

**PUNJAB URBAN PLANNING AND DEVELOPMENT AUTHORITY
S.C.O 10-11-12, SECTOR 17-B CHANDIGARH**

No. PUDA-ACA (Projects)/ 2003/1515

Dated: 22-04-03

To

1. Chief Town Planner,
Punjab,
Chandigarh.
2. Additional Chief Administrator (F & A) ,
Punjab Urban Planning and Development Authority.
Chandigarh.
3. Additional Chief Administrator ,
Punjab Urban Planning and Development Authority.
Mohali, Patiala, Jalandhar, Ludhiana, Bathinda.
4. Senior Town Planner,
Punjab Urban Planning and Development Authority.
Mohali.

Subject :- Selection of site for the setting-up of new urban estate – Guidelines for selection of the sites.

In continuation of this letter No. PUDA-ACA (Projects)/ 2003/ 1574-97 dated 08-04-2003 on the subject cited above.

Please find endorsed here with a copy of the guidelines if the selection of site for setting up of new urban estates in Punjab

Additional Chief Administrator (Projects.)

ਪਿੱਠਅੰਕਣ ਨੰ: 1060-64

ਸੀਟੀਪੀ (ਪਬ)ਜਐਸ ਪੀ-28

ਮਿਤੀ 8507

ਇਸਦਾ ਇੱਕ ਉਤਾਰਾ ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਅਮ੍ਰਿਤਸਰਜ ਪਟਿਆਲਾਜ ਜਲੰਧਰਜ ਲੁਧਿਆਣਾ ਅਤੇ ਐਸ ਏ ਐਸ ਨਗਰ ਨੂੰ ਵਿੱਤੀ ਤਹਿਤ ਪ੍ਰਾਪਤ ਗਾਈਡ ਲਾਈਨ ਭੇਜ ਕੇ ਬੇਨਤੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਇਹ ਗਾਈਡ ਲਾਈਨ ਆਪਣੇ ਅਧੀਨ ਪੈਦੇ ਜ਼ਿਲਾ ਨਗਰ ਯੋਜਨਾਕਾਰਾਂ ਦੇ ਧਿਆਨ ਵਿਚ ਲਿਆਉਣ ਦੀ ਖੋਚਲ ਕੀਤੀ ਜਾਵੇ।

ਸਹੀਜ-
ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ (ਸ਼ਮ),
ਵਾ ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ।

Subject:- New Urban Estates-Guidelines for selection of sites.

1. Number of Urban Estates have been set up in the past in the State of Punjab by the Department of Housing & Urban Development. Based on recent demand survey by PUDA, number of Urban Estates are in the process of being established. Despite the fact that quality of site has enormous bearing on the quality, cost-effectiveness, success and failure of Urban Estates, the issue of selection of site for Urban Estates has not been addressed in its entirety with the result number of problems related to their development have been encountered. It is important that site selection needs to be carried out with much more focus if the cost of the developed land is to be minimised and Planning & Development process optimised. A low-lying site would not only create problems in its development and disposal but would increase the cost of the developed land in the process. In addition it makes the urban estate quite unattractive. Similarly if the site selected is close to the industrial units, it would have adverse impact on its development and quality of life for the inhabitants. A site which has number of built up structures would result in prolonged litigation and may delay the project due to opposition of the owners of buildings besides in creasing its cost. Similarly a site having High Tension Lines (HTL) running over it not only leads to wastage of land while planning because of **no construction zone** to be provided but its shifting can be very expensive. A site having less accessibility may prove to be unattractive and difficult to sell. Similarly a site having small and marginal land-owners may pose problems in acquisition due to stiff resistance posed by the land owners. Any physical feature, like existence of large number of trees, a canal etc. can have an adverse impact on the development of the area and may not be cost-effective. A detailed analysis of existing site conditions in terms of its load bearing capacity, level of ground water, existence of water supply/disposal mains can impact the cost of the developed land.
2. Cost of raw land would be another major factor which needs consideration while selecting site for the new urban estate. However, land use proposed in the Master Plan would be relevant for selection. Assessing trends of future growth city development would be relevant to select a site so as to integrate the proposed development with the future growth of the city.
3. Keeping in view the above factors it is felt that necessary guidelines needs to be made available to the field officers involved in the process which should form the basis while selecting sites for new urban estates. It is not that these factors have been ignored earlier or they have not been considered but it will be more appropriate to put them in a format so that objectivity in the site selection process could be brought in. Accordingly, it is suggested that site selection mechanism should be considered under following broad heads:

- (A) **Physical**
- (B) **Social**
- (C) **Economic**
- (D) **Environmental**

Under each of these broad heads following factors need to be considered so as to bring more objectivity in the site selection process.

(A) **Physical**

(a) **Natural**

(i) **Slope**

Site with gentle slope should be preferred so as to ensure that drainage of waste water, sullage is easier. Site with undulating and sharp slopes* should be avoided. Sites requiring earth filling should be avoided in order to lower down the cost of the project.

(ii) **Soil Characteristics**

Soil should be of good quality for urbanisable purposes with good load bearing capacity. Site having soil of low grade load-bearing capacity or low water absorption capacity should be avoided. Agriculturally productive soil should be avoided as far as possible.

(iii) **Level and quality of under ground water**

Site having higher water table should be avoided in order to minimise cost of construction and damage to building constructed besides incurring higher cost in terms of laying under ground services. Site having good quality underground water should be preferred in order to minimise transportation of potable water.

(iv) **Floodability**

All sites having history or track record of flooding are to be avoided. It can damage the project at any stage.

(v) **Existing trees**

Sites having large number of trees spread over large areas should be avoided. However, existence of cluster of trees which could be adjusted in the planning would be welcome. Nature of trees are also to be ascertained and trees which are not valuable or do not require adjustment should not be considered as a negative point of the site.

(vi) **High Tension lines**

All sites having HTL should be avoided as far as possible due to their developmental implications. However, electric lines upto 66 KV capacity could be re-aligned. If the H.T.Lines can be taken

out of the site then such site should not be ignored provided site is otherwise appropriate for the project. Sites having more than one HTLs should never be selected irrespective of the merits of the site.

(vii) **Buildings existing in the site.**

Site having number of structures existing within it should be given a low priority. Quality and number of structures should be given due consideration while examining the merit of the site. If number of good constructions abutting on the main road exist then such site should be ignored.

(viii) **Location along Railway lines**

If railway lines pass along the site it should be avoided due to traffic, noise and **no building zone** to be provided along such lines. In no case sites having railway lines passing through it should be selected.

(ix) **Location along Scheduled Roads/bypasses**

Nature of roads abutting the site should be given due consideration. As far as possible, sites along the bypasses should be avoided because of 100 meters **no building zone** to be left which can adversely affect the saleable proportion of land. However, if site along bypass is to be selected then its impact on the project must be studied in detail in terms of salability and profitability. Projects having large area which are able to absorb, use - ... the area along the bypass and where **no building zone** forms a small part of the total project area, then location of site along bypass could also be considered. However, in such cases the impact of bypasses could be minimised by having less frontage along such bypass with more depth of the site. Sites on scheduled roads could be considered for selection and if such sites are within municipal limits then it should be taken as a plus point of the site.

(x) **Air Funnel**

Sites under air-funnel should be avoided as far as possible because of height restrictions on buildings and noise pollution which is caused when aircraft's fly in the air-funnel.

(xi) **Proximity to defence installation**

Sites which fall within -900 meters of defence installations and covered under the Govt. of India notification should never be selected and are to be invariably avoided.

(xii) **Legal restrictions**

Legal restrictions like restrictions due to Periphery Control Act, Land Preservation Act, Indian Forest Act, Controlled Area restrictions should be given due considerations while selecting the site in order to avoid subsequent problems in implementing the project.

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(b) **Available Infrastructures**

- (i) **Water supply**
- (ii) **Sullage disposal**
- (iii) **Electrical mains**
- (iv) **Storm water**

While evaluating the different sites, detailed analysis of existing infrastructures should be made critically. Site close to water source should be preferred or a site having sullage mains close-by should be given more weightage which would reduce the cost of development. Similarly a natural water course would facilitate the disposal of storm water and reduced its development cost. Existence of Electrical main can be helpful in reducing the cost of laying down such mains. Impact of such infrastructure on the overall project cost should be critically evaluated and it should be given due weightage when all other points are equal.

(c) **Land use pattern as per Master plan/Development Plan**

- (i) Pattern of city growth (direction thereof)
- (ii) Possibility of future expansion.

It will be appropriate to select a site having a land use pattern in consonance with the one prescribed in the Master Plan/Development Plan or any plan prepared by Deptt. of Town & Country Planning. It would ensure that site would be integrated with other development which would take place in the surrounding areas. It would be better to select the site in the direction in which city is growing because then it will be helpful in faster development of Urban Estate and easier to sell the sites. In addition it should also be seen that what is the possibility of future expansion of the site so that if the project is to be expanded later on , sufficient vacant area becomes available without much problems of construction etc. All sites located in the congested area should be avoided and all sites having non-conforming land use should be given low priority.

(d) **Accessibility to site**

Site should have sufficient level of accessibility available. It would be better if more than one linkage is available. Its proximity to transport nodes like Bus stand, Railway Stations or Commercial hubs should be given due consideration which would help in making the site attractive. A wide road should be welcome. Further scope of widening of the road should also be

considered along with the status of such road in the Master Plan. In addition if the road is scheduled road/bypass then the considerations as enumerated in para (ix) above should be duly taken note of.

(B) Social

- (i) Land ownership pattern
- (ii) Size of Land holdings
- (iii) Number of people likely to be affected.
- (iv) Target group for whom planning is to be undertaken.
- (v) Quality of development in the surroundings of the site.

A detailed analysis of the revenue data should be made which should include the study of land ownership pattern, size of land holdings and number of persons likely to be affected. Sites having large land holding should be preferred, whereas if land holdings is small then it should be considered as a negative point. This would mean, if number of persons affected are smaller, It would be an advantage whereas large number of land owners are likely to create problems in acquisition of land. In addition we should consider which are the target groups for the project. If target group is of higher income group, then a site which is near the most developed area needs to be considered favorably because such people having high paying capacity would like to be located near the developed area. Quality of development around the site should be given due consideration in site selection process. A bad surroundings should be avoided and good development should be welcome. All sites having non-conforming development should be avoided. Preference for conforming uses will be helpful in making the project successful.

C) Economic

- (i) Land cost/Acre.
- (ii) Cost of development
- (iii) Likely price which would be fetched in the area.

Land having higher costs should be generally avoided because it will adversely impact the cost of developed land. In case of sites having same merits then site with low land cost should be given preference. In addition cost of development should also be given due to consideration. It should be viewed both in the context of internal development cost as well external development cost. Site having comparatively low overall cost of development should be preferred because it would not only make the project cost-effective but would help in making available developed plots at most competitive rates. In this context factors enumerated in para (b) above should be given due consideration.

(D) Environmental

- (i) Freedom of site from pollution both within & outside
- (ii) Freedom from industrial set up.

So far environmental concerns have not been fully addressed in the site selection process. This needs to be included as a part of overall exercise of site selection. A site which has sources of pollution within or in the surrounding area should not be preferred. Location close to industrial area should be avoided. Site located close to water bodies carrying sullage or industrial waste should be kept on the least priority. Land which was used as site for dumping garbage or was kept as landfill should be ignored because of likely source of pollution existing underneath. A site used for dumping chemical waste or sullage should not be considered for housing or other projects. A site in the windward direction of industrial growth should invariably be avoided in order to save the residents from industrial smoke or fumes. A site having good tree cover or forest area in the close vicinity with natural features like unpolluted water body, small hillocks, a river front should be a welcome sign and such site should be preferred

(4) Based on above criteria different sites should be evaluated. For proper evaluation, a system of weightage is proposed to be adopted as per scale given below. Each site should be evaluated on a matrix of total weightage of 100 based on the above factors. The weightage proposed to be allocated is as under :-

Sr. NO;	Criteria	Weightage
1.	Physical	45%
2.	Social	15%
3.	Economic	25%
4.	Environmental	15%
5.	Total.	100 %

Site securing the highest marks should be preferred for selection. This would help in ensuring better planning and development besides optimum utilization of land which would make project more cost effective. It would also ensure better returns, both in social and economic terms from the project besides its speedier implementation.

**PUNJAB URBAN PLANNING & DEVELOPMENT AUTHORITY
(LICENCING BRANCH)
MOHALI**

TO

1. The Chairman, PPCB,
Patiala
2. The Chief Town Planner,
Punjab, Chandigarh.
3. The Chief Engineer(Com.),
PSEB, Patiala.
4. The Chief Engineer, PUDA,
Mohali.
5. The Addl. Chief Administrator,
PUDA, Ludhiana, Jalandhar, Patiala, Bathinda &
Mohali.
6. Sr. Town Planner,
PUDA, Mohali
7. Accounts Officer(L),
PUDA, Mohali
8. Kanungo (LAC)
PUDA, Mohali

Memo No. CA-L-1(L-68-VOL-III)/2004/5127-38

Dated: 21/9/04

Subject: Revision of certain norms and standards concerning colony Layouts for issue of Licence under Punjab Apartment & Property Regulation Act, 1995.

Kindly refer to the subject cited above:

2. Chief Administrator, PUDA vide letter No. 641 dated 20.10.97 had circulated a copy of check list of guidelines for examining colony cases to all the concerned agencies and offices for their comments. Copy listed at flag `A_. However, no comments were received on these guidelines and those became the basis for examining various colony layouts till date. This

issue was reviewed by Chief Administrator cum Competent Authority (under PAPR Act, 1995) on 04-08-2004 and it was decided that these guidelines need to be reviewed in order to make them user friendly. For this purpose a committee consisting of ACA Mohali, CTP, Punjab and STP, PUDA was constituted. The committee met on 24.08.2004 in which Shri H.S. Bhogal, former CTP, Punjab and member of the Authority and Shri Rajinder Sharma, STP o/o CTP, Punjab participated in the deliberations as special invitees. After detailed discussions on all the concerned issues, the following recommendations have been made to be incorporated in the above referred Guidelines:

(A) Sr. No. 2 (c) will be replaced by `Plotted commercial area shall not exceed 5% of the total colony area and shall form part of the saleable area_.

(B) Sr. No. 2(d) needs to be deleted as the statutory provisions exist in this regard.

(C) Sr. No. 3(e) will be replaced by `Standard road cross sections approved by PUDA shall be followed by all the colonizers. No road in a colony shall be less than 35~ wide. Approach road within and outside the colony shall not be less than 45~ in case of colony with an area less than 10 acres. 60~ in case of colony upto 50 Acres and 80~ in case of colony upto 100 acres. This would however not have an overriding effect on the proposals of a Master Plans/Development Plans operational in that area.

(D) In addition the norms of area for community facilities is to be followed as given hereunder.

1) Education (Schools):

	<u>Category</u>	<u>Gross area of colony</u>	<u>Minimum Area under school</u>
*	One nursery school	Upto 10 Acres	0.2 Acres
*	One school site	i) Above 10 Acres & upto 20 Acres.	0.5 Acres
		ii) Above 20 Acres & upto 30 Acres	1 Acres
		iii) Above 30 Acres & upto 40 Acres	1.50 Acres
		iv) Above 40 Acres & upto 50 Acres	2.00 Acres

* For colonies above 50 Acres the above area norms to be repeated.

2) Medical:

Above 50 acres, a site of half an acre is to be reserved for a dispensary.

3) Community centres :

A colony of the size of 50 acres will reserve a site of half an acre for a community centre. The area shall be increased by 0.2 acres for every 10 acres increase in the area of the colony above 50 acres.

4) EGS/Water works/Sewerage Treatment Plant:

Sites for above utilities and services will be earmarked as per the norms and standards of PSEB and Public Health Department .

It was strongly felt that every colonizer must earmark adequate space for outdoor sports facilities in the colony. A colony above 50 acres must provide for atleast one open space equal to a football ground to meet the outdoor sports needs of the colony.

The Gross area developed by a promoter contiguous to his earlier colonies will form the basis for applying above norms.

These guidelines have been approved by the Competent Authority and have come into effect with immediate effect hence forth for all new cases.

FOR COMPETENT AUTHORITY

ਨਗਰ ਅਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ, ਪੰਜਾਬ

ਪਿਠ ਅੰਕਣ ਨੰ: 3628-44-ਸੀਟੀਪੀ(ਪਬ)/ ਐਸ.ਸੀ.-7

ਮਿਤੀ 6.12.04

ਇਸ ਦਾ ਇਕ ਉਤਾਰਾ :

1. ਸਮੂਹ ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ,
2. ਸਮੂਹ ਜਿਲਾ ਨਗਰ ਯੋਜਨਾਕਾਰ
3. ਸਮੂਹ ਉਪ ਜਿਲਾ ਨਗਰ ਯੋਜਨਾਕਾਰ

ਨੂੰ ਸੂਚਨਾ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ ।

ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ,(ਸ.ਮੁ)
ਵਾ: ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ।

Government of Punjab
Department of Housing and Urban Development
(Housing Branch II)

To

The Chief Town Planner,
Punjab, Chandigarh
Memo No. 18/182/06-6HG2/5598
Dated: 17.07.2007.

Subject: Policy of minimum area requirement for setting of Residential/Commercial Colony.

It has been decided to adhere to the following minimum size criteria for development of colonies in the+ State of Punjab (other than Chandigarh periphery area) with immediate effect:-

Category	High Potential zone	Medium Potential Zone	Low Potential Zone
Residential (Plotted)	100 Acres	50 Acres	25 Acres
Group Housing	10 Acres independent & 5 acres as a part of plotted colony.	10 Acres independent & 5 acres as a part of plotted colony.	5 Acres
Commercial	2 Acres	2 Acres	2 Acres
Knowledge Park e.g., Information technology Park or as per definition decided by the Department of Industries.	10 Acres	10 Acres	10 Acres
Industrial Park for manufacturing (Industries other than Knowledge Park)	50 Acres	50 Acres	50 Acres

Categorization of State of the basis of potential for urban growth has been done as below:-

High Potential Area	Medium Potential Area	Low Potential Area
1. Amritsar 2. Jalandhar 3. Ludhiana (Area upto 15 kms. From the limit of Municipal Corporation.)	5 Kms. Belt along both sides of NH-1 i.e., GT road in the state of Punjab.	All other area of the state of Punjab.

The minimum area of plotted development within jurisdiction of urban local bodies shall be 5 acre and it shall be 4000 sq. meter in case of Group Housing and commercial use. However, development norms of Local Body in terms of set-backs, parking, height, ground coverage. FAR etc. shall be applicable.

Frontage and Road width for Commercial Complexes/Group Housing projects within and outside the local bodies limit shall be as follows:-

Commercial activity:

Minimum Frontage	--	30 mts.
Minimum Road Width	--	100 ft.

Group Housing

Minimum Frontage	--	20 mts.
Minimum Road width	--	100 ft.

This issues with the approval of the Chief Minister, Punjab.

Sd/-

Special Secretary

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

1. Chief Administrator, PUDA Mohali/GMADA Mohali/GLADA Ludhiana/JDA. Jalandhar/ADA, Amritsar/BDA, Bathinda.
2. Director, Local Government Department, Punjab, Chandigarh.
3. Chief Town Planner (LG), Department of Local Government Punjab, Chandigarh.
4. Commissioner, Municipal Corporation, Jalandhar/Amritsar/Ludhiana/Patiala/Bathinda.
5. Senior Town Planner, Amritsar/Ludhiana/Patiala/Jalandhar/SAS Nagar.
6. District Town Planner, Ludhiana/Jalandhar/Patiala/Bathinda/Sangrur/Fatehgarh Sahib / Amritsar / Gurdaspur / Fardikot /Ferozepur/Hoshiarpur/SAS Nagar/ Mandi Division, Punjab, Chandigarh.
7. Deputy District Town Planner, Ropar/Kapurthala.

Chief Town Planner
Punjab, Sector 18 - A
Chandigarh

**Government of Punjab
Department of Housing and Urban Development
(Housing Branch – II)**

To

The Chief Town Planner,
Punjab, Chandigarh.

Memo No.17/17/01-5HG2/7655
Dated:-19-09-2007

**Subject: Policy of minimum area required for setting of Residential/
Commercial colony.**

Reference: Memo No. 18/182/06-6HG2/5598 dated 17-07-2007.

In partial modification of policy of minimum area requirement for setting of Residential/Commercial colony issued vide letter under reference, the following minimum size criteria has been fixed for the State of Punjab (other than GMADA area) with immediate effect:-

Category	High Potential Zone (I&II)	Medium Potential Zone (I&II)	Low Potential Zone (I&II)	Low Potential Zone III
Residential Plotted	75 Acres	50 Acres	25 Acres	10 Acres*
Group Housing	10 Acres independent	10 Acres independent	5 Acres independent	5 Acres independent

- In category Low III within in Municipal Limits any area of land can be developed as a colony.
- 2. Categorization of the State on the basis of potential for urban growth has been done as below:-

High Potential Zone	Medium Potential Zone	Low Potential Zone
<i>High-I</i> Amritsar, Jalandhar, Ludhiana MC limits and area within radius of 5 Kms outside MC limits. <i>High-II</i> Ludhiana, Jalandhar, Amritsar (area outside MC limits within radius of 5 Kms to 15 Kms)	<i>Medium-I</i> Patiala, Rajpura, Sirhind, Gobindgarh, Khanna, and Phagwara towns and area upto 5 km outside MC limit. <i>Medium – II</i> Area 5 Kms on both sides of GT Road (NH-1)	<i>Low-I</i> Bathinda, Moga, Batala, Pathankot, Barnala, Malerkotla and Hoshiarpur towns upto 5 Kms outside MC limits and 15 Kms outside M.Corp of Bathinda. <i>Low-II</i> Sangrur, Sunam, Nabha, Faridkot, Kotkapura, Ferozepur, Malout, Abohar, Mukatsar, Kapurthala, Nawanshahar, Ropar, Taran Taran, Gurdaspur, Samana, Jagraon, Mansa (M.C limits & area within radius of 3 Km.) <i>Low-III</i> All other towns and areas other than included in Category Low-I and Low-II.

3. Clubbing of land of two or more promoters shall be permissible provided that the total area becomes equal to 75 Acres, 50 Acres, 25 Acres and 10 Acres as per requirement of particular zone, but facilities shall be counted as per total area limits of respective zone.
4. Extension of already approved colonies shall be permissible if it is contiguous to the already approved colony of the applicant promoter, provided the total area meets the requirement of that zone and facilities shall be counted for the total area specified for that zone.
5. For Commercial activity minimum width of approach road shall be 80 feet instead of 100 feet as mentioned in the memo under reference.
6. For Group Housing minimum width of approach road shall be 60 feet instead of 100 feet as mentioned in the memo under reference but the promoter shall leave space from his own land for widening it to minimum 80 feet and the space so left shall be public space without payment of any compensation.

This issues with the approval of the Chief Minister, Punjab.

Secretary

Department of Housing and Urban Development

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

Dated: th February 2018

No. 18/61/16-5HG2/

In partial modification of the policy of minimum area required for setting up of residential/commercial colony issued vide memo no. 17/17/01-5HG2/7655 dated 19-09-2007, the Para 4 of this policy shall be deleted and the following shall be inserted in place thereof;

4(i) The competent authority may upon an application by a licensee allow addition of area in a colony already approved under the Punjab Apartment and Property Regulation Act, 1995 subject to following conditions:

- i) The minimum area norms shall not be applicable to the additional area to be added to an already approved colony provided that the promoter/licensee remains the same.
- ii) That the colony has not obtained a completion certificate or has only obtained a partial completion certificate.
- iii) That all payments/fees due upto the date of application have been paid by the licensee.

4(ii) In case the additional area allowed is surrounded on all sides by the already approved colony then a supplementary license shall be issued for this additional area. Such supplementary license shall contain the same terms and conditions and the same time schedule for completion and payment of charges etc. as in the case of the original license.

4(iii) In case the additional area is not surrounded to all sides by the already approved colony, then such additional area has to be abutting/contiguous to the already approved colony. In such case either a supplementary license may be issued as mentioned in para 4(ii) above or a new/separate license may be issued for the additional area, at the option of the promoter/licensee with fresh terms and conditions.

4(iv) For this additional area the extant rules or provisions of the PAPRA shall be adhered to.

4(v) In all the cases where additional area is allowed to be added to a existing colony, a fresh layout plan shall be got approved by the promoter for the entire colony including the original area as well as the additional area, so that the integrated layout plan provides for proper integration of all services and facilities. Further the licensee has to provide the Social/Physical infrastructure in the integrated Layout Plan keeping in view the total area of the colony as per guidelines issued by the Competent Authority from time to time.

All notifications/guidelines/order issued in this regard from time to time shall stand amended to this extent.

Place: Chandigarh
Dated: 01-02-2018

Vini Mahajan, IAS
Additional Chief Secretary to Government of Punjab
Department of Housing and Urban Development

Endst. No. 18/61/16-5HG2

Dated:

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 50 copies thereof may be supplied to this Department for official use.


Special Secretary

Endst. No.18/61/16-5Hg2/ 556

Dated, Chandigarh: 12/2/8

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

1. Principal Secretary, Department of Local Govt., Punjab.
2. Principal Secretary, Department of Industries and Commerce, Punjab
3. Chief Executive Officer, PBIP, Punjab.
4. Director, Town and Country Planning, Punjab
5. Chief Administrator, PUDA, SAS Nagar.
6. Additional Chief Administrator, GMADA, SAS Nagar
7. Additional Chief Administrator, JDA, Jalandhar.
8. Additional Chief Administrator, PDA, Patiala.
9. Additional Chief Administrator, ADA, Amritsar.
10. Additional Chief Administrator, BDA, Bathinda.
11. Additional Chief Administrator, GLADA, Ludhiana.
12. Director, Industries and Commerce, Punjab.
13. Director, Local Govt., Punjab.
14. Chief Town Planner, Punjab.
15. G.M. (I.T.), PUDA, SAS Nagar.

Amte Shams
Superintendent

PSA

PSA

ਪੰਜਾਬ ਸਰਕਾਰ
ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ
(ਮਕਾਨ ਉਸਾਰੀ-2 ਸਾਖਾ)

ਹੁਕਮ

ਡਿਵੈਲਪਰਜ਼/ਪ੍ਰੋਮੋਟਰਜ਼ ਕਾਰਨ ਪਬਲਿਕ/ਅਲਾਟੀਆਂ ਨੂੰ ਮੁਸਕਲਾਂ ਦਾ ਸਾਹਮਣਾ ਕਰਨਾ ਪੈਂਦਾ ਹੈ ਅਤੇ ਉਨ੍ਹਾਂ ਦੀਆਂ ਸਿਕਾਇਤਾਂ/ਮੁਸਕਲਾਂ ਨੂੰ ਨਿਪਟਾਉਣਾ ਜ਼ਰੂਰੀ ਬਣ ਜਾਂਦਾ ਹੈ। ਪਬਲਿਕ/ਅਲਾਟੀਆਂ ਦੀਆਂ ਸਿਕਾਇਤਾਂ ਦਾ ਨਿਪਟਾਰਾ ਕਰਨ ਲਈ ਪੁੱਛਾ ਪੱਧਰ ਤੇ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਇਕ ਸਿਕਾਇਤ ਨਿਵਾਰਣ ਕਮੇਟੀ ਦਾ ਗਠਨ ਕੀਤਾ ਜਾਂਦਾ ਹੈ:-

- | | |
|--|--------------------|
| 1) ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਪੁੱਛਾ | ਚੇਅਰਮੈਨ |
| 2) ਮੁੱਖ ਇੰਜੀਨੀਅਰ, ਪੁੱਛਾ | ਮੈਂਬਰ |
| 3) ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਪੰਜਾਬ ਜਾਂ ਨੁਮਾਇੰਦਾ | ਮੈਂਬਰ |
| 4) ਕਾਨੂੰਨੀ ਸਲਾਹਕਾਰ, ਪੁੱਛਾ | ਮੈਂਬਰ |
| 5) ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਪੁੱਛਾ | ਮੈਂਬਰ (ਕੁਆਰਡੀਨੇਟਰ) |

ਇਹ ਕਮੇਟੀ ਮਹੀਨੇ ਵਿੱਚ ਇਕ ਵਾਰ ਮੀਟਿੰਗ ਕਰੇਗੀ ਤੇ ਪ੍ਰੋਮੋਟਰਾਂ/ਡਿਵੈਲਪਰਜ਼ ਵਿਰੁੱਧ ਪ੍ਰਾਪਤ ਸਿਕਾਇਤਾਂ ਦਾ ਨਿਪਟਾਰਾ ਕਰੇਗੀ। ਇਹ ਕਮੇਟੀ ਪ੍ਰੋਮੋਟਰਾਂ ਵਿਰੁੱਧ ਕਾਰਵਾਈ ਕਰਨ ਦੀ ਸਿਫਾਰਸ਼ ਕਰ ਸਕੇਗੀ।

ਮਿਤੀ, ਚੰਡੀਗੜ੍ਹ	ਐਸ.ਕੇ.ਸੰਧੂ
9-9-12	ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ
	ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ।
ਪਿੱਠ ਅੰਕਣ ਨੰ. 9/90/2012-5ਮਉ2/4158	ਮਿਤੀ: 14/9/12

ਉਤਾਰਾ ਹੇਠ ਲਿਖਿਆਂ ਨੂੰ ਸੂਚਨਾ ਅਤੇ ਯੋਗ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।

- 1) ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਪੁੱਛਾ, ਮੋਹਾਲੀ।
- 2) ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ, ਮੋਹਾਲੀ।
- 3) ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਪੀ.ਡੀ.ਏ., ਪਟਿਆਲਾ।
- 4) ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਬੀ.ਡੀ.ਏ., ਬਠਿੰਡਾ।
- 5) ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਜੇ.ਡੀ.ਏ., ਜਲੰਧਰ।
- 6) ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਏ.ਡੀ.ਏ., ਅੰਮ੍ਰਿਤਸਰ।
- 7) ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਲਾਡਾ, ਲੁਧਿਆਣਾ।
- 8) ਡਾਇਰੈਕਟਰ, ਨਗਰ ਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ, ਪੰਜਾਬ, ਮੋਹਾਲੀ।
- 9) ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ।

ਵਿਸ਼ੇਸ਼ ਸਕੱਤਰ

ਉਪਰੋਕਤ ਦਾ ਇਕ ਉਤਾਰਾ ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ, ਉਦਯੋਗ ਵਿਭਾਗ, ਪੰਜਾਬ ਨੂੰ ਉਨ੍ਹਾਂ ਦੇ ਪੱਤਰ ਨੰ. ਸੀਸੀ/ਜੇਡੀਪੀ/ਸੀ.ਡਬਲਿਊ.ਪੀ. 3630/11/ਜਨਤਾ/2264 ਮਿਤੀ 6-6-12 ਦੇ ਹਵਾਲੇ ਵਿੱਚ ਸੂਚਨਾ ਤੇ ਯੋਗ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।

ਵਿਸ਼ੇਸ਼ ਸਕੱਤਰ

ਸੇਵਾ ਵਿਖੇ

ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਉਦਯੋਗ ਵਿਭਾਗ, ਪੰਜਾਬ।

ਅੰ.ਵਿ.ਪੱ.ਨੰ. 9/90/2012-5ਮਉ2/

ਮਿਤੀ:

7. ਪੱਤੋ,ਕੁਰਤੀ ਅਤੇ ਸਿਊ ਸ਼੍ਰੀ ਵਿਨੋਦ ਕੁਮਾਰ,ਪਿੰਡ ਵਿਕਾਸ ਅਫਸਰ
ਸ਼੍ਰੀ ਰਵਿੰਦਰ ਸਿੰਘ, ਸਮਾਜਿਕ ਸਿੱਖਿਆ ਅਤੇ
ਪੰਚਾਇਤ ਅਫਸਰ।

(2) ਹਰ ਸਕੀਮ ਵਿੱਚ ਬਤੌਰ ਤਕਨੀਕੀ ਮੈਂਬਰ ਸ਼੍ਰੀ ਤਰਲੋਚਨ ਸਿੰਘ, ਪੁੱਡਾ (ਮੁੱਖ ਇੰਜੀਨੀਅਰ ਰਿਟਾ:) ਹੋਣਗੇ।

ਚੰਡੀਗੜ੍ਹ

ਮਿਤੀ 8 ਸਤੰਬਰ, 2018

ਵਿਨੀ ਮਹਾਜਨ,ਆਈ.ਏ.ਐਸ.

ਵਧੀਕ ਮੁੱਖ ਸਕੱਤਰ,ਪੰਜਾਬ ਸਰਕਾਰ,

ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ।

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

(Housing I Branch)

NOTIFICATION

The 12th September, 2018

No.08/04/2018-4HG1/1316575/1.- In exercise of the powers vested under Section 44 (2) of the Punjab Apartment and Property Regulation Act, 1995 (Punjab Act No. 14 of 1995) and all other powers enabling him to act in this behalf, the Governor of Punjab is pleased to exempt the bifurcation of Industrial Plots allotted by the Government or any Urban Development Authority constituted by the State Government under the provisions of the Punjab Regional & Town Planning & Development Act, 1995, from all the provisions of the Punjab Apartment and Property Regulation Act, 1995, subject to the following terms and conditions:-

1. Bifurcation of industrial plots shall be permitted only in two units and minimum area of plot after bifurcation of industrial plot shall not be less than one acre. The relevant condition of allotment letter stand relaxed to this extent. However, the allottee shall be liable to pay the following fee for bifurcation/fragmentation of Industrial Plots:-

Area	Fee Per Sq. Yds.
Industrial Urban Estates S.A.S Nagar, Ludhiana & Rajpura	Rs. 50 pr. Sq. Yds. in lumpsum

2. After bifurcation is allowed by the Chief Administrator of the Concerned Development Authority, the allottee would get approve relevant changes in the Layout Plan of Industrial Estate and Zoning Plans from the Town and Country Planning Development before getting approved the Building Plan from the Concerned Estate Officer.
3. The allottee shall be permitted to sell/transfer any of bifurcated plots by paying the requisite processing/transfer fee as determined by the Concerned Authority from time to time.
4. Bifurcated plots shall only be used for industrial purpose.
5. The allottee shall be responsible for provision of services and parking in the bifurcated plots.
6. Allottee/Transferees shall be bound to comply with the provisions of the Punjab Regional & Town Planning & Development Act, 1995.
7. Allottee/Transferees shall also be bound to comply with the provisions of the Real Estate (Regulation and Development) Act, 2016.

Chandigarh

The 6th September, 2018

VINI MAHAJAN

Additional Chief Secretary,

Department of Housing and Urban Development.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

(Housing I Branch)

NOTIFICATION

The 12th September, 2018

No.08/04/2018-4HG1/1316623/1.-In exercise of the powers vested under Section 44 (2) of the Punjab Apartment and Property Regulation Act, 1995 (Punjab Act No. 14 of 1995) and all other powers enabling him to act in this behalf, the Governor of Punjab is pleased to exempt the bifurcation of Industrial **Plots not measuring less than 1000 Sq. meters** allotted by the Government Agency/Corporation of the State of Punjab constituted for the development of land for promotion of Industry, from all the provisions of the Punjab Apartment and Property Regulation Act, 1995, subject to such terms and conditions as may be determined in a policy framed by the Concerned Government Agency/Corporation.

Chandigarh

The 6th September, 2018

VINI MAHAJAN

Additional Chief Secretary

Department of Housing and Urban Development

GOVERNMENT OF PUNJAB
Department of Housing and Urban Development
(Housing-2 Branch)

To

1. Chief Administrators, PUDA, GMADA, GLADA, PDA, BDA, JDA, ADA, Special Development Authority.
2. Director, Town and Country Planning, Punjab.
3. Chief Town Planner PUDA.
4. Senior Town Planners SAS Nagar, Patiala, Bathinda, Ludihana, Jalandhar, Amritsar.
5. District Town Planners SAS Nagar, Fatehgarh Sahib, Roop Nagar, Patiala, Sangrur, Barnala, Bathinda, Mansa, Ludihana, Moga, Ferozepur, Faridkot, Fazilka, Shri Mukatsar Sahib, Jalandhar, Hoshiarpur, Kapurthala, Amritsar, Tarn Taran, Gurdaspur, Pathankot.

Memo No. 12020/74/2024-6HG2/1804-1808 Dated 20/11/2024

Sub: Clarification regarding Industrial Park Policy dated 19.06.2019.

In continuation to Memo No. 13/57/23-6HG2/947-951 dated 04.07.2023, it is further clarified that wherever layout plans of industrial parks have already been approved and released under Para no. 1 of Policy dated 19.06.2019 prior to the issuance of clarification dated 04.07.2023, Para no. 1 of the notification dated 19.06.2019 will remain applicable for the purpose of calculation of charges. However, in cases where approval and release of layout plan was pending as on 04.07.2023, substituted Para no.1 of clarification dated 04.07.2023 would be applicable and charges would be calculated accordingly.


Special Secretary

Department of Housing and Urban Development

Endst: No. 12020/74/2024-6HG2/1809-1811

Dated 20/11/2024

A copy is forwarded to the following for information please:-

1. PS to Administrative Secretary, Housing and Urban Development.
2. PS to PSIEC for information of Principal Secretary Industries and Commerce.
3. PS to CEO, PBIP for information of Chief Executive Officer, Punjab Bureau of Investment Promotion.


Superintendent