity Authority, Adademy, Provident Fund offices and NHPC have already taken land here for their offices.
- (iii) **Recreational Activities.**—Due to the existence of famous tourist resorts like Badkhal Lake, Surajkund and availability of favourable rocky terrain, there is a demand of land for leisure lands Appu Ghar, Amusement Park and recreational activities etc. Hence it calls for provision of additional recreational areas in the Development Plan.
- (iv) **Pressure of non-agricultural land in the vicinity of Delhi.**—Development Activities of Delhi have come upto Badarpur and Mehrauli and as such it has resulted in great pressure on the land in Haryana which is adjacent to these areas on the other side of Delhi-Haryana Border.
- (v) **Speculation in land dealings.**—It is understood that the restrictions in Delhi have led to speculation in land dealings in Haryana along Faridabad-Sohna, Faridabad-Gurgaon roads besides the area along Delhi-Haryana Border.
- (vi) **Necessity for Industrial Housing.**—Despite the fact that the Faridabad-Ballabgarh Complex has become major industrial magnet, the provision for industrial housing is inadequate, as at present about 30,000 slum-dwellers are existing in this planned area. Thus provision for housing developed plots under the Site & Service Scheme for the economically weaker sections is essential for balanced development of the area. This will solve the problem of slums.

Planned

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

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

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

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

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

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

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

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

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

CIRCULATION PATTERN

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

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

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

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

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

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

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

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

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

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

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

EXTENT OF LAND USES

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

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

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

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

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

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

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

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

TRANSPORT & COMMUNICATION

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

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

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

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

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

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

ZONING REGULATIONS

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

ANNEXURE 'B'

ZONING REGULATIONS

Governing use and development of land in the Controlled Areas around Faridabad Old town and around Ballabgarh as shown in Drawing No. FCA/STP/91/808, dated the 15th November, 1991.

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

(2) The requirement of these regulations shall extend to the whole of the area covered by the Development Plan and shall be in addition to the requirements of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 and the Faridabad Complex (Regulation and Development) Act, 1971.

II. Definition.—In these regulations—

- (a) 'Approved' means approved under the Rules;
- (b) 'Building Rules' means Faridabad Complex Administration Building Rules;
- (c) 'Drawing' means Drawing No. FCA/STP/91/808, dated 19th November, 1991;
- (d) 'Floor Ratio (FAR)' means the ratio, expressed in percentage, between the total floor area of a Building on all floors and the total area of the site;
- (e) 'Group Housing' means housing in blocks without division into streets and independent plots with necessary open spaces and sites for community facilities;
- (f) 'Light Industry' means industry not likely to cause injurious or obnoxious noise, smoke, gas, fumes, odours, dust, effluent and any other nuisance to an excessive degree and motivated by electric power;
- (g) 'Local Service Industry' means an industry, the manufacture and product of which is generally consumed within the local area, for example bakeries, ice-cream manufacture, tanning, aerated water,atta chakies with powers, laundry, dry-cleaning and dyeing, repair and services of auto-mobile scooters and cycles, repair of Household utensils, shoemaking and repairing, fuel depots, etc. provided no solid fuel is used by them;

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- (h) 'Medium Industry' means all industries other than light industry and local service industry and not omitting obnoxious or injurious fumes and odours;
- (i) 'Extensive Industry' means an industry set up with the permission of the Government and is extensive employing more than 100 workers and may use any kind of motive powers of fuel; provided they do not have any obnoxious features;
- (j) 'Heavy Industry' means industry to be set up in public or semi-public or private sector with the permission of the Government.
- (k) 'Obnoxious or Hazardous Industry' means an industry set up with the permission of the Government and is highly capital intensive associated with such features as excessive smoke, noise vibration, stench, unpurified or injurious effluent, explosive, inflammable material, etc. and other hazard to the health and safety of the community.
- (l) 'Material Date' means the date of publication of notifications of various controlled areas mentioned below :—

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

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

- (m) 'Non Conforming Use, in respect of any land or building in a controlled areas means the existing use of such land or building which is contrary to the major land use specified for that part of the area in the Development Plan;
- (n) 'Public Utility Building' means any building required for running of public utility services such as water supply, drainage, electricity, Post and Telegraph and Transport and for any municipal Services including a fire station;
- (o) 'Rules' means the Punjab Scheduled Roads and controlled Areas Restriction of Unregulated Development Rules, 1965 and the Faridabad Complex Controlled Areas (Restriction of Unregulated) Development Rules, 1974;
- (p) 'Sector Density and Colony Density' shall mean the number of persons per acre in Sector area of colony area as the case may be.

Explanation:—(i) In this definition the 'Sector area' or 'colony' area' shall mean the area of the Sector or of colony as bounded with the major road system shown on the drawing in the case of Sector and on the approved layout plan of the colony in the case of colony including 50 per cent land under the Major roads surrounding the Sector and excluding land under the major road system and the area unfit for building development within the sector or the colony as case may be.

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

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

- (i) 'Subservient to Agriculture' shall mean/Development and activities, which are required to assist in carrying out the process of 'agriculture' such as tubewells, pump chambers, wind mills, irrigation drains, pacca platforms, fencing and boundary walls, water by drains etc.

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

- (i) Residential Zone.

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

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

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

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

VI. Sectors not ripe for development.—Notwithstanding the reservation of various sectors for respective land use for building purpose, the Director may not permit any change in their land use or allow construction of building thereon, from considerations of compact and economical development of the controlled area, till such time as availability of water supply, drainage arrangements and other facilities of these sectors are ensured to his satisfaction.

VII. Sectors to be developed exclusively through Government/Enterprise.—(i) Change of land use and development in sectors which are reserved for the commercial zone and the instructional zone shall be taken only and exclusively through the Government or a Government Undertaking or a public authority approved by the Government in this behalf and no permission shall be given for development by any colonizer within these sectors.

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

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

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

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

IX. Industrial Non-conforming Use.—With regard to the existing industries shown in zones other than Industrial Zones in the Development Plan such industrial non-conforming uses may be allowed to continue for a fixed period to be determined by the Director but not exceeding ten years provided that the owner of the industry concerned :—

- (a) Undertakes to pay the Director, as determined by him the proportionate charges towards the external development of the site as and when called upon by the Director to do so in this behalf; and

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(b) During the interim period makes satisfactory arrangement for the discharge to the satisfaction of the Director.

(c) No further expansion shall be allowed within the area of the non-conforming use.

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

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

(iii) After a lapse of period fixed under clause IX the land shall be allowed to be redeveloped or used only for conforming use.

XI. The Development to conform to Sector Plan and Zoning Plan.—Except as provided in regulation IX, no land within major land use shall be allowed to be used and developed for building purpose unless the proposed use and development according to the details indicated in the Sector Plan and Zoning Plan or the approved colony plan in which the land is situated.

XII. Individual site to form part of approved Layout or Zoning Plan.—No permission for erection or re-erection of building on a plot shall be given unless :—

(i) the plot forms a part of an approved colony or the plot in such area for which relaxation has been granted as provided in regulation XVII.

(ii) the plot is accessible through a road laid out and constructed upto the situation of the plot to the satisfaction of the Director.

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

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

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

XIV. Site coverage, height and bulk of Building under various types.—Site coverage and the height up to which building may be erected within independent residential and industrial plot, shall be according to the provisions contained in Chapter VII of the Rules and Faridabad Complex Administration Building Rules, 1989. In the case of other categories, the maximum coverage and the floor area ratio subject to architectural control, as may be imposed under regulation XVI shall be as under :—

Sr. No.	Type of use	Maximum G. F. Cov.	Max. Far	Remarks
1	Group housing	25 %	150	
2	Govt. Offices	25 %	150	
3	Commercial :—			
	(a) Integrated corporate	50 %	125	The total area of the commercial pocket is to be considered as plot-able area while working out the total plotted area of the sector.
	(b) Individual site	100 %	300	Only 35% of the total area of commercial pocket in which these sites have been planned be accounted as plotted area for working out the total area of the sector.
4	Warehousing	75 %	150	

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

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

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

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

- (a) for use and development of the land into a residential or industrial colony provided the colonizer has purchased the land for the said use and development prior to the material date and the colonizer secure permissions for this purpose as per rules.
- (b) for use of land as an individual site (as distinct from an industrial colony), provided that :
 - (i) the land was purchased prior to the material date ;
 - (ii) the Government is satisfied that the need of the industry is such that it cannot await alternative allotment in the proper zone ;
 - (iii) the owner of the land secures permission for building as required under the rules ;
 - (iv) the owner of the land undertakes to pay the Director as determined by him, the proportionate development charges as and when called upon by the Director in this behalf and during the interim period makes satisfactory arrangement for discharge of effluent.

Explanation.—The word 'purchase' in this regulation shall mean acquisition of full proprietary rights and no lesser title such arrangement to purchase, etc.

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

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

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

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

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

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

APPENDIX 'A'

CLASSIFICATION OF LAND USES

Main Code	Sub-Code	Main Group	Sub-Group
100	..	RESIDENTIAL	Residential sector on Neighbourhood pattern
200	..	COMMERCIAL	
	210		Retail Trade
	220		Wholesale Trade

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

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

APPENDIX 'B'

Residential Zone

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

- (i) Residences.
- (ii) Boarding Houses.
- (iii) Social Community, Religious Recreational buildings.
- (iv) Public Utility Buildings.
- (v) Educational Buildings and all types of school and colleges where necessary.
- (vi) Health Institutions.
- (vii) Cinemas.
- (viii) Commercial and professional offices.
- (ix) Retail shops and Restaurants.
- (x) Local Service Industries

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- (xi) Petrol Filling Stations
- (xii) Bus Stops, Tonga, Taxi, Scooter and Rickshaw stands
- (xiii) Nurseries and Green houses
- (xiv) Any other minor needs ancillary to residential uses

COMMERCIAL ZONE

- (i) Retail trade
- (ii) Wholesale trade
- (iii) Warehouses and Storages
- (iv) Commercial Offices and Banks
- (v) Restaurants and Transient Boarding Houses including public assistance institutions providing residential accommodation like Dharamshala, Tourist houses, etc.
- (vi) Cinemas, Hotels, Motels and other places of public assembly like theatres, club, dramatic clubs, etc. run on commercial basis
- (vii) Professional establishments
- (viii) Local Service Industry
- (ix) Residences on the first and higher floors
- (x) Public Utility buildings
- (xi) Petrol Filling Stations and Service Garages
- (xii) Loading and Unloading yards
- (xiii) Parking spaces, bus stops, taxi, tonga and rickshaw stands
- (xiv) Town Parks
- (xv) Any other use which the Director in public interest may decide

INDUSTRIAL ZONE

- (i) Service Industry.
 - (ii) Light Industry
 - (iii) Medium Industry
 - (iv) Extensive Industry
 - (v) Heavy Industry
 - (vi) Warehousing and storage.
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- (vii) Public Utility community building and retail shops
- (viii) Parking, loading and unloading areas
- (ix) Truck stands, bus stops, taxi, tonga and Rickshaw stands
- (x) Petrol filling stations and service garages
- (xi) L. P. G. Gas godowns
- (xii) Any other use permitted by the Director

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

TRANSPORT AND COMMUNICATION ZONE

- (i) Railway yards, Railway Station and siding
- (ii) Transport Nagar, Roads and Transport Depots and Parking areas
- (iii) Airports and Air Stations
- (iv) Telegraph offices, Telephones and Telephone Exchanges
- (v) Broadcasting Stations
- (vi) Television Station
- (vii) Agricultural, Horticultural and Nurseries at approved sites and periods
- (viii) Petrol filling stations and service Garages
- (ix) Parking spaces, bus stops/Shelter, taxi, tonga and rickshaw stands

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

PUBLIC AND SEMI PUBLIC ZONE

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

OPEN SPACES

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

USES STRICTLY PROHIBITED

Storage of Petroleum and other inflammable material

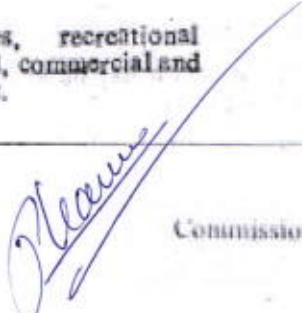
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AGRICULTURAL ZONE

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

SPECIAL ZONE :

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



NIRENDRA NATH,

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