

**DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
(HOUSING-I BRANCH)**

NOTIFICATION

No.3/151/95-6HGI/4210

The 17th August, 1995

In partial modification of Punjab Government Notification dated 1st July, 1995 bearing No. 3/151/6HGI/3162, exercising the powers conferred under Clause (m) of Section 2 of the Punjab Regional & Town Planning and Development Act, 1995 (Punjab Act No.11 of 1995), the Government of Punjab is further pleased to appoint all Executive Engineers, PWD (B&R) in the State of Punjab, to perform the functions of competent authority under Section 146 of the said Act for the Scheduled Roads as per the Schedule under the said Act, falling under their jurisdiction.

J.N.D. SRIVASTAVA
Principal Secretary to Govt. Punjab
Housing and Urban Dev. Department

Endst. No.3/151/95/6HGI/4211

Dated: Chd. the 17.8.95

A copy is forwarded to the Controller Printing & Stationery Punjab, Chandigarh for publishing this Notification in the next issue of the Punjab Government Gazette. He is also requested to supply 100 copies of the Notification to this department.

Sd/- O.P. POPLI
17.8.95
Under Secretary

Endst. No.3/151/96-6HGI/4212-15

Dated: Chd. the 17.8.95

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

1. Chief Administrator, Punjab Urban Planning & Development Authority, Chandigarh.
2. Chief Engineer, PWD (B&R), Patiala. He is requested to circulate this notification to all the Executive Engineers in the state for information & strict compliance.
3. Director, Local Govt. Punjab, Chandigarh.
4. Chief Town Planner, Punjab, Chandigarh.

Sd/- O.P. POPLI
Under Secretary

OFFICE OF CHIEF TOWN PLANNER, PUNJAB, CHANDIGARH

Endst. No. 3072-94 CTP (Pb)/L-12/SP-107

Dated: 31.8.1995

A copy is forwarded to the following for information & further necessary action:-

1. Chief Coordinator & Planner, Punjab, Chandigarh.
2. The Senior Town Planner, Punjab, Chandigarh.
3. District Town Planner, Amritsar / Jalandhar / Ludhiana / Patiala / Gurdaspur / Hoshiarpur / Faridkot / Fatehgarh Sahib / Ferozepur / Bathinda / SAS Nagar / Sangrur / Mandi Divn. (Chd) / DTP (HQ).
4. Deputy District Town Planner, Ropar / Kapurthala.

Senior Town Planner (HQ),
for Chief Town Planner,
Punjab, Chandigarh.

PUNJAB POLLUTION CONTROL BOARD
VATAVARAN BHAWAN, NABHA ROAD, PATIALA

Ph.2215793,2215802

PBX: 2200282, Extn.210

Email address: msppcb.pta@yahoo.co.in

FAX: 0175-2215636, 2215802

Web. www.ppcb.gov.in

No. Gen.HQ-I/2010/32089

Dated 16.7.10.

To

The Secretary to Govt. of Punjab,
Deptt. of Science, Technology, Environment &
Non-Conventional Energy,
Chandigarh.

Subject: Implementation of the Ancient Monuments, Archaeological Sites and Remains (Amendment and Validation) Act, 2010- action regarding.

Please find enclosed herewith a copy of MOEF, New Delhi letter No. 3-262/2010-RO(NZ)1147 of 9.6.2010 vide which a copy of The Ancient Monuments, Archaeological Sites and Remains (Amendment and Validation) Act, 2010 was received for implementation in the State. As per the aforesaid Act, the main changes brought in through the amendment are as under:-

- i) Prescribing a minimum of 100 mtrs to be the "Prohibited area" around centrally protected monuments.
- ii) Defining "regulated area" to be a minimum of 200 mtrs beyond this and the preparation of Heritage Bye-Laws to govern constructions, reconstructions, repair or renovations therein, until the finalization of the Bye-Laws.
- iii) Freezing constructions within the regulated areas of centrally protected monuments, until monuments specific Heritage By-Laws are in position.
- iv) Empowering Competent Authorities to draft these Bye-Laws in consultation with INTACH and other expert heritage bodies, on the basis of detailed surveys.
- v) Setting up a National Monuments Authority, as the apex body for recommending the grading and classification of protected monuments and over-seeing the functions of the Competent Authorities, etc.
- vi) Stipulating procedures for granting the permission for construction, repairs or renovations in prohibited/regulated areas.

In view of the above, it is requested that the matter may be taken up with the Department of Town & Country Planning and Deptt of Local Government for incorporating the above provisions of The Ancient Monuments, Archaeological Sites and Remains (Amendment and Validation) Act, 2010 in the Master Plans of the cities of Punjab.

DA/As above.

Sd/-
Member Secretary

**GOVERNMENT OF PUNJAB
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
(HOUSING BRANCH-I)**

To

1. Director,
Town & Country Planning,
Punjab.
2. The Chief Administrator,
PUDA, Mohali.
3. The Chief Administrator,
PDA, Patiala.
4. The Chief Administrator,
GMADA, Mohali.
5. The Chief Administrator,
GLADA, Ludhiana.
6. The Chief Administrator,
ADA, Amritsar.
7. The Chief Administrator,
JDA, Jalandhar.
8. The Chief Administrator,
BDA, Bathinda.
9. The Chief Town Planner,
Punjab, Chandigarh.

Memo No. 6/39/2010-6HG1/176

Date: 24.01.2011

Subject: Acquisition of Revenue Rastas falling within the colonies.

It has been noticed that while planning layouts of the colonies, the revenue rastas falling in these colonies cause hindrance in proper and ideal planning of urban settlements. Some revenue rastas terminate in these colonies while other pass through these colonies. If in lieu of these revenue rastas alternative routes are provided then at one hand they can blend with planning of colonies without causing inconvenience to the villagers using them and on the other hand acquisition of such rastas could provide much needed revenue to the villages to carry out development works.

With a view to facilitate planned urban development and also to promote development of the villages, the Govt. has decided to acquire such revenue rastas falling within the colonies subject to the following conditions:-

1. Merits of each case will be ascertained by the STP concerned and thereafter concerned Development Authority will prepare the case for land acquisition and send it to Govt.

2. The developer of the colony shall first have to enter into a specific agreement with the Government Committing to pay the cost of acquisition.
3. In case of through revenue rastas, the developer shall provide an alternative passage to the villagers before possession of revenue rastas is handed over to the developer.

Under Secretary

Endst No. 6/39/2010-6HG1

Dated:

1. Copy to all land Acquisition Collectors.
2. Copy to PS/SHUD for information of the SHUD.

Under Secretary

(To be substituted with the Same No. and date)

(ਨੋਟੀਫਿਕੇਸ਼ਨ)

ਨੰ: 10/38/2010/6ਮਉ1/1554

ਮਿਤੀ 25/5/2011

ਮਾਨਯੋਗ ਹਾਈਕੋਰਟ ਦੇ ਫੁੱਲ ਬੈਂਚ ਵੱਲੋਂ ਵੱਖ-ਵੱਖ ਸਿਵਲ ਰਿੱਟ ਪਟੀਸ਼ਨਾਂ ਵਿੱਚ ਜਾਰੀ ਕੀਤੇ ਗਏ ਹੁਕਮਾਂ ਦੇ ਤਹਿਤ ਐਸਟੀ ਪਾਲਿਸੀ ਦਾ ਖਰੜਾ ਤਿਆਰ ਕਰਨ ਲਈ ਕਮੇਟੀ ਦਾ ਗਠਨ ਕੀਤਾ ਗਿਆ ਸੀ। ਕਮੇਟੀ ਦੀਆਂ ਸਿਫਾਰਿਸ਼ਾਂ ਦੇ ਅਧਾਰ ਤੇ ਐਸਟੀ ਪਾਲਿਸੀ ਦਾ ਖਰੜਾ ਤਿਆਰ ਕੀਤਾ ਗਿਆ ਸੀ ਜਿਸਨੂੰ ਸਰਕਾਰ ਪੱਧਰ ਤੇ ਵਿਚਾਰਨ ਉਪਰੰਤ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ ਜੀ ਨੇ ਬਤੌਰ ਮੰਤਰੀ ਇੰਚਾਰਜ ਪ੍ਰਵਾਨਗੀ ਦੇ ਦਿੱਤੀ ਹੈ। ਮਾਨਯੋਗ ਰਾਜਪਾਲ ਪੰਜਾਬ ਪ੍ਰਸੰਨਤਾ ਪੂਰਵਕ ਇਸ ਪਾਲਿਸੀ ਨੂੰ ਨਿਮਨ ਲਿਖਤ ਅਨੁਸਾਰ ਲਾਗੂ ਕਰਨ ਦੀ ਪ੍ਰਵਾਨਗੀ ਦਿੰਦੇ ਹਨ:-

1. This policy shall be applicable in cases where land is acquired for setting up of any Residential, Institutional, Industrial, or Integrated Mixed-Land use Estate by any Development Authority constituted under the Punjab Regional & Town Planning and Development Act, 1995. It shall also apply for land acquisitions undertaken for filling up any critical gaps to facilitate the development of any Residential, Institutional, Industrial or Integrated Mixed Land Use Estate by any private developer.
- 2.1 A landowner whose land has been acquired for the purposes mentioned in Para 1 above, shall be eligible for being allotted a residential plot, on preferential basis as per the following table subject to such conditions as may be fixed by the Authority:-

Sr.	Quantum of land acquired	Approximate Size of plot for which eligible
a	From ½ acre to 1 acre	83 sq. meters (100 Sq. Yds.)
b	Above 1 acre and upto 2 acres	167 sq. meters (200 Sq. Yds.)
c	Above 2 acres and upto 3 acres	250 sq. meters (300 Sq. Yds.)
d	Above 3 acres and upto 4 acres	334 sq. meters (400 Sq. Yds.)
e	Above 4 acres	418 sq. meters (500 Sq. Yds.)

- 2.2 Where half an acre or more land of several joint owners has been acquired, each landowner of the land held under joint Khaata shall be eligible for allotment of a separate plot or house, as the case may be, on preferential basis subject to his eligibility which shall be determined in view of his share in the land acquired. However, all the land owners or some of the land owners may jointly apply for a plot/house of bigger size subject to their eligibility, which shall be determined on the basis of their joint ownership.

Illustrations:-

- a) A, B & C are joint owners of 0.6 acre of land in equal shares. They can only apply jointly for an 83 sq. meters plot.
- b) A, B & C are joint owner of 2.1 acres of land in equal shares. They may apply separately for three 83 sq. meters plots, OR two of them may apply jointly for a 167 sq. meters plot and one may apply for an 83 sq. meters plot, OR all three may jointly apply for a 250 sq. meters plot.
- 2.3 Notwithstanding anything in para 2.1 above, if the acquired land of a land owner includes a “dwelling unit” having a minimum covered area of 20 sq. meters, wherein the land owner or his family ordinarily resides, he shall be

eligible for allotment of one built-up house in a Group Housing Scheme or a plot on preferential basis as per the following table even if the land acquired is less than half an acre, provided that he or any member of his family does not own any other house in any Urban area in the State of Punjab:-

Sr.	Covered area of the dwelling unit acquired	Approximate Size/category of plot/flat for which eligible
a)	20 sq meters- 40 sq meters	EWS flat in not less than 40sq meter super area
b)	Above 40 sq meters-80sq meters	LIG flat in not less than 60sq meters super area
c)	Above 80 sq. meters-150sq meters	83 sq meters plot
d)	Above 150 sq meters-250sq meters	167sq meters plot
e)	Above 250 sq meters or above	250 sq meters plot

An oustee who is eligible for allotment under Para 2.1 as well as under Para 2.3, may take the benefit either under Para 2.1 or under Para 2.3, but not under both.

Explanation:

(i) “Dwelling unit” means a functional residential premises in a “Pucca structure” with a permanent domestic electricity connection taken before the date of notification u/s 4 of the Land Acquisition Act.

(ii) “Family” means husband, wife and minor children, whether living together or separately.

- 2.4 Where the Authority/Developer is required to provide Group Houses for the oustees under para 2.3 above, it shall be the obligation of the Authority/Developer to construct the houses within two years from the date of taking possession of the land. This obligation shall be irrespective of the fact that the Authority/Developer does not have a scheme to provide Group Housing to the General Public in the Estate.
- 3.1 Where land is acquired for setting up of any Estate by any Development Authority, Plots/Flats shall be allotted to the eligible landowners by the concerned Authority. However, in case land is acquired for filling the critical gaps of an estate being developed by a private developer, plots/flats shall be allotted to the eligible landowners by the private developer under supervision of the Authority having jurisdiction in the area.
- 3.2 The concerned Authority/ Developer shall as far as possible allot the plots/flats to the oustees in the Sector/Estate for which the land has been acquired. However, if due to unavoidable circumstances, plots/flats cannot be allotted within the Sector/Estate, the Authority/Developer shall as far as possible adjust the oustees in the nearest Sector/Estate to be developed in future in the vicinity of the land acquired.
- 3.3 Not more than 10% of the total residential plotted area in any Residential Estate shall be allotted to the oustees. In case the requirement of space for oustees is more than 10%, the left out oustees will be considered for allotment in the estates to be set up in the vicinity in future by the concerned Authority/Developer. However, the State Government may, for reasons to be recorded in writing, allow any Authority to allot more than 10% of the total residential plotted area in any estate to adjust the oustees of that estate or any other estate, subject to the limitation that total reservation shall not exceed

50%.

- 3.4 When making allotments to oustees in any sector/estate under this policy, first preference will be given to oustees who land has been acquired for setting up that sector/estate. Thereafter, oustees of earlier land acquisitions who could not be adjusted in the sector/estate for which their land had been acquired will be adjusted in the chronological order of acquisition.
- 3.5 Allotments under this policy will be made by the Estate Officer of the concerned Authority. Grievances, if any shall be settled by the Chief Administrator of the Authority. In case the grievance is still not redressed the aggrieved party can prefer an appeal before the Govt. of Punjab, in the Department Housing & Urban Development, which shall also be the final authority regarding the interpretation of this policy.
- 4.1 The Concerned Authority shall endeavour to issue an Oustee Certificate to every land owner whose land has been acquired for the purposes mentioned in Para 1 above, within one month of taking possession of the land.
- 4.2 The persons eligible to be allotted plots or houses shall apply to the concerned Authority within six months of the issue of the oustee certificate along with all other documents and application money as may be determined by the Authority. The Authority may, for reasons to be recorded in writing, extend the period for submission of applications through public notice as well as individual notices to the oustees. However, in no case shall the period of extension be more than two years.
- 4.3 Any eligible landowner may, if he so desires, apply for a plot/house of a lesser size than the one he is entitled to.
- 4.4 Notwithstanding anything in the foregoing paras, not more than one plot/flat shall be allotted to one family under this scheme.
5. The land owners whose land has been compulsorily acquired will be entitled to take benefit under this scheme according to the quantum of land compulsorily acquired even if they have taken one or more plots under the Land Pooling Scheme. However, the land acquired/ purchased under the Land Pooling Scheme will not be included for determining the eligibility for allotment of a particular category of plot under this scheme.
6. Since the allotment of the plots/houses is in addition to the monetary compensation paid to the landowner under the Land Acquisition Act, the price chargeable for allotment of plots/houses by an Authority to the eligible landowners under this scheme would be the same as for general category. However, in case the allotment of plots/houses is to be done by a private developer, the price chargeable shall be determined by the Authority in consultation with the developer.
7. The allotment of plots/flats to the oustee shall be by draw of lots wherein all the plots/flats of each category available at that time within the concerned Sector/Estate and which are to be sold through allotment as per policy of the Authority shall be included.
8. The LOI of plot/flat allotted under oustee quota shall be transferable subject to payment of transfer fee and other charges under transfer policy of the Authority.
9. Other terms and conditions of allotment of plot/flat under this policy shall be the same as are prescribed for the applicants of General Category.
10. The Policy mentioned in the foregoing Paras shall be applicable to land acquisition awards to be announced after the date of notification of this policy.

11. As regards the oustees whose land was acquired through land acquisition awards announced on or after 7-5-2001 but before the notification of this policy, they shall continue to be governed by the policy hitherto in force. However, Para 2.2 and Para 5 of this policy shall also be applicable to such.
12. In view of the changes in existing policy for Ousteers of Awards announced on or after 7.5.2001 as in para 11 above, a period of 6 months from the date of notification of this policy shall be given to them to apply afresh or to modify their applications.

Dated: 03.06.2012

S.K. Sandhu
Principal Secretary Govt. of Punjab
Department of Housing and Urban Development
Chandigarh

ਪਿੱਠ ਅੰਕਣ ਨੰ: 10/38/2010/6ਮਉ1/

ਮਿਤੀ:-

ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ ਕੰਟਰੋਲਰ ਛਪਾਈ ਤੇ ਲਿਖਣ ਸਮੱਗਰੀ ਪੰਜਾਬ ਨੂੰ ਭੇਜਦੇ ਹੋਏ ਬੇਨਤੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਇਸ ਨੋਟੀਫਿਕੇਸ਼ਨ ਨੂੰ ਪੰਜਾਬ ਸਰਕਾਰ ਦੇ ਸਧਾਰਣ ਗਜ਼ਟ ਵਿਚ ਛਾਪਿਆ ਜਾਵੇ। ਛਾਪਣ ਉਪਰੰਤ ਇਸ ਨੋਟੀਫਿਕੇਸ਼ਨ ਦੀਆਂ 500 ਕਾਪੀਆਂ ਵਿਭਾਗ ਨੂੰ ਭੇਜਣ ਦੀ ਖੋਚਲ ਕੀਤੀ ਜਾਵੇ।

ਵਿਸ਼ੇਸ਼ ਸਕੱਤਰ

ਪਿੱਠ ਅੰਕਣ ਨੰ: 10/38/2010/6ਮਉ1/1970

ਮਿਤੀ:- 12.06.2012

ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ ਹੇਠ ਲਿਖਿਆ ਨੂੰ ਸੂਚਨਾ ਤੇ ਅਗਲੇਰੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।

1. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ ਪੁੱਡਾ ਐਸ.ਏ.ਐਸ. ਨਗਰ, ਗਮਾਡਾ ਐਸ.ਏ.ਐਸ, ਗਲਾਡਾ, ਲੁਧਿਆਣਾ, ਪੀ.ਡੀ.ਏ ਪਟਿਆਲਾ ਏ.ਡੀ.ਏ ਅੰਮ੍ਰਿਤਸਰ, ਬੀ.ਡੀ.ਏ ਬਠਿੰਡਾ, ਜੇਡੀ.ਏ ਜਲੰਧਰ।
2. ਡਾਇਰੈਕਟਰ ਨਗਰ ਤੇ ਗ੍ਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ ਪੰਜਾਬ ਪੁੱਡਾ ਭਵਨ ਮੋਹਾਲੀ।
3. ਭੋਂ ਪ੍ਰਾਪਤੀ ਕੂਲੈਕਟਰ ਗਮਾਡਾ ਐਸ.ਏ.ਐਸ. ਨਗਰ, ਗਲਾਡਾ, ਲੁਧਿਆਣਾ, ਪੀ.ਡੀ.ਏ. ਪਟਿਆਲਾ ਏ.ਡੀ.ਏ. ਅੰਮ੍ਰਿਤਸਰ, ਬੀ.ਡੀ.ਏ.ਬਠਿੰਡਾ, ਜੇ ਡੀ.ਏ. ਜਲੰਧਰ।
4. ਜ਼ਹੈਣਝਛ ਛਕ;; ਕਮਰਾ ਨੰ: 8 ਸੱਤਵੀ ਮੰਜਿਲ ਪੰਜਾਬ ਸਿਵਲ ਸਕੱਤਰੇਤ।
5. ਡਾਇਰੈਕਟਰ ਇੰਨਫਰਮੇਸ਼ਨ ਟੈਕਨਾਲੋਜੀ ਪੰਜਾਬ ਚੰਡੀਗੜ੍ਹ।

ਵਿਸ਼ੇਸ਼ ਸਕੱਤਰ

ਪੰਜਾਬ ਸਰਕਾਰ
ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ
(ਮਕਾਨ ਉਸਾਰੀ-2 ਸ਼ਾਖਾ)

ਸੇਵਾ ਵਿਖੇ

1. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ.ਨਗਰ।
2. ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ।

ਮੀਮੋ ਨੰ: 9/41/11-1ਮਉ2/358

ਮਿਤੀ, ਚੰਡੀਗੜ੍ਹ: 9/2/12

ਵਿਸ਼ਾ:- No Construction within the Sukhna catchment Area.

xxxx

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਦੇ ਸਬੰਧ ਵਿੱਚ।

2. ਆਪ ਨੂੰ ਵਿੱਤ ਸਕੱਤਰ-ਕਮ-ਸਕੱਤਰ ਅਰਬਨ ਪਲਾਨਿੰਗ, ਚੰਡੀਗੜ੍ਹ ਪ੍ਰਸ਼ਾਸਨ ਵਲੋਂ ਪ੍ਰਾਪਤ ਪੱਤਰ ਨੰ: 752 ਮਿਤੀ 18.01.2012 ਦੀ ਕਾਪੀ ਸਮੇਤ ਸਿਵਲ ਰਿੱਟ ਪਟੀਸ਼ਨ ਨੰ: 18253 ਆਫ 2009 (ਓ.ਐੱਡ.ਐਮ) ਵਿੱਚ ਮਾਨਯੋਗ ਹਾਈਕੋਰਟ ਵਲੋਂ ਪਾਸ ਕੀਤੇ ਹੁਕਮਾਂ ਮਿਤੀ 14.3.2011 ਦੀ ਕਾਪੀ ਸੂਚਨਾ ਹਿੱਤ ਭੇਜੀ ਜਾਂਦੀ ਹੈ।

ਸੁਪਰਡੈਂਟ

ਪੰਜਾਬ ਸਰਕਾਰ
ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ
(ਮਕਾਨ ਉਸਾਰੀ-2 ਸ਼ਾਖਾ)

ਹੁਕਮ

ਵਿਭਾਗ ਵੱਲੋਂ ਜਾਰੀ ਹੁਕਮ ਮਿਤੀ 9-3-2011 ਰਾਹੀਂ ਸੋਸ਼ਲ ਇਨਫਰਾਸਟਰਕਚਰ ਫੰਡ ਨੂੰ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ ਦੀ ਓਓਬੰਧਨ-ਮੁਕਤ ਫੰਡਓਓ ਸਕੀਮ ਦੀਆਂ ਸ਼ਰਤਾਂ ਅਨੁਸਾਰ ਸਮਾਜਿਕ ਮੁੱਢਲੇ ਢਾਂਚੇ ਨੂੰ ਉਤਸ਼ਾਹਿਤ ਕਰਨ ਲਈ ਖੇਡਾਂ, ਸਿਹਤ, ਮਨੋਰੰਜਨ, ਸਿੱਖਿਆ ਅਤੇ ਈ.ਡਬਲਿਊ.ਐਸ.ਮਕਾਨਾਂ ਦੀ ਉਸਾਰੀ ਲਈ ਖਰਚ ਕਰਨ ਸਬੰਧੀ ਲਿਖਿਆ ਸੀ। ਹੁਣ ਇਹ ਫੰਡ ਗਰੀਬਾਂ ਦੇ ਘਰਾਂ ਵਿੱਚ ਪਖਾਨੇ ਬਣਾਉਣ ਅਤੇ ਗਰੀਬ ਲੋੜਵੰਦ ਬੇਘਰੇ ਲੋਕਾਂ ਨੂੰ ਘਰ ਬਣਾਉਣ ਲਈ ਜਮੀਨ ਖਰੀਦਣ ਵਾਸਤੇ ਜਾਂ ਜੇ ਲੋੜਵੰਦ ਲਾਭਪਾਤਰੀ ਲੋਕ ਆਪਦੀ ਜਮੀਨ ਹੋਵੇ ਤਾਂ ਉਸ ਉਪਰ ਘਰ ਬਣਾਉਣ ਵਾਸਤੇ ਗਰਾਂਟ ਦੇਣ ਲਈ ਵੀ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ ਦੀ ਓਓਬੰਧਨ-ਮੁਕਤ ਫੰਡਓਓ ਸਕੀਮ ਦੀਆਂ ਸ਼ਰਤਾਂ ਅਨੁਸਾਰ ਖਰਚ ਕਰਨ ਦਾ ਪ੍ਰਾਵਧਾਨ ਕੀਤਾ ਜਾਂਦਾ ਹੈ।

ਮਿਤੀ, ਚੰਡੀਗੜ੍ਹ:

18.05.2012

ਐਸ.ਕੇ.ਸੰਧੂ

ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ

ਉਪਰੋਕਤ ਦਾ ਇਕ ਉਤਾਰਾ ਸਮੂਹ ਵਿਭਾਗਾਂ ਦੇ ਵਿੱਤੀ ਕਮਿਸ਼ਨਰਾਂ/ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ/ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ ਨੂੰ ਸੂਚਨਾ ਅਤੇ ਯੋਗ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।

ਸੁਪਰਡੈਂਟ

ਸੇਵਾ ਵਿਖੇ

1. ਸਮੂਹ ਵਿਭਾਗਾਂ ਦੇ ਵਿੱਤੀ ਕਮਿਸ਼ਨਰ/ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ/ਸਕੱਤਰ,
ਪੰਜਾਬ ਸਰਕਾਰ

ਅੰ.ਵਿ.ਪੱ.ਨੰ: 18/19/2011-5ਮਓ2/1946

ਮਿਤੀ: 22.05.2012

ਉਪਰੋਕਤ ਦਾ ਇਕ ਉਤਾਰਾ ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ, ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ ਅਤੇ ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ, ਵਿੱਤ ਵਿਭਾਗ ਨੂੰ ਸੂਚਨਾ ਅਤੇ ਯੋਗ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।

ਸੁਪਰਡੈਂਟ

ਸੇਵਾ ਵਿਖੇ

1. ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ।
2. ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਵਿੱਤ ਵਿਭਾਗ।

ਅੰ.ਵਿ.ਪੱ.ਨੰ: 18/19/2011-5ਮਓ2/1947-48

ਮਿਤੀ: 22.05.2012

**GREATER MOHALI AREA DEVELOPMENT AUTHORITY,
PUDA BHAWAN SECTOR-62, S.A.S. NAGAR.**

No.: 24490

Dated: 08.06.2012

1. The Principal Secretary to Govt. of Punjab,
Department of Local Govt.
Chandigarh.
2. The Principal Secretary to Govt. of Punjab,
Department of Housing & Urban Dev.
Chandigarh.
3. The Director,
Local Govt.
Punjab, Chandigarh.
4. The Chief Administrator,
PUDA, S.A.S. Nagar.
5. The Director (TP),
Local Bodies, Punjab.
6. The Chief Town Planner,
Punjab.
7. The Chief Town Planner,
Local Govt. Punjab.
8. The Superintending Engineer,
PSIEC, Punjab, Chandigarh.

Kindly find enclosed herewith a proceedings of the meeting held under the Chairmanship of Chief Secretary, Punjab for information and necessary action.

Chief Administrator
For Cheif Secretary Punjab

Proceedings of the meeting on parity between Town Planning norms of Department of Housing, Local Bodies and Industries held under the Chairmanship of Chief Secretary, Punjab on 28/5/12 at 3 PM in his Office Room.

Present:

Sh. Suresh Kumar, PSLG
Sh. SK Sandhu, PSHUD
Sh. Sarvjit Singh CA, GMADA & DTCP
Sh. A.K. Sinha, Director, Local Govt.
Sh. Manvesh Singh Sidhu, CA, PUDA
Sh. M.S Aujla, Director (TP), Local Bodies Punjab
Sh. Harnek Singh Dhillon, CTP, Punjab
Sh. Balkar Singh Brar, CTP, Local Govt. Punjab
Sh. N.P. Sharma, SE, PSIEC

It was deliberated that there are 3 aspects of the subject matter in which uniformity needs to be brought about in norms though implementation could stay with the respective authorities.

Preparation of a Composite Master Plan of the State with clearly demarcated Residential, Industrial and Institution Zones, will be undertaken by Director, Town and Country Planning by engaging a Firm/Consultant having requisite experience and expertise. Already sanctioned Master Plans of Towns/Cities will be integrated and areas outside Master Plans planned keeping in view the quality of soil, approach and other aspects that render particular areas fit for particular activities. Hence forth planning shall not be changed for example from Residential to Commercial or Industrial to Commercial by any department without following the due process which is through the Punjab Regional and Town Planning and Development Board.

Building Bye Laws: It was decided that a committee under Director, Town and Country Planning with representatives from the other two departments will propose a set of common Building Bye Laws by 21/6/2012 which will be put before the Committee of Secretaries of the 3 departments by First week of July and then before the Council of Ministers for adoption by all departments concerned. The committee will also propose ways to bring uniformity in the Bye Laws/permissible construction norms and rates to be charged between projects sanctioned under various schemes such as Licenses and Mega Projects Policy.

Change of Land Use: It was noticed that as per the extant legal provisions, Change Land Use is in the preview of the Housing and Urban Development Department only as defined in the Punjab Regional and Town Planning and Development Act, 1995, which needs to be followed strictly by all other departments.

Chief Secretary, Punjab

915- (MHT-3)

GOVERNMENT OF PUNJAB
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
(HOUSING BRANCH-1)

NOTIFICATION

Dated Chandigarh, the 6.8.2014

No.4/22/2013-4HG1/ 486 Whereas the Punjab Government in pursuance to the decision of the Council of Ministers, has framed a scheme known as optimum Utilization of Vacant Government Lands(OUVGL), being executed by the Punjab Urban Planning & Development Authority(PUDA) as Nodal Agency, and

Whereas the Council of Ministers had approved certain amendments and modifications in the aforesaid Scheme in its meeting held on 10.3.2005 and in accordance with this decision of the Council of Ministers a notification No. 13/23/2001-5HG2/3066, dated 31.3.2005 was issued.

Whereas the Council of Ministers in its meetings dated 16.8.2007 has decided that the OUVGL Scheme henceforth, is transferred from PUDA to PIDB as later is more competent to dispose of properties. However, properties already transferred to PUDA shall be disposed by PUDA.

Whereas, Council of Ministers further in its meeting dated 10.10.2007 has approved that instead of the empowered committee earlier constituted by council of ministers, the executive committee of PIDB shall take all decisions pertaining to the implementation of the OUVGL scheme through PIDB.

And whereas the Council of Ministers in its meeting held on 11.6.2014 decided to reversed the decision of Council of Ministers taken in its meeting held on 16.8.2007 regarding transfer of OUVGL properties from PUDA to PIDB.

Now therefore, in exercise of powers vested in him under Section 40(1) of the Punjab Regional and Town Planning and Development Act, 1995 read with Section 43(1) (a), Section 49(1) (d), Section 49(2)(d) and Section 28 and Section 14 thereof, and all other powers enabling him to act in this behalf the Governor of Punjab is pleased to direct as under:-

1. The sites transferred by PIDB to PUDA under the OUVGL scheme be treated as part of the original OUVGL scheme.
2. The expenditure on development/creation of alternate facility in future will be done from OUVGL account.
3. All receipts from disposal of said sites shall go to OUVGL account with PUDA towards reducing the deficit/squaring up the OUVGL account.

4. The surplus lying with PUDA on account of disposal of sites transferred by PIDB to PUDA will be transferred to OUVGL account being maintained by PUDA.

(A.Venu Prasad).

Secretary Housing & Urban Development

Endst. No,4/22/2013-4HG1/ 487

Dated 06.08.2014.

A copy with a spare copy of the above is forwarded to the Controller, Printing & Stationery, Punjab, Chandigarh with request to publish this Notification in the Punjab Government Gazette (Extra Ordinary) and 200 copies thereof may be supplied to this Department(Housing 1 Branch),Mini Secretariat, sector-9,Chandigarh, immediately after its publication for office use.


Secretary

Endst. No,4/22/2013-4HG1/ 488

Dated 06.08.2014

A copy is forwarded to all the Financial Commissioners/Principal Secretaries/Administrative Secretaries in the State for information and necessary action.


Supdt. Grade-1

Endst. No,4/22/2013-4HG1/ 489

Dated 06.08.2014

A copy is forwarded to all the Commissioners/Deputy Commissioners in the State for information and necessary action.


Supdt. Grade-1

Endst. No,4/22/2013-4HG1/ 490-97

Dated 06.08.2014

A copy is forwarded to the following for information and necessary action:-

1. Chief Administrator PUDA,SAS Nagar(Mohali)
2. Chief Administrator,GMADA, SAS Nagar.
3. Chief Administrator,GLADA,Ludhiana.
4. Chief Administrator,JDA,Jalandhar.
5. Chief Administrator,ADA,Amritsar.
6. Chief Administrator,PDA,Patiala.
7. Chief Administrator,BDA,Bathinda
8. Chief Town Planner, PUDA Bhawan,SAS Nagar.

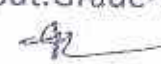

Supdt. Grade-1

918

Endst. No,4/22/2013-4HG1/ 498-500 Dated 06.08.2014

A copy is forwarded to the following for information and necessary action:

- 1 Superintendent Cabinet Affairs Branch with reference to their I.D. No.1/118/2014-1cab./1624 dated 16.6.2014.
- 2 Superintendent, Finance Expenditure 2 with reference to their I.D.No.15/14/14-4FE-6/581132, dated 7.2.2014.
- 3 Managing Director, PIDB, S.C.O No. 33-34-35, Sector--34-A, Chandigarh.


Supdt. Grade-1


**GOVERNMENT OF PUNJAB
DEPARTMENT OF INDUSTRIES**

NOTIFICATION

NO.: 3/4/87-3IB1/311 dated 9.1.90

With a view to regulate siting, location & growth of industries in Chandigarh Periphery and its Sub-Region in the State of Punjab, the Dera Bassi-Mubarakpur belt as specifically defined in the Schedule of boundaries and the list of villages appended with the plan Drg.No.DTP(SAS Nagar) 688/89 dated 26.10.1989 is notified as "Free Enterprise Zone" for grant of Industrial Incentives and other benefits to industries in the Chandigarh Periphery in Punjab. This notification shall be read with the following:

- | | | | |
|---|--------------|---|--|
| * | Appendix I | : | F.E.Z. Schedule of Boundaries. |
| * | Appendix II | : | List of villagers in F.E.Z |
| * | Appendix III | : | Plan showing villages in F.E.Z. - Drawing
No.DTP(SAS Nagar)688/89 dated 26.10.89. |

2. Free Enterprise Zone boundary as given in the schedule and the area covered in the list of villages in this notification where required shall also be read with the permissible land uses in the Master Plan for Dera Bassi Ring Town prepared by the T & C.P, Deptt. with such changes, if any, incorporated in the said Master Plan from time to time as may be approved by the State Government.

3. The registration & licensing of industries, collaboration of industrial projects by PFC,PSIDC, PAIC, PSIEC etc. and the scheme of incentives set out in the Punjab Industrial Incentive Rules notified vide No.28/35/78/51 EI-79/1464 dated 21st March, 1979 and as amended from time to time shall be limited to the permissible industrial use zones only i.e. Free Enterprise Zone in the Chandigarh Periphery and the Industrial Zone in Dera Bassi Ring Town Master Plan. Such facilities will not be extended to industrial units located outside the permissible industrial land use zones.

4. This supersedes and excludes the Backward Area, Border Area Sub-montaneous Area & Bet Area identified in the rules issued vide notification No.28/35/78/51 BI-79/1464 dt. 21.3.1979 and No.Sur/St/184/Phery/2091-92C dated 17.2.1987 and all such other areas & notifications issued by the State Government from time to time to the extent they relate to the Chandigarh Periphery and Sub-Region in Punjab and otherwise not specifically covered in para 3 above.

5. The siting & location of industries in F.E.Z. shall be regulated by such guidelines approved by the State Government. The guidelines shall include any or all of

the requirements to check environmental degradation and also meet the physical development needs & zoning controls with provisions to recover development charges for meeting requisite infrastructure, public utilities and amenities. The provisions in the guidelines and regulations shall also be reflected and read with the F.E.Z. Development Plan.

6. Building applications for setting up of industries in permissible land use zones made u/s 5 & 6 of the Punjab New Capital (Periphery) Control Act, 1952 shall be scrutinized by a Building Committee constituted by the Urban Development Department with a view to expedite processing and approval of the building applications under the Act, 1952.

7. This issues with the concurrence of the T&CP, Housing and Urban Development Departments vide No.3/2/86-3HGIII/7086 dated 27-12-1989 granting relaxation in the siting of industries and change of use of agriculture land for industrial use in exercise of powers under Section 10 & 11 of the Punjab New Capital(Periphery) Control Act, 1952.

Secretary to Government Punjab
Department of Industries.

**GOVERNMENT OF PUNJAB
DEPARTMENT OF HOUSING & URBAN DEVELOPMENT
(HOUSING-I BRANCH)**

NOTIFICATION

The November, 2012

No. 8/2/2001-4Hg1/ . In exercise of powers conferred by section 2(zi) of The Punjab Regional and Town Planning & Development Act, 1995 and all other enabling him in this behalf, the Governor of Punjab is pleased to include the following road in the list earlier notified (upto Sr. No. 54) as Scheduled Road:-

55. Road along left bank of Sirhind Canal from under the Flyover at National Highway-I at Doraha upto Mannpur Head Works and further along the left bank of Sidhwan Branch Canal starting from Mannpur Headworks upto Ludhiana-Ferozepur National Highway-95.

Dated, Chandigarh 09.11.2012	(S.K. Sandhu) Principal Secretary to Government of Punjab, Housing and Urban Development Department Chandigarh
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Endst. No. 8/1/2012-4Hg1/

Dated

A copy with a spare copy is forwarded to the Controller, Printing & Stationary, Punjab Ajitgarh with a request to publish this Notification in the Punjab Government Gazette (Extra Ordinary) and 100 copies thereof may be supplied to this Department for official use.

Sd/-
Special Secretary

Endst. No. 8/1/2012-4Hg1/3688-3704

Dated 12.11.2012

A copy is forwarded to the following for information and necessary action:-

1. Principal Secretary to Government of Punjab, Department of Local Government.
2. Secretary to Government of Punjab, Department of Public Works (B&R).
3. Director, Town & Country Planning, Punjab, PUDA Bhawan, Ajitgarh.
4. Chief Administrator, PUDA/GMADA/PDA/GLADA/BDA/JDA/ADA.
5. Chief Town Planner, Punjab, 6th Floor, PUDA Bhawan, Ajitgarh
6. Secretary, Right to Service Commission, MGSIPA, Sector 26, Chandigarh
7. PS/PSHUD, PA/SSHU.
8. IWDMS Cell, Room No. 8, 7th Floor, Punjab Civil Sectt.

Sd/-
Superintendent

**GOVERNMENT OF PUNJAB
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
(HOUSING-II BRANCH)**

NOTIFICATION

No.17/17/2001-5HG2/P.F./3031 Dated, Chandigarh, the: 20-08-2013

Whereas with a view to upgrade the development of infrastructure in the state, and to promote investment in this sector, policy announcing incentives for Institutions, Hospitals, Multimedia Centers and Hotels was issued vide notification no. 17/17/01-5HgII/311 dated 11.01.2008.

Whereas it has been felt that the norms for incentives to hospitals, multimedia centers and hotels need to be amended as per amendments already made in Housing and Urban Development Policy Punjab-2013.

Now, therefore, in partial modification of Notification No. 17/17/01-5HgII/311 dated 11.01.2008, the Governor of Punjab is pleased to amend the norms for incentives to Hospitals, Multimedia Centers and Hotels as under:

i) HOSPITAL, MULTIMEDIA CENTRE:

- a For plot size 1000 sq. yds. to 2000 sq.yds. with minimum frontage of 60 feet on atleast 40 feet wide road.
- b For plot size 2001 sq. yds. to 4000 sq.yds. with minimum frontage of 90 feet on atleast 60 feet wide road.
- c. For plot size 4001 sq. yds. And above with minimum frontage of 120 feet on atleast 80 feet wide road.

ii) HOTEL:

- a. For plot size 1000 sq. yds. to 2000 sq.yds. with minimum frontage of 60 feet on atleast 40 feet wide road.
- b. For plot size 2001 sq. yds. to 4000 sq.yds. with minimum frontage of 90 feet on atleast 60 feet wide road.
- c. For plot size 4001 sq. yds. And above with minimum frontage of 120 feet on atleast 80 feet wide road.
- iii) Exemption from Professional Management to hospitals and from management tie-up or franchise arrangement with National /International Hotel chain to Hotels.

NOTE:1 No hospital, multimedia centre or hotel shall be eligible for incentives under this policy having plot size of less than 1000 sq.yds.

NOTE:2 The FAR, site coverage for Hotels, Hospitals and multimedia Centre shall be as per Housing and Urban Development Policy Punjab-2013/Building Rules.

NOTE:3 The conditions and incentives as mentioned in the policy dated 11-01-2008 shall remain the same for institutions. However Hotels, Hospitals and multimedia Centers with above said amendments shall also be eligible for incentives mentioned in this policy.

Dated Chandigarh,
14-08-2013
Endst.No.17/17/2001-5HG2/P.F./3032

A.Venu Prasad,IAS
Secretary to Govt. of Punjab,
Department Housing and Urban Development.
Dated:20-08-2013

A copy with a spare copy is forwarded to the Controller, Printing & Stationary, Punjab, SAS Nagar with a request to publish this notification in the Punjab Govt. Gazette (Extra Ordinary) and 100 copies thereof may be supplied to this Department for official use.

Special Secretary

Endst. 17/17/2001-5HG2 /P.F./3033-50 Dated, Chandigarh, the:20-08-2013

A copy is forwarded to the following for information and necessary action:-

1. Principal Secretary, Tourism and Culture Affairs, Punjab.
2. Principal Secretary, Industry and Commerce, Punjab.
3. Principal Secretary to the Deputy Chief Minister, Punjab for kind information of the Hon'ble Deputy Chief Minister, Punjab - Cum- Minister Housing and Urban Development Department .
4. Secretary, Local Government, Punjab.
5. Chief Administrator, PUDA, Mohali.
6. Chief Administrator, GMADA, Mohali.
7. Chief Administrator, PDA, Patiala.
8. Chief Administrator, BDA, Bathinda.
9. Chief Administrator, GLADA, Ludhiana.
10. Chief Administrator, JDA, Jalandhar.
11. Chief Administrator, ADA, Amritsar.
12. Director, Town and Country Planning, Punjab, SAS Nagar.
13. Director, Local Government, Punjab, Chandigarh
14. Chief Town Planner, Punjab, Mohali.
15. Managing Director, Punjab Infotech, Chandigarh.
16. In charge, IWDMS, Chandigarh.
17. Superintendent, Cabinet affair Branch, Main Sectt. Chandigarh.
18. Nodal Officer, Nodal Office, PUDA, SAS Nagar.

Superintendent

DEPARTMENT OF TOWN AND COUNTRY PLANNING PUNJAB

NOTIFICATION

Regarding Population density, FAR, Ground coverage and other controls
Dated 2014

NO.....Whereas Master Plans of 32 towns/ cities were notified under Section 70 (5) of The Punjab Regional and Town Planning and Development Act, 1995. While implementing the proposals of these master plans it was noticed that there is no uniformity in the densities fixed in various Master Plans. In many cases density fixed is too low as a result of which optimum utilization of land cannot be achieved. Similarly, Population density, FAR, Ground coverage and other controls applicable in these master plans were not encouraging the vertical development in the state which is essential to create more open spaces at ground level. The Government after examining the matter in consultation with The Punjab Regional and Town Planning and Development Board in its 27th meeting held on 23-12-2013 has approved the following amendments u/s 76 of the Act ibid in Master Plans of Punjab regarding Population density, FAR, Ground coverage and other controls as under:-

A. Population Density:

Sr. No.	Name of LPA	Presently approved density as per Master Plan	Proposed Residential density per gross acre
A	GMADA Regional Plan		
	1. S.A.S. Nagar	Low Density Housing - upto 100 ppa Medium Density Housing - upto 175 ppa High Density Housing - Not Allowed	Plotted - upto 200 ppa
	2. Zirakpur	Low Density Housing - upto 100 ppa Medium Density Housing - upto 175 ppa High Density Housing - more than 175 ppa	
	3. Dera Bassi	Low Density Housing - upto 100 ppa Medium Density Housing - upto 175 ppa High Density Housing - more than 175 ppa	Group housing a. EWS - NA b. DU upto 1200 sq ft unit Area - 375 ppa c. DU above 1200 sq ft to 3000 sq ft unit Area - 300 ppa d. DU above 3000 sq ft unit Area - 250 ppa
	4. Banur	Gross Density - 50 ppa Gross Residential Density - 100 ppa	
	5. Kharar	Low Density Housing - up to 100 pp acre Medium Density Housing - up to 175 pp acre	
	6. Mullanpur	Gross Residential Density - 100 ppa	Plotted - Zone I: 150 ppa Zone II: 150 ppa Zone III: 200 ppa Group housing a. EWS - NA b. DU upto 1200 sq ft unit Area - 375 ppa c. DU above 1200 sq ft to 3000 sq ft unit Area - 300 ppa d. DU above 3000 sq ft unit Area - 250 ppa
B	Master Plans of the rest of State of Punjab	High Residential Density: Not exceeding 300 persons per acre; Medium / Low Residential Density: Not exceeding 200 persons per acre for plotted development and Not exceeding 300 persons per acre for group housing.	Plotted - upto 200 ppa Group housing a. EWS - NA b. DU upto 1200 sq ft unit Area - 375 ppa c. DU above 1200 sq ft to 3000 sq ft unit Area - 300 ppa d. DU above 3000 sq ft unit Area - 250 ppa

Note:

- For purpose of calculation of requirement of infrastructure of a project, the population in case of plotted development shall be counted @ 15 persons per plot and in case of Group Housing, it shall be @ 5 persons per DU.
- The floating population of Non – Residential buildings shall be taken as minimum 100 ppa for the calculation of requirement of utilities / services such as water supply, sewerage, electricity, roads, transport etc only and it shall not be calculated towards regular residential density of the project / sector.
- The population density of serviced studios shall be 2 persons/ DU.
- The density for each category of flats shall be calculated separately. The promoter has to clearly indicate the area under each category of flats.

B. Floor Area Ratio (F.A.R), Ground Coverage and Other Controls.

The F.A.R., Ground Coverage, Set Backs, Height and Other Building Controls in all Master Plans of the State of Punjab shall be as provided in Common Building Rules or as amended from time to time by the Govt.

NOTE: The FAR above 1:2 in case of Group Housing, FAR above 1:1.75 in case of Commercial and FAR above 1:1.50 in case of Hospitals will be chargeable on pro-rata basis.

This notification shall be applicable as under:-

- On the projects to be set up after notification of this policy.
- All projects approved before the notification of this policy which have not been implemented on site as yet.
- Those projects which are partially implemented and in which vacant pockets are available for re-planning. New norms may be implemented in such vacant pockets subject to condition that these projects shall fulfill the norms w.r.t. access road, setbacks, parking etc.
- The projects/ buildings which have been constructed on site shall not be covered under this notification.

It shall come into operation from the date of its notification.

This issues with the approval of the Government dated 04-03-2014.

Endst. No.

-CTP (Pb)/

Dated,


Chief Town Planner
Punjab
the 2014

A copy with a spare copy is forwarded to the Controller, Printing & Stationery, Punjab, Aritgarh with a request to publish this notification in the Punjab Government Gazette and 100 copies thereof may be supplied to this Department for official use.


Chief Town Planner,
Punjab.

Endst. No.

-CTP (Pb)/

Dated,

2014

A copy is forwarded to Secretary, Housing & Urban Development Department, Punjab, Chandigarh w.r.t. approval dated 04-03-2014. for information.


Chief Town Planner,
Punjab.

Endst. No. -CTP (Pb)/ Dated, 2014
A copy is forwarded to Principal Secretary, Department of Local Govt. Punjab, Chandigarh for information and necessary action.


Chief Town Planner,
Punjab.

Endst. No. -CTP (Pb)/ Dated, 2014

A copy is forwarded to Principal Secretary, Department of Industries Punjab, Chandigarh for information and necessary action.


Chief Town Planner,
Punjab.

Endst. No. -CTP (Pb)/ Dated, 2014

A copy is forwarded to C.E.O Punjab Bureau of Investment Promotion, Chandigarh for information and necessary action.


Chief Town Planner,
Punjab.

Endst. No. -CTP (Pb)/ Dated, 2014

A copy is forwarded to Chief Administrator, GMADA, GLADA, BDA, PDA, JDA, ADA for information and necessary action.


Chief Town Planner,
Punjab.

Endst. No. 1402-1409 -CTP (Pb)/SP-135(21) Dated, 04-03-2014

A copy is forwarded to the following for information :-

1. Chairman, Punjab State Power Corporation Ltd. (PSPCL), Patiala.
2. Chairman, Punjab State Transmission Corporation Ltd. (PSTCL), Patiala.
3. Chairman, Punjab Pollution Control Board, Patiala.
4. Chief Conservator of Forests, Punjab, Chandigarh.
5. Managing Director, PIDB, Punjab, Chandigarh.
6. Managing Director, Punjab INFOTEC, Chandigarh.
7. Managing Director, Punjab Water Supply & Sewerage Board, Chandigarh.
- ✓ 8. General Manager (IT), PUDA (along with the copy of notification with request to upload it on PUDA's Web site www.puda.gov.in)


Chief Town Planner,
Punjab.

DEPARTMENT OF TOWN AND COUNTRY PLANNING PUNJAB

NOTIFICATION

Population density, for dwelling units of unit area upto 1200 Sqft

dated

No..... Whereas Master Plans of 37 towns/ cities have already been notified under Section 70 (5) of The Punjab Regional and Town Planning and Development Act, 1995. The Population Densities for these towns have already been notified vide notification no 139 CTP(Pb) SP-135 (Vol 21) dated 4/03/2014 with approval of 'The Punjab Regional and Town Planning and Development Board'. While implementing the proposals of these Master Plans, it was brought to the notice of the Government by CREDAI Punjab that there is anomaly in the FAR and Population Density for dwelling units of unit area upto 1200 Sqft. The issue was examined in detail by the Government u/s 76 of the Act ibid in consultation with 'The Punjab Regional and Town Planning and Development Board's 30th meeting held on 09-12-2015. It was observed that it is not possible to achieve the permissible FAR of 1:3 with the present population density of 375 ppa for units upto 1200sqft for the group housing projects. Therefore to remove this anomaly, it was decided to allow a Population Density of 450ppa for dwelling units of unit area upto 1200sqft instead of 375ppa for group housing projects in all the Master Plans of the state of Punjab. Accordingly this amendment is hereby notified u/s 70(5) of The Punjab Regional and Town Planning and Development Act, 1995.

It shall come into operation from the date of its notification.
This issues with the approval of the Government dated 25-01-2016


Chief Town Planner
PUDA Bhawan, 6th Floor
Sector 62, SAS Nagar

Endst. No.

Dated,

A copy with a spare copy is forwarded to the Controller, Printing & Stationery, Punjab, Ajitgarh with a request to publish this notification in the Punjab Government Gazette and 100 copies thereof may be supplied to this Department for official use, at office of Chief Town Planner Punjab 6th Floor PUDA Bhawan, SAS Nagar.


Chief Town Planner,
Punjab.

Endst. No.

-CTP (Pb)/

Dated,

A copy is forwarded to Principal Secretary, Housing & Urban Development Department, Punjab, Chandigarh w.r.t. approval of the Government dated 25-01-2016 for information.


Chief Town Planner,
Punjab.

Endst. No. -CTP (Pb)/

Dated,

A copy is forwarded to Principal Secretary, Department of Local Govt. Punjab, Chandigarh for information and necessary action.


Chief Town Planner,
Punjab.

Endst. No. -CTP (Pb)/

Dated,

A copy is forwarded to Principal Secretary, Department of Industries Punjab, Chandigarh for information and necessary action.


Chief Town Planner,
Punjab.

Endst. No. -CTP (Pb)/

Dated,

A copy is forwarded to C.E.O Punjab Bureau of Investment Promotion, Chandigarh for information and necessary action.


Chief Town Planner,
Punjab.

Endst. No. -CTP (Pb)/

Dated,

A copy is forwarded to Chief Administrator, GMADA, GLADA, ADA, BDA, JDA for information and necessary action.


Chief Town Planner,
Punjab.

Endst. No. 585-608-CTP (Pb)/ SP-135

Dated 62-02-2016

A copy is forwarded to the following for information:-

1. Chairman, Punjab Pollution Control Board, Patiala.
2. Chief Conservator of Forests, Punjab, Chandigarh.
3. Managing Director, PIDB, Punjab, Chandigarh.
4. Managing Director, Punjab INFOTECH, Chandigarh.
5. Managing Director, Punjab Water Supply & Sewerage Board, Chandigarh.
6. General Manager (IT), PUDA (along with the copy of notification with request to upload it on PUDA's Web site www.puda.gov.in)
7. Chief Town Planner, Local Govt. Punjab, Chandigarh.
8. Senior Town Planner, Amritsar, Jalandhar, Ludhiana, Patiala, SAS Nagar
9. District Town Planner, Amritsar, Gurdaspur, Kapurthala, Jalandhar, Bathinda, Faridkot, Firozpur.
Patiala, Fatehgarh Sahib, Roopnagar, SAS Nagar, Ludhiana, Sangrur.


Chief Town Planner,
Punjab.

GOVERNMENT OF PUNJAB
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
(HOUSING-2 BRANCH)

Notification

The October 2016

No.21/03/2016-1Hg2/ In compliance of the condition laid down in Memorandum of Agreement (MoA) signed between the Govt. of Punjab and the Govt. of India through Ministry of Housing and Poverty Alleviation, Govt. of India on dated 23.09.2015 to carry out the responsibilities by the State of Punjab under the "Housing for all Scheme", the Governor of Punjab is pleased to exempt the approval of layout plans/buildings plans for the projects coming up under Housing for All missions scheme notified by the Govt. of Punjab vide notification no. 21/4/2014-1HG2/2738, dated 22.12.2015 from the concerned Competent Authorities of the Govt. of Punjab. The empanelled Architect/Town Planner shall be authorized for self certification for such projects subject to fulfillment of guidelines/norms for setting up of these projects including PUDA Building Rules, 2013 or as amended from time to time. The self certified layout building plan for such projects shall be submitted to the concerned Competent Authority who will scrutinize the same and shall intimate to the concerned Promoter/Architect who will scrutinize the same and shall intimate to the concerned Promoter/Architect regarding discrepancy, if any, within a period of 15 days from the date of submission, failing which the layout plan/building plans of the project shall deemed to be approved.

Viswajeet Khanna, IAS

Dated: 20-10-2016

Principal Secretary to Government of Punjab

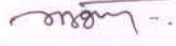
Chandigarh

Department of Housing and Urban Development

Endst. No.21/03/2016-1Hg2/

Dated, Chd:

✓ A copy with a spare copy is forwarded to the Controller, Printing & Stationery, Punjab, SAS Nagar with a request to publish this notification in the Punjab Govt. Gazette (Ordinary) and 100 copies thereof may be supplied to this Department for official use.


Special Secretary

Endst. No.21/03/16-1Hg2/

868056/14

Dated:

28/10/16

A copy is forwarded to the following for information and necessary action :-

1. Additional Chief Secretary, Local Govt. Punjab., Chandigarh.
2. The Chief Administrator, PUDA, SAS Nagar.
3. The Chief Administrator, GMADA, SAS Nagar.
4. The Chief Administrator, GLADA, Ludhiana.
5. The Chief Administrator, ADA, Amritsar.
6. The Chief Administrator, BDA, Bathinda.
7. The Chief Administrator, PDA, Patiala.
8. The Chief Administrator, JDA, Jalandhar.
9. Director, Town and Country Planning, Punjab, Chandigarh
10. Director, Local Government, Punjab, Chandigarh.
11. The Chief Town Planner, Punjab, Chandigarh
- ✓ ~~12.~~ G.M. (I.T.), PUDA, SAS Nagar.


Superintendent

ਪੰਜਾਬ ਸਰਕਾਰ
ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ
(ਮਕਾਨ ਉਸਾਰੀ-2 ਸ਼ਾਖਾ)
ਨੋਟੀਫਿਕੇਸ਼ਨ

ਮਿਤੀ: ਜੁਲਾਈ 5, 2017

ਨੰ: 18/69/16-5ਮਉ2/4342 ਸਰਕਾਰ ਵੱਲੋਂ ਜਾਰੀ ਨੋਟੀਫਿਕੇਸ਼ਨ ਨੰ: 18/69/2016-5ਮਉ2/3526 ਮਿਤੀ 17-05-2017 ਦੇ ਲੜੀ ਨੰ: 7 ਵਿਚ ਪੰਜਾਬ ਦੇ ਰਾਜਪਾਲ ਪ੍ਰਸੰਨਤਾ ਪੂਰਵਕ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਅੰਸ਼ਿਕ ਸੋਧ ਕਰਨ ਦੀ ਪ੍ਰਵਾਨਗੀ ਦਿੰਦੇ ਹਨ:-

ਇਸ ਮੋਰੇਟੋਰੀਅਮ ਪਾਲਿਸੀ ਦਾ ਲਾਭ ਕੇਵਲ ਉਨ੍ਹਾਂ ਪ੍ਰਮੋਟਰਾਂ ਨੂੰ ਹੀ ਦਿੱਤਾ ਜਾਵੇਗਾ ਜਿਹੜੇ ਪ੍ਰਮੋਟਰ ਇਸ ਲਾਭ ਨੂੰ ਲੈਣ ਲਈ ਡਿਮਾਂਡ ਨੋਟਿਸ ਜਾਰੀ ਹੋਣ ਦੀ ਮਿਤੀ ਤੋਂ 40 ਦਿਨਾਂ ਦੇ ਅੰਦਰ ਅੰਦਰ ਪਾਲਿਸੀ ਮੁਤਾਬਿਕ ਬਣਦੀ 10% ਰਾਸ਼ੀ, ਮੋਰੇਟੋਰੀਅਮ ਸਮੇਂ ਦੌਰਾਨ ਮਿਤੀ 31-03-2017 ਨੂੰ ਡਿਊ ਵਿਆਜ ਦੀ ਕਿਸ਼ਤ ਅਤੇ ਡਿਮਾਂਡ ਨੋਟਿਸਾਂ ਅਨੁਸਾਰ ਹੋਰ ਡਿਊ ਰਕਮ, ਜੇਕਰ ਕੋਈ ਹੈ, ਸਮੇਤ ਆਪਣੀ option ਲਿਖਤੀ ਰੂਪ ਵਿਚ ਸਬੰਧਤ ਦਫਤਰ ਵਿਖੇ ਜਮ੍ਹਾਂ ਕਰਵਾਉਣਗੇ।

ਪਾਲਿਸੀ ਤਹਿਤ ਜਾਰੀ ਕੀਤੇ ਜਾ ਚੁੱਕੇ ਡਿਮਾਂਡ ਨੋਟਿਸਾਂ ਵਿਚ ਮੰਗੀ ਗਈ ਰਕਮ ਜਮ੍ਹਾਂ ਕਰਵਾਉਣ ਤੋਂ ਇਲਾਵਾ ਸਾਰੇ ਪ੍ਰਮੋਟਰ ਰਕਮ ਜਮ੍ਹਾਂ ਹੋਣ ਦੀ ਮਿਤੀ ਤੱਕ ਅਪ-ਟੂ-ਡੇਟ ਵਿਆਜ/ਦੰਡ ਵਿਆਜ, ਮੋਰੇਟੋਰੀਅਮ ਸਮੇਂ ਦੌਰਾਨ ਮਿਤੀ 30-06-2017 ਨੂੰ ਡਿਊ ਵਿਆਜ ਦੀ ਕਿਸ਼ਤ ਅਤੇ ਹੋਰ ਡਿਊ ਹੁੰਦੀ ਰਕਮ ਵੀ ਜਮ੍ਹਾਂ ਕਰਵਾਉਣ ਦੇ ਪਾਬੰਦ ਹੋਣਗੇ।

ਵਿਨੀ ਮਹਾਜਨ, ਆਈ.ਏ.ਐਸ

ਵਧੀਕ ਮੁੱਖ ਸਕੱਤਰ,

ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ

ਮਿਤੀ: 29-06-2017

ਚੰਡੀਗੜ੍ਹ

ਪਿੱਠ ਅੰਕਣ ਨੰ: 18/69/16-5ਮਉ2/4343 ਮਿਤੀ, ਚੰਡੀਗੜ੍ਹ: 5/7/2017

ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ ਸਮੇਤ ਵਾਧੂ ਕਾਪੀ ਦੇ Controller, Printing & Stationery, Punjab, SAS Nagar ਨੂੰ ਭੇਜਕੇ ਬੇਨਤੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਇਸ ਨੋਟੀਫਿਕੇਸ਼ਨ ਨੂੰ ਪੰਜਾਬ ਸਰਕਾਰ ਦੇ ਗਜ਼ਟ (ਸਾਧਾਰਣ) ਵਿਚ ਛਾਪਣ ਦੀ ਖੋਚਲ ਕੀਤੀ ਜਾਵੇ ਅਤੇ ਛਪੇ ਹੋਏ ਨੋਟੀਫਿਕੇਸ਼ਨ ਦੀਆਂ 100 ਕਾਪੀਆਂ ਇਸ ਵਿਭਾਗ ਦੀ ਦਫਤਰੀ ਵਰਤੋਂ ਲਈ ਭੇਜੀਆਂ ਜਾਣ।

ਵਿਸ਼ੇਸ਼ ਸਕੱਤਰ

DEPARTMENT OF TOWN AND COUNTRY PLANNING PUNJAB

Notification

Regarding amendment in Population Density Norms and Per Dwelling Unit Size in the Master Plans of the State of Punjab

Dated.....

No.....Whereas Master Plans of 43 towns/ cities have already been notified under Section 70 (5) of The Punjab Regional and Town Planning and Development Act, 1995. The Population Densities for these towns have already been notified vide notification no 139 CTP(Pb) SP-135 (Vol 21) dated 4/03/2014 with the approval of The Punjab Regional and Town Planning and Development Board. While implementing the proposals of these Master Plans, it was brought to the notice of the Government that:-

1. There should be no restriction of number of flats per acre.
2. The family size per dwelling unit should be reduced from 5 persons per dwelling unit to 4.5 persons per dwelling unit.
3. Compounding of population density violations, if any, should be permitted.

These issues were discussed by 'The Punjab Regional and Town Planning and Development Board' in its 35th meeting held on 11.05.2018. The Board, after detailed discussions, agreed to the proposal of the department as given below:-

1. The family size per dwelling unit be reduced from 5 persons per dwelling unit to 4.5 persons per dwelling unit
2. Those promoters, who have constructed the buildings with the family size of 5 persons per family, be given the relaxation of 10% in the density norms. Rs.100/- per sq ft shall be charged on the additional covered area, subject to the condition that the applicant shall submit the structure safety , fire safety certificate regarding additional built up area and such building shall fulfill other building norms such as parking, setbacks, minimum distance between two buildings. The relaxation in population density shall not be applicable on new projects in which the family size is determined as 4.5 persons per family
3. There should be no restriction of number of flats per acre.

In the light of the above said decision of the Board, the proposal regarding amendment in Population density norms and per dwelling unit size in the Master Plans of the State of Punjab were published in the newspapers dated 06.07.2018 . 02 objections/suggestions were received within the stipulated period of 30 days.

The objections received were discussed by 'The Punjab Regional and Town Planning and Development Board in its 36th meeting held on 11.10.2018, which approved the amendment in Population density norms and per dwelling unit size in the Master Plans of the State of Punjab as stated above.

In the light of the above said decision of the Board, amendment in Population density norms and per dwelling unit size in the Master Plans of the State of Punjab is hereby notified u/s 70(5) of The Punjab Regional and Town Planning and Development Act, 1995 and Notification no. 139 CTP(Pb) SP-135 (Vol 21) dated 4/03/2014 stands amended to this extent.

It shall come into operation from the date of its notification.

This issues with the approval of the Government dated 18/10/2018.

sd/-
Chief Town Planner,
PUDA Bhawan, 6th Floor,
Sector 62, SAS Nagar

Endst. No.

Dated,

A copy with a spare copy is forwarded to the Controller, Printing & Stationery, Punjab, Ajitgarh with a request to publish this notification in the Punjab Government Gazette and 100 copies thereof may be supplied to this Department for official use, at office of Chief Town Planner Punjab 6th Floor PUDA Bhawan, SAS Nagar.

sd/-
Chief Town Planner,
Punjab.

Endst. No.

-CTP (Pb)/

Dated,

A copy is forwarded to Additional Chief Secretary, Housing & Urban Development Department, Punjab, Chandigarh w.r.t. approval of the Government dated 18/10/2018..for information.

sd/-
Chief Town Planner,
Punjab.

Endst. No.

-CTP (Pb)/

Dated,

A copy is forwarded to Principal Secretary, Department of Local Govt. Punjab, Chandigarh for information and necessary action.

sd/-
Chief Town Planner,
Punjab.

Endst. No.

-CTP (Pb)/

Dated,

A copy is forwarded to Principal Secretary, Department of Industries Punjab, Chandigarh for information and necessary action.

sd/-
Chief Town Planner,
Punjab.

Endst. No.

-CTP (Pb)/

Dated,

A copy is forwarded to C.E.O Punjab Bureau of Investment Promotion, Chandigarh for information and necessary action.

sd/-
Chief Town Planner,
Punjab.

Endst. No. -CTP (Pb)/

Dated,

A copy is forwarded to Chief Administrator, GMADA, PDA, BDA, GLADA, ADA, JDA for information and necessary action.

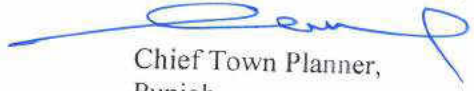
sd/-
Chief Town Planner,
Punjab.

Endst. No. 6476-6502 -CTP (Pb)/ SP-135

Dated 18-10-18

A copy is forwarded to the following for information:-

1. Chairman, Punjab State Power Corporation Ltd. (PSPCL), Patiala.
2. Chairman, Punjab State Transmission Corporation Ltd. (PSTCL), Patiala.
3. Chairman, Punjab Pollution Control Board, Patiala.
4. Chief Conservator of Forests, Punjab, Chandigarh.
5. Managing Director, PIDB, Punjab, Chandigarh.
6. Managing Director, Punjab INFOTECH, Chandigarh.
7. Managing Director, Punjab Water Supply & Sewerage Board, Chandigarh.
8. General Manager (IT), PUDA (along with the copy of notification with a request to upload it on PUDA's Web site www.puda.gov.in and www.pbhousing.gov.in)
9. Chief Town Planner, Local Govt. Punjab, Chandigarh.
10. Senior Town Planner, Patiala, Amritsar, Ludhiana, SAS Nagar, Jalandhar.
11. District Town Planner, Patiala, Amritsar, Ludhiana, SAS Nagar, Jalandhar, Gurdaspur, Hoshiarpur, Ferozepur, Faridkot, Bathinda, Sangrur, Fatehgarh Sahib, Roopnagar.


Chief Town Planner,
Punjab.

Directorate of Town and Country Planning, Punjab
PUDA, Bhawan, 6th floor, Sector-62, S.A.S.Nagar.

To

1. Chief Administrator,
GMADA, SAS Nagar/ GLADA, Ludhiana/ ADA, Amritsar/ BDA,
Bathinda/ JDA, Jalandhar/ PDA, Patiala.
2. Senior Town Planner,
Amritsar/ Ludhiana/ Jalandhar/ Patiala/ SAS Nagar/ PBIP, Chandigarh.
3. District Town Planner,
Amritsar/ Jalandhar/ Patiala/ SAS Nagar/ Fatehgarh Sahib/ Roopnagar/
Sangrur/ Bathinda/ Ludhiana/ Ferozepur/ Faridkot/ Hoshiarpur/
Kapurthala/ Gurdaspur.
4. Estate Officer,
GMADA, SAS Nagar/ GLADA, Ludhiana/ ADA, Amritsar/ BDA,
Bathinda/ JDA, Jalandhar/ PDA, Patiala.

Letter no. 2910-42 CTP (PB)/ SP-28 Dated: 17-08-2020

**Subject- Uniform Zoning Plan for Residential Plots for Department of
Housing and Urban Development.**

In reference to the subject cited above, Uniform Zoning Plan drawing no. 01/2020 CTP(Pb) dated 28.07.2020 showing front and rear setbacks for different sizes of residential plots falling in the project/Scheme approved and developed by the Department of Housing and Urban Development is hereby attached for approval of building plans.

Rest of the building rules shall be applicable in toto.

This letter is issued with the approval of worthy PSHUD.

Enclose: As above


Chief Town Planner,
Punjab, Chandigarh.

Endst.

CTP (PB)/

Dated

A copy is forward to PA, PSHUD for information of Principal Secretary,
Housing and Urban Development, Punjab.

- 81 -
Chief Town Planner,
Punjab, Chandigarh.

Endst.

CTP (PB)/

Dated

A copy is forward to PA, DTCP for information of Director, Town and
Country Planning, Punjab.

- 81 -
Chief Town Planner,
Punjab, Chandigarh.

DIRECTORATE
TOWN & COUNTRY PLANNING,
PUNJAB

ZONING FOR DIFFERENT
CATEGORIES OF
RESIDENTIAL PLOTS

NOTES :-

- THIS DRAWING HAS BEEN PREPARED ON THE BASIS OF PUNJAB URBAN PLANNING AND DEVELOPMENT BUILDING RULES 2018 ISSUED VIDE NO. G.S.R.43/P.A.11/1995/Ss.43 AND 180/2018. DATED 12th JUNE, 2018 OR AS AMENDED FROM TIME TO TIME.
- THIS DRAWING SUPERSEDES ALL OTHER DRAWING ISSUED IN THIS REGARD.
- BUILDING SHALL BE CONSTRUCTED WITHIN THE AREA SHOWN AS .
- FOR SETBACK OF THE PLOT SIZES WHICH DO NOT FIT IN ANY OF ABOVE CATEGORIES, SETBACKS SHALL BE DETERMINED AS PER THE NEAREST DEPTH OF PLOT.
- THE PROJECTS APPROVED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, PUNJAB SHALL BE GOVERNED BY THIS ZONING PLAN.
- IN PLOTS WHERE ADJACENT PLOT IS CONSTRUCTED, ITS PARKING AREA SHALL BE MAINTAINED AS PER EXISTING ZONING AND ITS FRONT & REAR SETBACK SHALL BE AS PER THIS DRAWING.
- THIS ZONING SHALL NOT BE APPLICABLE TO LAYOUT APPROVED UNDER VARIOUS POLICIES WHERE SETBACK IS GOVERNED BY CONCERNED POLICIES.
- ZONING PLAN FOR 'LOW DENSITY COUNTRY HOME' COLONY SHALL BE GOT APPROVED SEPARATELY BY THE COMPETENT AUTHORITY.

CATEGORY
SIZE OF PLOT
I. COVERAGE AND F.A.R. IN LIGHT OF
PUNJAB URBAN PLANNING AND
DEVELOPMENT BUILDING RULES 2018
II. ZONED AREA
III. MAXIMUM F.A.R.

4 MARLA (20'-0"X45'-0")	4 MARLA (20'-0"X50'-0")	4 MARLA (6.0M X 14.0M)	5 MARLA (19'-6"X60'-0")	5 MARLA (22'-6"X50'-0")	6 MARLA (22'-6"X60'-0")	6 MARLA (7.0M X 18M)	7.5 MARLA (24'-9"X70'-0")	8 MARLA (30'-0"X60'-0")	8 MARLA (25'-6"X70'-0")	8 MARLA (24'-0"X75'-0")
630.00 SQFT(70%)	700.00 SQFT(70%)	58.80 SQM(70%)	819.00 SQFT(70%)	787.50 SQFT(70%)	945.00 SQFT(70%)	88.20 SQM(70%)	1206.86 SQFT(70% FOR FIRST 150 SQM AND 65% FOR NEXT 100 SQM)	1250.73 SQFT(70% FOR FIRST 150 SQM AND 65% FOR NEXT 100 SQM)	1240.98 SQFT(70% FOR FIRST 150 SQM AND 65% FOR NEXT 100 SQM)	1250.73 SQFT(70% FOR FIRST 150 SQM AND 65% FOR NEXT 100 SQM)
1:2.1	1:2.1	1:2.1	1:2.1	1:2.1	1:2.1	1:2.1	1:2.1	1:2.1	1:2.1	1:2.1

CATEGORY
SIZE OF PLOT
I. COVERAGE AND F.A.R. IN LIGHT OF
PUNJAB URBAN PLANNING AND
DEVELOPMENT BUILDING RULES 2018
II. ZONED AREA
III. MAXIMUM F.A.R.

8 MARLA (9.3M X 18M)	10 MARLA (33'-9"X70'-0")	10 MARLA (30'-0"X75'-0")	10 MARLA (10M X22M)	12 MARLA (40'-0"X70'-0")	12 MARLA (33'-9"X80'-0")	12 MARLA (36'-0"X75'-0")	12 MARLA (11.5M X 22M)	12 MARLA (30'-0"X90'-0")
116.31 SQM(70% FOR FIRST 150 SQM AND 65% FOR NEXT 100 SQM)	1616.36 SQFT(70% FOR FIRST 150 SQM AND 65% FOR NEXT 100 SQM)	1543.23 SQFT(70% FOR FIRST 150 SQM AND 65% FOR NEXT 100 SQM)	150.50 SQM(70% FOR FIRST 150 SQM AND 65% FOR NEXT 100 SQM)	1895.28 SQFT(70% FOR FIRST 150 SQM, 65% FOR NEXT 100 SQM AND 60% FOR NEXT 100 SQM)	1835.28 SQFT(70% FOR FIRST 150 SQM, 65% FOR NEXT 100 SQM AND 60% FOR NEXT 100 SQM)	1835.28 SQFT(70% FOR FIRST 150 SQM, 65% FOR NEXT 100 SQM AND 60% FOR NEXT 100 SQM)	171.80 SQM(70% FOR FIRST 150 SQM, 65% FOR NEXT 100 SQM AND 60% FOR NEXT 100 SQM)	1835.26 SQFT(70% FOR FIRST 150 SQM AND 65% FOR NEXT 100 SQM)
116.25 SQM	1653.75.00 SQFT	1590.00 SQFT	150.00 SQM	1920.00 SQFT	1957.50 SQFT	1908.00 SQFT	175.95 SQM	1875.00 SQFT
1:2.1	1:2.1	1:2.1	1:2.1	1:2.1	1:2.1	1:2.1	1:2.1	1:2.1

CATEGORY
SIZE OF PLOT
I. COVERAGE AND F.A.R. IN LIGHT OF
PUNJAB URBAN PLANNING AND
DEVELOPMENT BUILDING RULES 2018
II. ZONED AREA
III. MAXIMUM F.A.R.

15 MARLA (42'-6"X80'-0")	16 MARLA (40'-0"X90'-0")	16 MARLA (45'-0"X80'-0")	16 MARLA (36'-0"X100'-0")	16 MARLA (12M X 28M)	18 MARLA (40'-0"X100'-0")	18 MARLA (45'-0"X90'-0")	1 KANAL (50'-0"X90'-0")
2255.28 SQFT(70% FOR FIRST 150 SQM, 65% FOR NEXT 100 SQM AND 60% FOR NEXT 100 SQM)	2375.28 SQFT(70% FOR FIRST 150 SQM, 65% FOR NEXT 100 SQM AND 60% FOR NEXT 100 SQM)	2375.28 SQFT(70% FOR FIRST 150 SQM, 65% FOR NEXT 100 SQM AND 60% FOR NEXT 100 SQM)	2375.28 SQFT (70% FOR FIRST 150 SQM, 65% FOR NEXT 100 SQM AND 60% FOR NEXT 100 SQM)	221.60 SQM (70% FOR FIRST 150 SQM, 65% FOR NEXT 100 SQM AND 60% FOR NEXT 100 SQM)	2592.02 SQFT (70% FOR FIRST 150 SQM, 65% FOR NEXT 100 SQM, 60% FOR NEXT 100 SQM AND 50% FOR NEXT 100 SQM)	2617.02 SQFT (70% FOR FIRST 150 SQM, 65% FOR NEXT 100 SQM, 60% FOR NEXT 100 SQM AND 50% FOR NEXT 100 SQM)	NOTE: ZONING IS APPLICABLE WHERE EXISTING BUILDINGS ARE CONSTRUCTED WITH 19'-6" FRONT SETBACK TO MAINTAIN FACADE CONTROLS. 2842.02 SQFT (70% FOR FIRST 150 SQM, 65% FOR NEXT 100 SQM, 60% FOR NEXT 100 SQM AND 50% FOR NEXT 100 SQM)
1:2.1	1:2.1	1:2.1	1:2.1	1:2.1	1:2.1	1:2.1	1:2.1

CATEGORY
SIZE OF PLOT
I. COVERAGE AND F.A.R. IN LIGHT OF
PUNJAB URBAN PLANNING AND
DEVELOPMENT BUILDING RULES 2018
II. ZONED AREA
III. MAXIMUM F.A.R.

1 KANAL (45'-0"X100'-0")	1 KANAL (50'-0"X90'-0")	1 KANAL (56'-3"X 90'-0")	1 KANAL (15M X28M)	2 Kanal (75'-0"X120'-0")	4 Kanal (100'-0"X180'-0")
2842.02 SQFT (70% FOR FIRST 150 SQM, 65% FOR NEXT 100 SQM,60% FOR NEXT 100 SQM AND 50% FOR NEXT 100 SQM)	2842.02 SQFT (70% FOR FIRST 150 SQM, 65% FOR NEXT 100 SQM,60% FOR NEXT 100 SQM AND 50% FOR NEXT 100 SQM)	3101.40 SQFT (70% FOR FIRST 150 SQM, 65% FOR NEXT 100 SQM, 60% FOR NEXT 100 SQM, 50% FOR NEXT 100 SQM FOR THE NEXT REMAINING AREA OF PLOT(40%)	265.0 SQM (70% FOR FIRST 150 SQM, 65% FOR NEXT 100 SQM,60% FOR NEXT 100 SQM AND 50% FOR NEXT 100 SQM)	4676.40 SQFT (70% FOR FIRST 150 SQM, 65% FOR NEXT 100 SQM, 60% FOR NEXT 100 SQM, 50% FOR NEXT 100 SQM FOR THE NEXT REMAINING AREA OF PLOT 40%)	8276.40SQFT (70% FOR FIRST 150 SQM, 65% FOR NEXT 100 SQM, 60% FOR NEXT 100 SQM, 50% FOR NEXT 100 SQM FOR THE NEXT REMAINING AREA OF PLOT 40%)
1:2.1	1:2.1	1:2.1	1:2.1	1:2.1	1:2.1

OFFICE OF THE
CHIEF TOWN PLANNER , PUNJAB

DRAWING NO: 01/2020 CTP (Pb) DATED: 28-07-2020

PLANNING OFFICER	ASSISTANT TOWN PLANNER	DISTRICT TOWN PLANNER	SENIOR TOWN PLANNER	CHIEF TOWN PLANNER(PB.)
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ਡਾਇਰੈਕਟੋਰੇਟ ਆਫ ਨਗਰ ਅਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ, ਪੰਜਾਬ।
ਪੁੱਡਾ ਭਵਨ, 6ਵੀਂ ਮੰਜ਼ਿਲ, ਸੈਕਟਰ-62, ਐਸ.ਏ.ਐਸ.ਨਗਰ।

ਵੱਲ

- ✓ 1. Chief Administrator,
GMADA, SAS Nagar/ GLADA, Ludhiana/ ADA, Amritsar/BDA,
Bathinda/ JDA, Jalandhar/ PDA, Patiala.
2. Senior Town Planner,
Amritsar/ Jalandhar/ Patiala/ SAS Nagar/ Ludhiana/ PBIP, Chandigarh.
3. District Town Planner,
Amritsar/ Jalandhar/ Patiala/ SAS Nagar/ Fatehgarh Sahib/ Roopnagar/
Sangrur/ Bathinda/ Ludhiana/ Ferozepur/ Faridkot/ Hoshiarpur/
Kapurthala/ Gurdaspur.
4. Estate Officer,
GMADA, SAS Nagar/ GLADA, Ludhiana/ ADA, Amritsar/BDA,
Bathinda/ JDA, Jalandhar/ PDA, Patiala.

ਯਾਦ ਪੱਤਰ ਨੰ: 857-889 ਸੀਟੀਪੀ(ਪਬ)/ SP-28

ਮਿਤੀ: 17-02-2021

ਵਿਸ਼ਾ:- Uniform Zoning Plan for Residential Plots for Department of Housing and Urban Development.

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਦੇ ਸਬੰਧ ਵਿੱਚ ਇਸ ਦਫਤਰ ਦੇ ਪੱਤਰ ਨੰ. 2910-42 CTP(PB)/SP-28 ਮਿਤੀ 17.08.2020 ਰਾਹੀਂ ਜਾਰੀ Uniform Zoning Plan ਦੀ ਲਗਾਤਾਰਤਾ ਵਿੱਚ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਹੀ ਸੋਧ ਕੀਤੀ ਜਾਂਦੀ ਹੈ:-

‘ਜਿਨ੍ਹਾਂ ਪ੍ਰਮੇਟਰਾਂ ਵੱਲੋਂ ਆਪਣੇ ਪ੍ਰੋਜੈਕਟਾਂ ਦੇ ਜੋਨਿੰਗ ਪਲੈਨ ਪਹਿਲਾਂ ਤੋਂ ਪ੍ਰਵਾਨ ਕਰਵਾਏ ਹੋਏ ਹਨ, ਉਨ੍ਹਾਂ ਵਿੱਚ ਇਕਸਾਰਤਾ ਬਣਾਏ ਰੱਖਣ ਲਈ ਪ੍ਰੋਜੈਕਟਾਂ ਵਿੱਚ ਪੈਂਦੇ ਪਲਾਟਾਂ ਦੇ ਬਿਲਡਿੰਗ ਪਲੈਨ ਪ੍ਰਵਾਨਤ ਜੋਨਿੰਗ ਪਲੈਨ ਅਨੁਸਾਰ ਪ੍ਰਵਾਨ ਕੀਤੇ ਜਾਣ। ਪਰੰਤੂ ਜਿਸ ਪ੍ਰਮੇਟਰ ਵੱਲੋਂ ਵੱਖਰੇ ਤੌਰ ਤੇ ਜੋਨਿੰਗ ਪਲੈਨ ਪ੍ਰਵਾਨ ਨਹੀਂ ਕਰਵਾਏ ਹਨ, ਉਨ੍ਹਾਂ ਪ੍ਰੋਜੈਕਟਾਂ ਵਿੱਚ ਪੈਂਦੇ ਪਲਾਟਾਂ ਦੇ ਬਿਲਡਿੰਗ ਪਲੈਨ Uniform Zoning Plan ਅਨੁਸਾਰ ਪ੍ਰਵਾਨ ਕੀਤੇ ਜਾਣ।’

ਇਹ ਪੱਤਰ ਸਰਕਾਰ ਦੀ ਪ੍ਰਵਾਨਗੀ ਦੇ ਸਨਮੁੱਖ ਜਾਰੀ ਕੀਤਾ ਜਾਂਦਾ ਹੈ।

ਪਿੱਠ ਅੰਕਣ ਨੰ:

ਸੀਟੀਪੀ(ਪਬ)/

ਇਸ ਦਾ ਇੱਕ ਉਤਾਰਾ PS/PSHUD ਨੂੰ ਮਾਣਯੋਗ, ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਮਕਾਲ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ, ਪੰਜਾਬ ਜੀ ਦੀ ਸੂਚਨਾ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ।

ਮਿਤੀ:

ਪਿੱਠ ਅੰਕਣ ਨੰ:

ਸੀਟੀਪੀ(ਪਬ)/

ਇਸ ਦਾ ਇੱਕ ਉਤਾਰਾ PA/DTCP ਨੂੰ ਡਾਇਰੈਕਟਰ, ਨਗਰ ਅਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ, ਪੰਜਾਬ ਜੀ ਦੀ ਸੂਚਨਾ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ।

ਮਿਤੀ:

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ।

(ਗ)

**Directorate of Town and Country Planning
Punjab, PUDA Bhawan, SAS Nagar.**

To,

Principal Secretary,
Department of Investment Promotion,
Industries and Commerce and IT

Letter No. **2362** CTP(Pb) **SP-135** Dated: **26-04-2021**

**Subject: - Allowing Filling /Manufacturing Oxygen Plants in
all landuse of Master Plans of Punjab.**

Reference :- Your DO. Letter no I/170493/2021 dated 19.04.2021.

In regards to your DO. Letter under reference, it is intimated that the matter under subject was discussed with Worthy HUDM and the requisite office orders have been issued for allowing Filling /Manufacturing Oxygen Plants in all land uses of all Master Plans in the state subject to the fulfillment of CLU Siting guidelines and PPCB norms. The copy of the same is hereby attached for your kind reference please.

Accordingly, the investor may be asked to apply online for Change of Land use permission from this department.


Director Town & Country Planning
Punjab.

DEPARTMENT OF TOWN AND COUNTRY PLANNING PUNJAB

NOTIFICATION

Regarding Population density, FAR, Ground coverage and other controls
Dated 2014

NO.....Whereas Master Plans of 32 towns/ cities were notified under Section 70 (5) of The Punjab Regional and Town Planning and Development Act, 1995. While implementing the proposals of these master plans it was noticed that there is no uniformity in the densities fixed in various Master Plans. In many cases density fixed is too low as a result of which optimum utilization of land cannot be achieved. Similarly, Population density, FAR, Ground coverage and other controls applicable in these master plans were not encouraging the vertical development in the state which is essential to create more open spaces at ground level. The Government after examining the matter in consultation with The Punjab Regional and Town Planning and Development Board in its 27th meeting held on 23-12-2013 has approved the following amendments u/s 76 of the Act ibid in Master Plans of Punjab regarding Population density, FAR, Ground coverage and other controls as under:-

A. Population Density:

Sr. No.	Name of LPA	Presently approved density as per Master Plan	Proposed Residential density per gross acre
A	GMADA Regional Plan		
	1. S.A.S. Nagar	Low Density Housing - upto 100 ppa Medium Density Housing - upto 175 ppa High Density Housing - Not Allowed	Plotted - upto 200 ppa
	2. Zirakpur	Low Density Housing - upto 100 ppa Medium Density Housing - upto 175 ppa High Density Housing - more than 175 ppa	
	3. Dera Bassi	Low Density Housing - upto 100 ppa Medium Density Housing - upto 175 ppa High Density Housing - more than 175 ppa	Group housing a. EWS - NA b. DU upto 1200 sq ft unit Area - 375 ppa c. DU above 1200 sq ft to 3000 sq ft unit Area - 300 ppa d. DU above 3000 sq ft unit Area - 250 ppa
	4. Banur	Gross Density - 50 ppa Gross Residential Density - 100 ppa	
	5. Kharar	Low Density Housing - up to 100 pp acre Medium Density Housing - up to 175 pp acre	
	6. Mullanpur	Gross Residential Density - 100 ppa	Plotted - Zone I: 150 ppa Zone II: 150 ppa Zone III: 200 ppa Group housing a. EWS - NA b. DU upto 1200 sq ft unit Area - 375 ppa c. DU above 1200 sq ft to 3000 sq ft unit Area - 300 ppa d. DU above 3000 sq ft unit Area - 250 ppa
B	Master Plans of the rest of State of Punjab	High Residential Density: Not exceeding 300 persons per acre; Medium / Low Residential Density: Not exceeding 200 persons per acre for plotted development and Not exceeding 300 persons per acre for group housing.	Plotted - upto 200 ppa Group housing a. EWS - NA b. DU upto 1200 sq ft unit Area - 375 ppa c. DU above 1200 sq ft to 3000 sq ft unit Area - 300 ppa d. DU above 3000 sq ft unit Area - 250 ppa

Note:

- For purpose of calculation of requirement of infrastructure of a project, the population in case of plotted development shall be counted @ 15 persons per plot and in case of Group Housing, it shall be @ 5 persons per DU.
- The floating population of Non – Residential buildings shall be taken as minimum 100 ppa for the calculation of requirement of utilities / services such as water supply, sewerage, electricity, roads, transport etc only and it shall not be calculated towards regular residential density of the project / sector.
- The population density of serviced studios shall be 2 persons/ DU.
- The density for each category of flats shall be calculated separately. The promoter has to clearly indicate the area under each category of flats.

B. Floor Area Ratio (F.A.R), Ground Coverage and Other Controls.

The F.A.R., Ground Coverage, Set Backs, Height and Other Building Controls in all Master Plans of the State of Punjab shall be as provided in Common Building Rules or as amended from time to time by the Govt.

NOTE: The FAR above 1:2 in case of Group Housing, FAR above 1:1.75 in case of Commercial and FAR above 1:1.50 in case of Hospitals will be chargeable on pro-rata basis.

This notification shall be applicable as under:-

- On the projects to be set up after notification of this policy.
- All projects approved before the notification of this policy which have not been implemented on site as yet.
- Those projects which are partially implemented and in which vacant pockets are available for re-planning. New norms may be implemented in such vacant pockets subject to condition that these projects shall fulfill the norms w.r.t. access road, setbacks, parking etc.
- The projects/ buildings which have been constructed on site shall not be covered under this notification.

It shall come into operation from the date of its notification.

This issues with the approval of the Government dated 04-03-2014.

Endst. No.

-CTP (Pb)/

Dated,


Chief Town Planner
Punjab
the 2014

A copy with a spare copy is forwarded to the Controller, Printing & Stationery, Punjab, Aritgarh with a request to publish this notification in the Punjab Government Gazette and 100 copies thereof may be supplied to this Department for official use.


Chief Town Planner,
Punjab.

Endst. No.

-CTP (Pb)/

Dated,

2014

A copy is forwarded to Secretary, Housing & Urban Development Department, Punjab, Chandigarh w.r.t. approval dated 04-03-2014. for information.


Chief Town Planner,
Punjab.

Endst. No. -CTP (Pb)/ Dated, 2014
A copy is forwarded to Principal Secretary, Department of Local Govt. Punjab, Chandigarh for information and necessary action.


Chief Town Planner,
Punjab.

Endst. No. -CTP (Pb)/ Dated, 2014

A copy is forwarded to Principal Secretary, Department of Industries Punjab, Chandigarh for information and necessary action.


Chief Town Planner,
Punjab.

Endst. No. -CTP (Pb)/ Dated, 2014

A copy is forwarded to C.E.O Punjab Bureau of Investment Promotion, Chandigarh for information and necessary action.


Chief Town Planner,
Punjab.

Endst. No. -CTP (Pb)/ Dated, 2014

A copy is forwarded to Chief Administrator, GMADA, GLADA, BDA, PDA, JDA, ADA for information and necessary action.


Chief Town Planner,
Punjab.

Endst. No. 1402-1409 -CTP (Pb)/SP-135(21) Dated, 04-03-2014

A copy is forwarded to the following for information :-

1. Chairman, Punjab State Power Corporation Ltd. (PSPCL), Patiala.
2. Chairman, Punjab State Transmission Corporation Ltd. (PSTCL), Patiala.
3. Chairman, Punjab Pollution Control Board, Patiala.
4. Chief Conservator of Forests, Punjab, Chandigarh.
5. Managing Director, PIDB, Punjab, Chandigarh.
6. Managing Director, Punjab INFOTEC, Chandigarh.
7. Managing Director, Punjab Water Supply & Sewerage Board, Chandigarh.
- ✓ 8. General Manager (IT), PUDA (along with the copy of notification with request to upload it on PUDA's Web site www.puda.gov.in)


Chief Town Planner,
Punjab.