

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

NOTIFICATION

Dated: 4/12/2015

ਨੰ:4/3/2015-4ਮਉ1/6401081 ਪੰਜਾਬ ਦੇ ਰਾਜਪਾਲ ਪ੍ਰਸੰਨਤਾ ਪੂਰਵਕ ਮਾਨਯੋਗ ਪੰਜਾਬ ਅਤੇ ਹਰਿਆਣਾ ਹਾਈਕੋਰਟ ਵੱਲੋਂ ਸਿਵਲ ਰਿੱਟ ਪਟੀਸ਼ਨ ਨੰ:2306/2014 ਵਿੱਚ ਮਿਤੀ 4-2-2014 ਦੇ ਫੈਸਲੇ ਅਨੁਸਾਰ ਗਮਾਡਾ ਏਰੀਏ ਦੇ ਮਿਕਸ ਲੈਂਡ ਯੂਜ਼/ਰਿਹਾਇਸ਼ੀ ਜੋਨ ਵਿੱਚ ਚੱਲ ਰਹੀਆਂ ਉਦਯੋਗਿਕ ਇਕਾਈਆਂ ਨੂੰ ਸ਼ਿਫਟ ਕਰਕੇ ਮੁੜ ਵਸਾਉਣ ਸਬੰਧੀ ਪਾਲਿਸੀ ਨੂੰ ਮੰਤਰੀ ਪ੍ਰੀਸ਼ਦ ਦੀ ਮਿਤੀ 26-10-2015 ਨੂੰ ਹੋਈ ਮੀਟਿੰਗ ਵਿੱਚ ਫੈਸਲਾ ਲਿਆ ਗਿਆ ਕਿ ਗਮਾਡਾ ਏਰੀਏ ਅਧੀਨ ਪੈਂਦੇ ਪਿੰਡ ਬਲੌਂਗੀ, ਦਾਉਂ, ਬਡਮਾਜਰਾ, ਬੱਲੋਮਾਜਰਾ, ਲਾਂਡਰਾਂ ਅਤੇ ਸਨੇਟਾ ਵਿਖੇ ਚੱਲ ਰਹੇ ਉਦਯੋਗਿਕ ਇਕਾਈਆਂ ਨੂੰ ਮੁੜ ਵਸਾਉਣ ਲਈ ਨੋਟੀਫਿਕੇਸ਼ਨ ਜਾਰੀ ਹੋਣ ਦੀ ਮਿਤੀ ਤੋਂ 1½ ਸਾਲ ਦੇ ਸਮੇਂ ਦੇ ਅੰਦਰ-2 ਸ਼ਿਫਟ ਕਰਨ ਦੀ ਪ੍ਰਵਾਨਗੀ ਦਿੱਤੀ ਗਈ। ਸਪੈਸ਼ਲ ਮੁੜ ਵਸਾਉ ਪਾਲਿਸੀ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਹੈ:-

**Special Rehabilitation Policy for Industrial Units running in
Village Balongi, Daon, Badmajra, Ballomajra, Landran, Saneta in
GMADA Area**

1. Whereas in order to make provision for better planning and regulating the development and use of land in planning area, the Punjab Regional & Town Planning & Development Act, 1995 was enacted by the State of Punjab, which came into force on 01.07.1995
2. Whereas, under the provisions of Section 75 of the aforesaid act, Master Plan of S.A.S. Nagar was notified by the State Government on 16.12.2008
3. Whereas as per provisions of Section 79 & 80, after the coming into operation of Master Plan in any area, no person shall use or permit to be any land or carry out any development in that area otherwise than in conformity with such Master Plan except with the permission of the Government. Provided that the Competent Authority may allow the continuance of any use of any land for a period not exceeding 10 years, upon such terms and conditions, as may be provided.
4. Whereas in accordance with the provisions of Master Plan of Sahibzada Ajit Singh Nagar, the areas falling in the Villages of Balongi, Badmajra & Daon are reserved for Mix Land UseZone,

where only the residential units & commercial establishments can be set up, though after getting the building plans approved from the competent officers of the Town & Country Planning Department. However, various industrial units are being run by the residents in these three villages in violation of the provisions of Master Plan of Sahibzada Ajit Singh Nagar prepared under the Punjab Regional & Town Planning & Development Act, 1995, for which the Competent Authority of GMADA had served notices upon the owners/occupiers to shut down said industrial units.

5. Whereas challenging the said notices, many persons filed writ petitions in Hon'ble High Court and in Civil Writ Petition No. 2306 of 2014 (M/s Zippo Industries Vs. State of Punjab & Others) Hon'ble Punjab & Haryana High Court vide order dated 04-02-2014 passed the following directions:-

“Subject to the Petitioners giving an undertaking on affidavit to Respondent No. 2 & 3 (GMADA and ACA GMADA) that he/she shall shift the industrial units within a period of three months, we direct Respondent No. 2 & 3 to de-seal the Petitioner's premises.

“The official respondents are meanwhile directed to consider and formulate a policy for rehabilitation of the industrial units which are required to be shifted out of the Mixed Land Use Zone.”

6. Pursuant to the aforesaid directions, upon getting survey done, it has been reported that 47 industrial units manufacturing different materials are being run in these 3 villages on an approximate area of 178 kanals (22.25 Acres).
7. Whereas as the Chief Town Planner, Punjab, vide his note dated 1-10-2014 has sent the following comments with regard to shifting of these industries to the designated zones :-

i) ਮਾਸਟਰ ਪਲੈਨ ਐਸ.ਏ.ਐਸ.ਨਗਰ।

ਮਾਸਟਰ ਪਲੈਨ ਐਸ.ਏ.ਐਸ.ਨਗਰ ਵਿੱਚ ਇੰਡਸਟਰੀ ਅਤੇ ਵੇਅਰ ਹਾਊਸਿੰਗ ਅਤੇ ਇੰਡਸਟਰੀ ਟੈਕਨੋਲੋਜੀ ਐਂਡ ਆਰ ਐਂਡ ਡੀ ਲਈ ਰਕਬਾ ਈਅਰ ਮਾਰਕ ਕੀਤਾ ਗਿਆ ਹੈ, ਜਿਸ ਵਿੱਚ Computer Software Development, Business Park, Labortaries, Media Hubs, Knowledge Park, Assembly and Repair of Computer Hardware and Electronic Equipments, Printing, Publishing &

Allied Activities, Packing of Dried Foodstuff, warehouse except for Storage for Chemicals, activities ਹੀ ਆਗਿਆਯੋਗ ਹਨ। ਇਸ ਤੋਂ ਇਲਾਵਾ ਮੌਜੂਦਾ ਫੋਕਲ ਪੁਆਇੰਟ/ਇੰਡਸਟਰੀਅਲ ਸੈਕਟਰਾਂ ਵਿੱਚ ਵੀ ਇੰਡਸਟਰੀ ਆਗਿਆਯੋਗ ਹੈ।

ii) ਮਾਸਟਰ ਪਲੈਨ ਜੀਰਕਪੁਰ।

ਮਾਸਟਰ ਪਲੈਨ ਜੀਰਕਪੁਰ ਵਿੱਚ ਇੰਡਸਟਰੀ ਅਤੇ ਵੇਅਰ ਹਾਊਸਿੰਗ ਅਤੇ ਇੰਡਸਟਰੀ-ਟੈਕਨੋਲੋਜੀ ਐਂਡ ਆਰ.ਐਂਡ ਡੀ ਜੋਨ ਈਅਰਮਾਰਕ ਕੀਤਾ ਗਿਆ ਹੈ, ਜਿਸ ਵਿੱਚ Business Park, Knowledge Park, Laboratories, Media Hubs, Computer Software Development, Assembly and Repair of Computer Hardware and Electronic Equipments, Printing, Publishing & Allied Activities, Packing of Dried Foodstuff, Warehouse except for Storage for Chemicals, Financial Weaker Section Housing activities ਹੀ ਆਗਿਆਯੋਗ ਹਨ।

iii) ਮਾਸਟਰ ਪਲੈਨ ਡੇਰਾਬੱਸੀ।

ਮਾਸਟਰ ਪਲੈਨ ਡੇਰਾਬੱਸੀ ਵਿੱਚ ਇੰਡਸਟਰੀ-ਟੈਕਨੋਲੋਜੀ ਐਂਡ ਆਰ ਐਂਡ ਡੀ ਇੰਡਸਟਰੀ ਐਂਡ ਵੇਅਰ ਹਾਊਸਿੰਗ ਅਤੇ ਇੰਡਸਟਰੀਅਲ ਮਿਕਸਡ ਜੋਨ ਈਅਰਮਾਰਕ ਕੀਤਾ ਗਿਆ ਹੈ, ਜਿਸ ਵਿੱਚ High Technology/I.T. Park, Business Park, Logistic Parks, Pharmaceutical and Chemical Park, General Industries, Heavy Industries, Staff Quarters, Financial Weaker Section Housing, Knowledge Park, Science Park, Laboratories, Media Hub, Computer Software Development, Assembly and Repair of Computer Hardware and Electronic Equipments, Industries Resideential Plotted, Group Housing, Institutions, Hospitals, Hotels, activities ਹੀ ਆਗਿਆਯੋਗ ਹਨ।

iv) ਮਾਸਟਰ ਪਲੈਨ ਬਨੂੜ।

ਮਾਸਟਰ ਪਲੈਨ ਬਨੂੜ ਵਿੱਚ ਇੰਡਸਟਰੀ ਐਂਡ ਵੇਅਰ ਹਾਊਸਿੰਗ ਜੋਨ ਈਅਰਮਾਰਕ ਕੀਤਾ ਗਿਆ ਹੈ, ਜਿਸ ਵਿੱਚ Computer Software Development, Knowledge Park, Assembly and Repair of Computer Hardware and Electronic Equipments, Printing, Publishing & Allied Industries, Packing of Dried Foodstuff, Warehouse except Storage of Chemicals, activities ਹੀ ਆਗਿਆਯੋਗ ਹਨ।

v) ਮਾਸਟਰ ਪਲੈਨ ਨਿਉ ਚੰਡੀਗੜ੍ਹ।

ਮਾਸਟਰ ਪਲੈਨ ਡੇਰਾਬੱਸੀ ਵਿੱਚ ਇੰਡਸਟਰੀ-ਟੈਕਨੌਲੋਜੀ ਐਂਡ ਆਰ ਐਂਡ ਡੀ ਇੰਡਸਟਰੀ ਐਂਡ ਵੇਅਰ ਹਾਊਸਿੰਗ ਅਤੇ ਇੰਡਸਟਰੀਅਲ ਮਿਕਸਡ ਜੋਨ ਈਅਰਮਾਰਕ ਕੀਤਾ ਗਿਆ ਹੈ, ਜਿਸ ਵਿੱਚ Business Park, Knowledge Park, Science Park, Laboratories, Media Hub, Computer Software Development, Distribution Services, Assembly and Repair of Computer Hardware and Electronic Equipments, Printing, Publishing & Allied Industries,

Packing of Dried Foodstuff, Warehouse except Storage of Chemicals activities ਹੀ ਆਗਿਆਯੋਗ ਹਨ।

ਉਪਰੋਕਤ ਤੋਂ ਇਲਾਵਾ ਰਿਜਨਲ ਪਲੈਨ ਗਮਾਡਾ ਵਿੱਚ F.E.Z. (Free Enterprises Zone) ਈਅਰ ਮਾਰਕ ਕੀਤਾ ਹੈ, ਜਿਸ ਦਾ ਕੁਲ ਰਕਬਾ ਮਾਸਟਰ ਪਲੈਨ ਡੇਰਾਬੱਸੀ ਅਤੇ ਜੀਰਕਪੁਰ ਅਧੀਨ ਵੀ ਪੈਂਦਾ ਹੈ, ਵਿੱਚ ਹਰ ਕਿਸਮ ਦੀਆਂ ਉਦਯੋਗਿਕ ਇਕਾਈਆਂ ਆਗਿਆਯੋਗ ਹਨ, ਬਸ਼ਰਤੇ ਕਿ ਉਹ ਸਾਈਟਿੰਗ ਗਾਈਡਲਾਈਨਜ਼ ਦੀ ਪ੍ਰਤੀਪੂਰਤੀ ਕਰਦੀਆਂ ਹੋਣ।

8. Whereas, it has been intimated by the Assistant Estate Officer, GMADA vide letter No.3354, dated 28-5-2014 that only 2 Industrial Plots are available with GMADA in Phase-2, Industrial Area, S.A.S. Nagar. Further, it has been reported that PSIEC (Punjab Small Industries & Export Corporation), an agency of the Industries Department for development of Focal Points in the State of Punjab, has also launched "On Going Allotment Scheme" for allotment of some industrial plots available with it for the projects of IT & ITES, Knowledge & other industries falling under Green Category as notified by the Punjab Pollution Control Board, subject to terms and conditions of this scheme.
9. Though, while passing order dated 04-02-2014, Hon'ble High Court had directed the petitioners to give an undertaking that they shall shift their industrial units within a period of 3 months and also the official respondents (GMADA) were directed to formulate a policy for rehabilitation of industrial units, yet as a matter of natural justice it shall be appropriate if these owners/occupiers are given suitable period to shift their

industrial units from the date of issuance of this policy, as they shall be requiring time to purchase land and to set up their industrial units.

10. Now, therefore, it has been considered appropriate that either the owners/occupiers of these 47 industrial establishments are ordered to shift their Industrial units by purchasing land at their own level in the designated zones of Master Plan of S.A.S. Nagar or Regional Plan of GMADA within 1½ years from the date of issuance of this policy for which the following monetary concessions are given to these persons:-

1. No Change of Land Use charges shall be levied.
2. No External Development Charges shall be levied.
3. License Fee shall not be charged.
4. Building Plan Approval Fee (Except labour cess) shall not be charged.

Provided they obtain requisite NOC from the Punjab Pollution Control Board in this regard.

At the same time, these owners/occupiers shall also be at liberty to apply for the allotment of Industrial Plots of their choice, whichever are available with GMADA or PSIEC, subject to their eligibility and terms & conditions of the respective agencies but in any case, they shall be bound to shut down their present Industrial Units within the stipulated period of 1½ years.

Viswajeet Khanna, IAS

Chandigarh

**Principal Secretary to Government of Punjab
Department of Housing and Urban Development**

Dated: 03.12.2015

Endst.No. 4/3/2015-4H/640108/2

Dated: 4/12/2015

A copy with a spare copy is forwarded to the Controller, Printing & Stationery, Punjab, S.A.S. Nagar with a request to publish this notification in the Punjab Govt. Gazette (Extra Ordinary) and 200 copies thereof may be supplied to this Department for official use.


o/c Additional Secretary



Endst.No. 4/3/2015-4H/1/640/08/3-15

Dated: 4/12/2015

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

1. Financial Commissioner, Revenue, 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, S.A.S. Nagar.
6. Chief Administrator, GMADA, S.A.S. Nagar.
7. Director, Town and Country Planning, Punjab, S.A.S. Nagar.
8. Director, Local Government, Punjab, Chandigarh.
9. Chief Town Planner, Punjab, S.A.S. Nagar.
10. Managing Director, Punjab Small Industries & Export Corporation, Udhyog Bhawan, Chandigarh.
11. Managing Director, Punjab Infotech, Chandigarh.
12. Superintendent Cabinet Affairs Branch, Main Sectt. Chandigarh.
13. Incharge IWDMS.


o/c Superintendent.
