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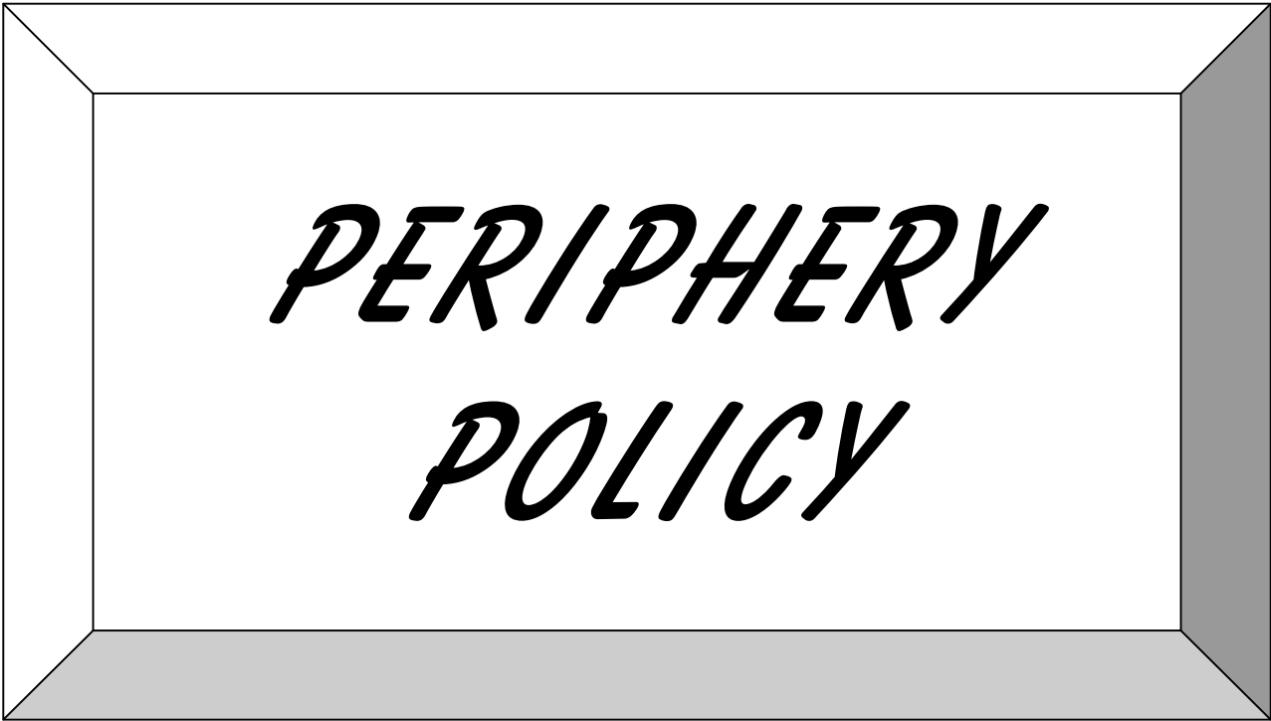
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147.	Memo No. 1799-1818 CTP(Pb) SP 443 Dated 31.05.07 issued by Department of Town and country Planning , Punjab (Regarding Building Plans)	553
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***PERIPHERY
POLICY***

**GOVT. OF PUNJAB
DEPARTMENT OF HOUSING & URBAN DEVELOPMENT
(HOUSING, III. BRANCH)**

To

The Director,
Housing & Urban Development, Punjab,
Chandigarh.
Memo.No.3/39/3HGIII-86/10347
Dated, Chandigarh, the 28.7.86.

**Subject: The Punjab New Capital (Periphery) Control Act, 1952-Regulation of
Unauthorised construction within the Municipal limits.**

Reference your memo.No.CA-3(CAP-6) 85/27786 dated 15.11.1986 on
the subject noted above.

2. Sanction of the Governor of Punjab is accorded under section 11 of the. Punjab New Capital (Periphery) Control Act, 1952, for the use of land falling within the extended limits of the Municipal Committees of Kharar, Banur and Dera Bassi for residential and commercial purposes.
3. Sanction is also accorded to the regularisation of unauthorised construction of buildings, which has already taken place with the approval of above said Municipal Committees.
4. It is clarified that all persons wishing to raise construction within the extended limits of Municipality falling within the Controlled Area will have to obtain permission u/s 5 of the Punjab New Capital (Periphery) Control Act from Director, Housing & Urban Development.

Sd/-
Deputy Secretary, Housing.

Government of Punjab

Directorate of Housing and Urban Development, Chandigarh

Endst.No.CA-3(CAP-6)86/17498 - 500

Dated : 12.8.86

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

1. Chief Town Planner, Punjab, Chandigarh.
2. Deputy Commissioner, Ropar,
3. Deputy Commissioner, Patiala.

Deputy Director.

GOVERNMENT Of PUNJAB
DEPARTMENT OF HOUSING & URBAN DEVELOPMENT
(Housing Branch I)

To

The Chief Administrator,
Punjab Urban Planning & Development Authority,
Sector 62, PUDA Bhawan,
SAS Nagar (Mohali).

Memo No. 1/149/96 64HGI/
Dated Chandigarh, the

Subject: **Competent Authority under the Punjab New Capital (Periphery) Control Act, 1952.**

Please refer to your communication No. PUDA-TPW-05/1577 dated 24.3.2005, on the subject noted above.

2. The Punjab Government Notification No. 18/30/2002-1HGII/dated 9th September 2002 has been examined. It may be seen that the powers of the Deputy Commissioner, delegated to the Additional Chief Administrator, PUDA (Mohali) are restricted only to section 12(2) of the Punjab New Capital (Periphery) Control Act, 1952, which practically speaking deals only with the powers of the demolition in respect of unauthorised construction within the Periphery.
3. It may be seen that the limited powers to allow erection and re-erection vested with the Deputy Commissioner under sections 5&6 of the Punjab New Capital (Periphery) Control Act, 1952, have not been delegated to the Additional Chief Administrator, PUDA (Mohali).
4. As such, there is no conflict between the subsequent Notification dated 21.1.2005 issued by the Department of Housing & Urban Development and the aforementioned notification dated 9.9.2002.
5. It is accordingly clarified that the respective statutory authorities may function within their respective areas of delegated powers.

Secretary Housing & Urban Development.

Endst.No. 1/149/96-4HG1/3234 Dated Chandigarh, the 4 April, 2005

A Copy is forwarded to the Chief Town Planner, Punjab for information and necessary action.

Secretary Housing & Urban Development

PUNJAB GOVT GAZ. (EXTRA.) JAN.20, 2006 (PAUSA 30, 1927 SAKA)

**DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
(HOUSING BRANCH 2)**

Notification

The 20th January, 2006

No. 18/35/2002-1HG2/499- In pursuance to the decision of the State Council of Ministers in its meeting of 17th November, 2005 on the subject "Approval of Periphery Policy Report and other Allied Matters" and in exercise of the powers vested in him under the Punjab New Capital (Periphery) Control Act, 1952 (Punjab Act No.1 of 1952), the Governor of Punjab is pleased to accord an in-principle approval to the Report submitted by the Committee headed by the Chief Secretary, Punjab.

- The Governor of Punjab is further pleased to declare that the Chief Minister has been authorized to effect amendments in the said Policy in accordance with any felt need and to accord the final approval to the Periphery Policy.
- The Governor of Punjab is further pleased to direct the publication of this Report for the information of the general public in Punjab Government Official Gazette (Extraordinary) as well as on Punjab Government/PUDA's Websites.

- 1.1** The Chandigarh Periphery Controlled area was created with the twin objectives of ensuring a planned future expansion of the New Capital City and to prevent mushrooming of unplanned construction around it. The Punjab New Capital (Periphery) Control Act, 1952 accordingly aimed at regulating the use of land and preventing unauthorized and unplanned urbanization in a 16 kilometer periphery.
- 1.2** Since then, planned satellite townships of S.A.S. Nagar (Mohali), and Panchkula have come up in the Periphery in addition to a large cantonment. Further in 1990, the State Government declared an area of 10,000 acres near Dear Bassi, falling within 23 villages of Patiala District, to be a Free Enterprise Zone (FEZ), where the setting up of industries was to be permitted.
- 1.3** Notwithstanding the regulatory framework, enforcement has been patchy. Appreciating the emerging ground realities, the Punjab Government had in 1998 decided to permit an across-the-board regularization of all unauthorized constructions, which had already come up within the Periphery up to and including 7th December, 1998. Simultaneously, it was also decided to evolve a policy framework which would permit the setting up of institutions related to education, health etc. with low density of built-up area, within the Periphery, apart from permitting activities related to leisure and tourism.

2. **The Committee:**

- 2.1 Accordingly, a Committee headed by the Chief Secretary was constituted by the State Government in its order of 10th September, 2003 to suggest an appropriate and transparent policy framework for the Periphery.
- 2.2 Taking cognizance of this Committee, the Honøble Punjab and Haryana High Court in Civil Writ Petition No. 14357 of 2002 directed:
- (i) that the Committee should critically examine the problems and bottlenecks in the proper development of Periphery and to suggest policy framework which would ensure planned development of the area;
 - (ii) that the issue of regularization of unauthorized constructions which have already come up in Periphery should also be examined by this committee;
 - (iii) that on the basis of the recommendations made by the Committee the State Government shall take a decision whether or not to regularize such constructions;
 - (iv) that the State Government shall also examine the reasons for the coming up of unauthorized constructions, rationale for their regularizing and steps to stop such construction in future including imposition of exemplary fine and setting up of Special Courts to deal with such illegal constructions;
 - (v) to fix responsibility of the officers/employees responsible for abetting such constructions and setting up a Tribunal headed by a retired Judge of the High Court to deal with the cases of illegal constructions.
- 2.3 Further, in Civil Writ Petition. No. 7187 of 2003 the Honøble Punjab and Haryana High Court has also sought the views of the State of Punjab about extending the *abadi deh area/lal lakir* of the villages in Periphery and this issue was also referred to the Committee:

3. **The Deliberations-Broad Policy Framework:**

- 3.1 The Committee held numerous meetings and also formally obtained the comments of relevant Departments of the Government such as Revenue, Industries, Housing and Urban Development and Local Government. Views of the public at large were also sought through placement of advertisements in newspapers to which there was considerable response.
- 3.2 At the outset the Committee observed that it was first necessary to take into account the changing character of the city of Chandigarh. It was seen in this context that the city was initially conceived as the capital of post partition Punjab and its planning by and large reflected the needs thereof. Overtime, however, Chandigarh is not only the administrative capital of two States Governments and a Union Territory but also an important commercial and institutional hub which houses the regional offices of Companies and Institutions catering to several States in the northern region. It has also become an important investment destination for Indian and Multinational Companies. The changed character of the city has put considerable pressure on housing and social infrastructure, which was not initially catered for. There is also increased need for connectivity and the provision of civic amenities. A special mention needs to be made of a large

- population of the city, which is unable to afford housing on account of its very high cost and has gravitated into the villages in the immediate vicinity of the city as well as several unplanned and unauthorized new colonies. It is in this backdrop that a fresh look has to be taken of the regulatory framework that governs the area immediately surrounding the city of Chandigarh so that the future needs of the city can be adequately catered for in a planned manner.
- 3.3 It is also necessary to take note of the fact that even with all difficulties being faced, Chandigarh is still one of the more liveable cities in the northern region. With its close proximity and easy connectivity to the national capital, it has also become an attractive investment destination. It would, in the view of the Committee, not be realistic for any State Government not to take advantage of this opportunity and leverage its proximity to Chandigarh to its best economic interest. Thus, industrial promotion in the vicinity of Chandigarh has also to be envisaged and provided for.
- 3.4 In the light of the issues brought out in the foregoing paragraphs, the broad policy framework within which the Committee approached the entire issue of controlling the periphery of Chandigarh are enumerated below:-
- (a) Housing for the increasing population of the city is perhaps the most urgent requirement that has to be provided for. In that context, a realistic view has to be taken of existing unauthorized structures. Policy also needs to cater for the normal growth of village populations as well as migration from outside specially of persons from economically weaker sections.
 - (b) It is necessary also to take into account the increased attraction of the city and its environment as an investment destination.
 - (c) Catering for further growth would involve heavy investment in road connectivity, provision of civic amenities, electricity, water supply and sewerage. Accordingly, it was considered desirable that the overall policy framework should also generate adequate resources for the provision of such facilities. A multidisciplinary sub-group was asked to advise on the imposition of such charges after studying the existing pattern in neighboring State of Haryana.
 - (d) The Committee noted the wide disparity between the level of civic and urban infrastructure in the city and its surrounding town and villages. Accordingly, the available resources needed to be suitably deployed to ensure balanced growth. Such resources, it was felt could also be raised and credited towards a dedicated fund which could be used for developing and upgrading basic infrastructure in the periphery area and specially for the settlements therein.

4. **Recommendations:-**

Given the above approach and considering the ground realities, existing status of the Periphery, emerging problems of unregulated and unauthorized development, need for promoting planned development and eliminating unauthorized and illegal constructions, the Committee, proposes to address various issues on the following lines:-

- (a) **Periphery Controlled Area Plan:-** In order to meet the emerging needs of population growth, promote planned and systematic development of the entire area and to check haphazard, unregulated and unplanned development, the Committee suggests the preparation of a comprehensive **Land Use Plan** for the entire Periphery Controlled Area. Such a broad land use plan could provide for urbanisable zones, industrial parks, institutional and residential areas where such development could be taken up while also highlighting the trunk services and infrastructure to support such development. It should also highlight the sub-areas which need to be preserved and conserved in order to effectively protect the quality of environment and ecology in the Periphery. However, until such a Plan becomes final in statutory terms, change of land use may be permitted as in interim measure, by the State Government in accordance with other specific recommendations of this Committee. This plan needs to be put in place in the shortest possible time frame as that would then provide the framework for future growth based on well established principles of town and area planning. To implement a plan of this magnitude, it would be advisable to consider setting up of an independent Statutory Authority with a dedicated initial corpus and full administrative, financial and planning autonomy.
- (b) **Housing Schemes in the Periphery:-** With only limited planned urban areas available in the cities of Chandigarh, S.A.S. Nagar and Panchkula and the growing demand for housing, it was noted that those who could not afford shelter in these urban areas, found place on the fringes of the city, usually in the adjoining settlements/villages, inside or outside the *Abadi areas* in an unauthorized manner. Considering the above situation, it is proposed that suitable pockets for Housing/Residential use in the Periphery area be earmarked which can be developed by the Private Parties of Government/Semi-Government Agencies. While permitting such development, it must be ensured that adequate provisions are made for public utilities/facilities and services. Special care must be taken to ensure that housing needs of the economically weaker sections are catered for in adequate measure. Detailed policy prescriptions in this respect are at Annexure -Aø
- (c) **Unauthorized Constructions:-** The Honøble High Court in its orders in C.W.P. No. 14357 of 2002 had tasked the Committee to examine the issue of regularization of unauthorized constructions and also desired it to examine the need to set up a Tribunal to deal with cases of illegal constructions, besides suggesting imposition of exemplary fines to stop such constructions in future. The issues relating to unauthorised constructions were discussed in detail. In the absence of any detailed formal survey, a broad figure of about 1500 constructions was estimated based on the number of notices issued by PUDAø Regulatory Wing since 8th December, 1998, the date till which all the previous constructions had been regularized. With a view to preventing large scale demolitions and consequential human problems, the Committee recommends **a strictly one time regularisation of unauthorised constructions, adopting, however, a well defined and selective approach restricting it only to small/medium residential and petty commercial constructions.**

The Committee recommends that such regularization, with a cut-off date should involve the imposition of reasonable composition fees and land use conversion charges on a predefined scale, which may be pegged at a lower rates for smaller plots. Large residential units could be considered for regularisation in accordance with the policy proposed for farm houses. Alternatively, such units could be regularized on imposition of substantively higher composition fee. No regularization would be allowed in any case where the construction interferes with the provision of trunk infrastructure. However, no such regularization should be permitted in areas prohibited for development by virtue of being covered under the Indian Forest Act, 1927, the Forest Conservation Act, 1980 or the Punjab Land Preservation Act, 1900 or in areas where construction is not permitted under any other law. To avoid any misuse of such regularisation, the committee proposes to fix the cut-off date with slight retrospective effect like 1st November, 2005.

The Committee feels that the problem of unauthorized constructions needs to be addressed by constant and effective vigil, for which the field officers like Sub-Divisional Magistrates and their staff besides PUDA officers need to be fully involved and held accountable. Clear administrative guidelines need to be put in place bringing out the staff who is to be responsible for detecting illegal construction, taking legal action and enforcing the same. Statutory powers of the Deputy Commissioner under the Periphery Act to carry out demolitions could also be delegated to designated officers (e.g.S.D.Ms.). A dedicated field enforcement machinery within PUDA or in the Department of Town and country Planning also needs to be created so that the demolition orders are implemented in letter and spirit and, more importantly, mushrooming of illegal constructions is nipped in the bud. Suitable Amendments in the Act may also be made to vest the Deputy Commissioners with statutory powers to issue injunctions against unauthorized construction in addition to the existing powers to demolish such constructions. It is further suggested that the Act be amended so as to provide a fine which may extend up to Rs. 50,000 instead of Rs. 5,000 presently and in case of continued violation with a fine of Rs. 5,000 per day instead of the present rate of Rs. 500. Regular monitoring of progress in respect of tackling unauthorized construction cannot be overemphasised. It is felt that atleast a quarterly review needs to be undertaken at Government level.

The committee is of the view that in case the proposals in the above paragraph are operationalized, there may not be any necessity to set up the Special Tribunal to deal with cases of unauthorized construction. However, the credibility of a sustained campaign in this respect would depend critically on the fairness of the process. Towards that end, the setting up of an Ombudsman could be thought of who would oversee the entire process, entertain complaints from citizens and is empowered to give directions to the concerned authorities. The Ombudsman would have to be vested with suitable powers but care needs, at the same time, to ensure that there is no intervention in matter relating to the hearing of cases and the execution of orders passed by the Competent Authority.

(d) **Institutions-** Considering the fact that Chandigarh and S.A.S. Nagar are emerging as fast developing nodes, it is natural that institutions with larger land

requirements would tend to get located here. In addition, the area is becoming ripe for establishing sports, recreation, leisure and tourism-related activities. The Committee feels that such institutions and activities, which have requirement of large open/vacant land area but smaller built-up area, can be considered for location within the entire Periphery. Accordingly, it would be appropriate to consider the option of locating such activities within the Periphery, subject to detailed guidelines, land and development norms being put in place, which are brought out in the detailed guidelines placed at Annexure B.

(e) Free Enterprise Zone:

- (i) **Free Enterprise Zone-** The area declared as Free Enterprise Zone (FEZ) near Dera Bassi should continue to be used for industries, although institutions could also be permitted in accordance with the prescribed guidelines. In order to ensure rational development and provision of basic infrastructure and services in the area, a broad developmental frame work needs to be prepared along with a development plan indicating roads/trunk infrastructure, including areas reserved for residential and institutional needs. There shall be no conversion/ betterment charge for the new industrial units coming up in the FEZ. However, these shall be liable to pay the External Development Charges.
- (ii) **Industrial-** Industrial Parks may also be permitted as òmega projectsö in areas earmarked as industrial and residential for such uses respectively within the Outline Master Plan area of S.A.S Nagar (Mohali).

The Empowered Committee on Mega Projects has already permitted integrated mixed use Industrial Parks, where atleast 60% of the land is used for industry, free of external development charges and change of land use charges in the Periphery. This is a major policy incentive for making land available to industry at reasonable rates. In the Committee's opinion such a policy may continue in respect of the industrial sectors in the Mohali sectoral grid and FEZ for general industry and for areas planned in Mohali's Master Plan for IT Industry. The policy on grant of additional incentives to industry would, however, need to be periodically reviewed with a view to the continuation of such benefits.

- (f) **Municipal Towns in Periphery-** Committee recommends that the existing towns of Kharar, Banur, Zirakpur, Dera Bassi should continue to provide avenues for future growth and development by ensuring adequate supply of developed land for residential, commercial, institutional and industrial purposes. Master Plans of these Towns need to be prepared under the Punjab Regional and Town Planning and Development Act, 1995, within the overall ambit of the Controlled Area Plan. Further expansion in the Municipal Limit of these towns has also to be regulated so that it conforms to the overall Development Plan for the Periphery Area. It is proposed that the future expansion of Municipal limits of the existing Periphery towns should be frozen, until these Master Plans have been finally notified. Thereafter, if need arises, such expansion can be considered, strictly in

accordance with the approved Master Plan subject, of course, to the payment of the conversion charges as are being proposed in the report. New Municipal Councils or Nagar Panchayats within the Periphery should be notified only after the overall Development Plan has been put in place.

- (g) Existing Rural Settlements:-** Considering the existing as well as future development needs of the villages falling within the Periphery as well as with a view to cater to their increasing population, it would be prudent to provide a sufficiently compact and contiguous belt of land around the village ðphirniö for ensuring the organic growth of these villages. Any area falling between the ðalal kirö and the ðphirniö of the village shall also be treated as a part of the extended belt. The area should be allowed to be used primarily for meeting individual residential and petty commercial needs of the existing and future population of a village. However, charges for change of land use should be levied on prescribed rates, except in the case of bona fide residents. No industry should be permitted in such area. Similarly, formal colonization shall also not be permitted in the extended ðabadiö area on the pretext of this recommendation alone.

With these caveats, the Committee proposes to allow the village ðAbadiö area extension by 60% subject to a minimum of 50 metres and maximum of 100 metres in radial length from the ðphirniö. However, where the existing Abadi Deh or a part thereof is an area which forms a part of the rural/agriculture and airforce station zone of the Outline Master Plan/Draft Comprehensive Master Plan/Comprehensive Master Plan prepared under the Punjab Regional and Town Planning and Development Act, 1995, the extent of such area shall be limited to 50 metres. Permitting construction in the notified forest areas falling in these villages would, of course, be subject to due approval as regards change of land use. No permission should, however, be granted in any area which falls within the Sectoral Grid of S.A.S. Nagar (Mohali), as reflected in the Outline Master Plan. The extent of area where such constructions are to be permitted will be demarcated and certified for each village falling within the Periphery by the Revenue Authorities, subject to the final approval of PUDA. In order to promote planned development, it is proposed that construction in the area should be regulated by a set of simple building norms, subject to payment of Land Use conversion charges and in accordance with other details as contained in Annexure C. However, to avoid hardship to villagers and land owners, the area in the extended abadi deh shall be exempted from the provisions of the Punjab Apartment and Property Regulation Act, 1995.

- (h) Farm Houses:-** With a view to encouraging low-density development and to meet the basic residential demand of land owners in the area, Farm houses were permitted as far back as 1966. However, they could come up only beyond the 8 kilometer belt, in cases where land holding was more than 5 acres. Keeping in view the high land values, it would be appropriate that the norms for Farm houses are liberalised, with the area requirements brought down to 2.5 acres and construction being permitted within the 8 kilometer belt as well. However, the construction of Farm houses should be regulated by guidelines as per Annexure B.

- (i) **Land use Conversion Charge ó Periphery Development Fund:-** - As has been earlier observed, any optimal development of the Periphery has necessarily to be accompanied by considerable State-led investment in urban infrastructure. Similarly, the existing urban and rural settlements must also become beneficiaries in any resource-raising that might be leveraged through a system of granting land use change permissions. It would be neither fair nor just to burden the State exchequer alone with the responsibility of funding such development works, without any concomitant additional resource mobilization. On the other hand, ignoring this aspect at the policy formulation stage would result in irretrievably losing the best opportunity for providing supporting infrastructure at optimal cost.

In view of this, the Committee suggests that conversion of land use and betterment charge should be imposed if need be through an amendment of the Periphery Act. The Committee recommends that there should be an inbuilt betterment charge applicable to lands abutting the road network within the conversion charges itself. This is fully justifiable because of the initial investment by the Government in the form of land acquisition and construction of National/State highways, Sector roads and other roads. Betterment charge could be in the form of a percentage premium over and above the conversion charge. These 'charges' should be credited to the Government Treasury and should be dedicated to the provisions and maintenance of physical infrastructure in the Periphery. The Department of Housing and Urban Development in consultation with the Finance Department, may work out the administrative and legal details to manage this Fund. However, the model adopted by the State Government for regular release of Social Security pensions may serve as a useful prototype to ensure that receipts on account of this charge are released in the ordinary course of business to the Nodal Agency. The Governing Body of this Fund should be a high level body, headed preferably by the Chief Ministers, and in addition to Ministers and the Administrative Secretaries concerned, may also have representation of the elected representatives like M.L.A.S., Presidents of the Municipal Bodies and Panches/Sarpanches whose territorial jurisdiction falls with the Periphery. While the Governing Body would, no doubt, be in the best position to settle competing demands for resources, it is suggested that the first charge on this Fund should be the basic development works in the village from which revenue receipts arise. The imposition of a fair and optimal level of conversion charge is crucial to the success of this policy package which must be adequate to generate enough funds to finance creation of new roads and other physical and social infrastructure in the Periphery Area.

The multidisciplinary group has worked out the details of External Development Charges based on basic infrastructure requirements (Annexure D-II) which need to be put in place to provide facilities broadly comparable to Chandigarh. The scale of conversion charge is similar to the one being levied by Haryana Government in the satellite town of Panchkula. The Committee generally agrees with the scale of these charges including the licence fee proposed by the sub-group (Annexure D-I) as it provides a reasonable competitive edge to Mohali

compared to the charges being levied in Panchkula (Annexure D-III). It is also worth mentioning that while suggesting the different charges, the differential between the permissible FARs between Mohali and Panchkula has been duly taken care of.

These charges are proposed for the outline Master Plan of Mohali and can be suitably adjusted for remaining areas of the Periphery. Such charges would, however, not be imposed when land is provided for public utilities and other services such as Government Schools, Dispensaries, Veterinary Centers, Post Offices, Police Stations and the like. The aforesaid conversion charges and other fees should be in addition to, and not in substitution of, the External Development Charges (EDC) that are payable within the framework of the Punjab Apartment and Property Regulation Act, 1995.

- (j) **Total Repeal of the Periphery Act not Recommended:-** The Committee has received suggestions from different quarters to totally repeal the Periphery Act. In this context, attention is drawn to the changing character of the city of Chandigarh, alluded to in paragraph 3.2 of this report. This transition also necessitates a fresh look at the regulatory framework governing the Periphery. However, the Committee even after due deliberation, is unable to recommend the total repeal of the Act, as it would remove all curbs on sub-optimal construction and haphazard urban development in the Periphery.

The Committee noted that the process of drawing up Master Plan in the State as a whole has yet to effectively take off and towards that end, the State Government is contemplating to amend the Town and Country Planning Act with a view to permitting quick finalization of such plans. However, it will be several years before Master Plans would be in place and till then, it is necessary to have a legal framework effective in the Periphery of Chandigarh, which is currently provided by this Act. It would, therefore, be inadvisable to remove the legal umbrella, which is available to exercise control over land use till such time as detailed planning is put in place. The Committee has also separately suggested the imposition of EDC and conversion charges in reasonable measure with a view to generating resources for providing requisite infrastructure for urbanization which will and is inevitably taking place. It would not be possible to levy such charges if there is no umbrella legislation, which provides for it and in the absence of the levy of such charges planned growth in the Periphery area would not be possible. For all these reasons, the committee is of the view that it would be inadvisable to repeal the Punjab New Capital (Periphery) Control Act, 1952.

7. **Conclusion:**

The Committee had to balance and optimise between divergent and often conflicting demands and requirements. For instance, the purist view of freezing the Periphery as agricultural was contradictory to the very reasonable demand to allow for the expansion of the habitation or for permitting housing in a planned manner. Similarly, although institutions and leisure facilities have been recommended, the norms of FAR and built-up area, have been pegged on the lower side.

Conversion charges were also deemed necessary to raise resources for the overall development of the Periphery, although the Committee was acutely conscious that it may add to overall project cost. While the Committee recommends strict compliance with the up-to-date Outline Master Plan of S.A.S. Nagar, it also suggests the speedy formulation of an Over-arching Periphery Development Plan for the entire region. Nevertheless, pending finalization of the latter, the Committee recommends that limited change of land use may be permitted as per the recommendations contained in this Report.

Even though existing construction have been proposed to be regularised on purely humanitarian grounds, the Committee has strongly recommended a zero tolerance enforcement and regulatory regime, in the Post-Policy Phase. However, enforcement of the regulatory regime would only be sustainable in the long run if total Area Planning of the Periphery is taken up in right earnest and brought to its logical conclusion at the earliest.

The prescription proposed by the Committee is to be viewed as a comprehensive package, which needs to be comprehensively implemented. The Committee sincerely hopes that it would have addressed the concerns of all the stakeholders in a judicious, balanced and practical manner. It is now for the State Government to consider, approve and implement both the regulatory and development aspects of this policy in prescribed time frames.

GUIDELINES FOR PERMITTING PLANNED AND ORGANIZED RESIDENTIAL DEVELOPMENT IN THE PERIPHERY

Planned residential development shall be permitted in the Periphery only in:-

- (a) The area delineated as 'residential' in the Outline Master Plan/Draft Comprehensive Master Plan/Comprehensive Master Plan, prepared under the Punjab Regional Town Planning and Development Act, 1995, subject to a minimum area of 100 acres;
- (b) The area beyond 10 kilometers of the Chandigarh boundary, as a completely self-contained and integrated residential townships, subject to a minimum area of 500 acres. Such townships shall provide independent access from the highways, make sufficient provision for water supply and sewage disposal, provide adequate housing for weaker sections and will have adequate social infrastructure in terms of educational, medical and recreational facilities;
- (c) The Municipal and Nagar Panchayat towns, as a 'Mega Project' or otherwise, subject to compliance with the Master Plan, or any draft Master Plan, of the town.

However, no such permission shall be granted in:-

- (i) The area notified for land acquisition for any public purpose; or
- (ii) Area notified under the Indian Forest Act, 1927 or the Forest Conservation Act, 1980 and under Sections 4 and 5 of the Punjab Land Preservation Act, 1900 or any other law, which prohibits such activity:

Provided the land shall be in the shape of a single compact unit held in single joint or corporate ownership.

2. 'Residential' development may include:

- (a) Normal plotted development; or
- (b) High-rise apartments and Group Housing; or
- (c) Commercial development, within the maximum stipulated norms in an approved residential township, or in the mixed land use zone.

3. The developer shall obtain a regular licence from the Competent Authority under the Punjab Apartment and Property Regulation Act, 1995. External Development Charges (EDC), Conversion Charges and Licence Fee shall be payable as per the approved/notified rates, unless specifically exempted by the Competent Authority. The recommendations of the Committee are at Annexure D.

4. Development Norms:

- (a) The prescribed development norms under the PUDA Building Rules, 1996 including all statutory and town planning norms, under the Punjab Apartment and Property Regulation Act, 1995 shall apply.
- (b) Compliance with the Master Plans, including any notified draft Master Plan would also be necessary.

ANNEXURE B

GUIDELINES FOR PERMITTING INSTITUTIONS, RECREATIONAL ACTIVITIES (INCLUDING SPORTS) AND FARMHOUSES

1. Subject to the other conditions mentioned hereinafter, setting up of Farmhouses, institutions, infrastructures relating to recreational and leisure activities, including sports shall be permitted in the Periphery Controlled Area, except in the:-
 - (a) Area covered by the Outline Master Plan/Draft Comprehensive Master Plan/Comprehensive Master Plan, prepared under the Punjab Regional Town Planning and Development Act, 1995, unless the prescribed land use is compatible with the use in question; or
 - (b) Area notified for compulsory land acquisition for any public purpose; or
 - (c) Area notified under the Indian Forest Act, 1927 or the Forest Conservation Act, 1980 and under sections 4 and 5 of the Punjab Land Preservation Act, 1900, or under any other law, which prohibits such activity.
2. The institutions to be permitted would generally be associated with education, including medical education, research, art and culture. Sports infrastructure could be confined to recognized games and sporting activities, whereas recreation and leisure infrastructure may include amusement parks, open-air theatres, theme parks etc. but not shopping malls, cinema halls, multiplexes and the like.
3. The minimum area required for any of these activities would be as described in the chart at the end of this Annexure. However, if at any stage, the total area of site falls below the stipulated limit, the permission granted shall automatically lapse and building, if any, constructed shall be deemed to be illegal and unauthorized.
4. Land shall be in the shape of a single compact unit, held in single or joint ownership of natural or artificial juridical persons, or combination thereof.
5. The institutional and recreational sites shall have an independent access from a public road having a minimum width of 40 feet. In case of sites not abutting a public road, a connecting passage of not less than 40 feet width (which would be used as public thorough fare) shall be mandatory. If access is required to be taken from a National/State Highway, it shall be taken through a service lane to be developed at the expense of the applicant. However, in case of Farmhouses, an independent access from a revenue ò rastaö or public road shall suffice.

6. The building shall have a minimum setback of 200 feet from the National/State Highway and at least 100 feet from any other metalled road. The minimum setback on other sides shall be equivalent to the height of the building.
7. No sub-division of the land would be subsequently permitted.
8. Adequate provision for parking shall be made within the site.
9. Minimum Area and Development Norms:

Building type	Minimum Size (acres)	Floor Area Ratio (FAR)	Ground coverage (% age)	No. of Storeyes	Height (feet)	Hard surface (% age)
Farm houses	2.5	4%	2%	2	Single (18) Double (28)	10%
Institutions	5 ¹	30%	15%	3	38	30%
Recreational Activities	10 ²	5%	3%	2	28	10%
Sports activities	10	2%	1%	2	28	5%

- 1 Or the minimum statutory or regulatory norm, whichever is higher.
2. Except for golf, where the prescribed norms shall apply.

ANNEXURE C

GUIDELINES FOR PERMITTING CONSTRUCTIONS AROUND ABADI AREA OF VILLAGES.

Construction around õphirniö shall be permitted, subject to the following conditions:-

- (i) A strip of 11 feet around the õphirniö will be treated as a ñno building zoneö and no construction, including a boundary wall, shall be permitted therein.
- (ii) All radial roads emanating from the village will be extended up to the area permitted for construction. A strip of 11 feet on both sides such extended radial roads shall also be treated as a ñno building zoneö and no construction, including a boundary wall, shall be permitted therein.
- (iii) The buildings permitted shall be governed by the PUDA (Building) Rules, 1996. However, these rules may have to be amended to cater specifically for the requirements or rural areas.

Annexure – DI

Proposed Charges per gross acre of land to be charged from Developers in Mohali

(Figures in Rs. / Lacs)

Sr. NO.	Type of Category	Residential (Plotted)			Residential (Group Housing)			Commercial			Industrial			Recreational			Institutional		
		Abutting on			Abutting on			Abutting on			Abutting on			Abutting on			Abutting on		
		NH	SH / Sector Road	Other Road	NH	SH/ Sector Road	Other Road	NH	SH/ Sector Road	Other Road	NH	SH/ Sector Road	Other Road	NH	SH/ Sector Road	Other Road	NH	SH/ Sector Road	Other Road
1.	EDC	15.09	15.09	15.09	60.36 (FAR 1.50)	60.36 (FAR 1.50)	60.36 (FAR 1.50)	60.36 (FAR 1.50)	60.36 (FAR 1.50)	60.36 (FAR 1.50)	30.18 (FAR 1.00)	30.18 (FAR 1.00)	30.18 (FAR 1.00)	15.09 (FAR 1.00)	15.09 (FAR 1.00)	15.09 (FAR 1.00)	15.09 (FAR 1.00)	15.09 (FAR 1.00)	15.09 (FAR 1.00)
2.	Conversion Charges	6.00	5.00	4.00	9.00	7.50	6.00	48.00	40.00	32.00	6.00	5.00	4.00	6.00	5.00	4.00	6.00	5.00	4.00
3.	Licence Fee	2.00	2.00	2.00	4.00 (FAR 1.50)	4.00 (FAR 1.50)	4.00 (FAR 1.50)	150.00 (FAR 1.50)	150.00 (FAR 1.50)	150.00 (FAR 1.50)	0.50 (FAR 1.00)	0.50 (FAR 1.00)	0.50 (FAR 1.00)	0.50 (FAR 1.00)	0.50 (FAR 1.00)	0.50 (FAR 1.00)	0.50 (FAR 1.00)	0.50 (FAR 1.00)	0.50 (FAR 1.00)
	Total	23.09	22.09	21.09	73.36	71.86	70.36	258.36	250.36	242.36	36.68	35.68	34.68	21.59	20.59	19.59	21.59	20.59	19.59
	Per Sq. Yd.	Rs. 477	Rs. 456	Rs. 436	Rs. 1516	Rs. 1485	Rs. 1454	Rs. 5338	Rs. 5173	Rs. 5007	Rs. 758	Rs. 737	Rs. 717	Rs. 446	Rs. 425	Rs. 405	Rs. 446	Rs. 425	Rs. 405

Note 6

- These rates are liable to increase on compound basis .
- Rates for EDC and Licence Fee increase proportionately for higher FAR
- 25% of External Development Charges (EDC) shall be payable upfront and balance 75% in 6 equated bi-annual installments with 10% compound interest. Penal interest for delayed payment at the rate of 18% per annum shall also be charged.
- The charges have been proposed by keeping Sector (250 acres approx.) as a unit of development.
- For mixed land use, proportionate charges for different categories shall apply.

ANNEXURE D-II

External Development Charges for S.A.S Nagar as per Master Plan prepared by CTP, Punjab.

Sr. No.	Particulars	Area/Length/No.	Estimated Cost (Rs. in crores)
1.	Master Roads:		
	(a) R-1, R-2, R-3	130 K.M.	369.00
	(b) High level road bridges	6 No.	24.00
	(c) Fly overs	6 No.	150.00
	(d) Rail over Bridge, Rail under Bridge	7 No.	14.00
2.	Master Horticulture:		
	(a) Road Side Plantation	130 K.M.	3.00
	(b) Dev. Of Parks	1473.11 acre	25.00
3.	Master Electrical:		
	(a) H.T. lines	2023.42 acre	770.00
	(b) Street lights		130.00
	(c) Electrical grid sub station		400.00
4.	Master P.H. Services:		
	(a) Sullage sewer	2023.42 acre	150.00
	(b) Water Supply	2023.42 acre	200.00
	(c) Water works and supply from Kajauli	23.90 acres	200.00
	(d) Sewerage Treatment Plant, Disposal Channel and laying Estate Irrigation System.	70.00 acres	50.00
5.	Master Storm water disposal:		
	(a) Storm Drainage	2023.42 acres	170.00
	(b) Flood Control	-	50.00
	(c) Rain harvesting structures	-	50.00
6.	Master Public Facilities:		
	(a) Sports Complex		90.00
	(b) Police Station		60.00
	(c) Educational Buildings		220.00
	(d) Govt. Health Centers		45.00
	(e) Govt. Hospitals		275.00
	(f) Fire Stations		45.00
	(g) Community Center		65.00
	(h) Recreational Facilities		55.00
	(I) Bus Terminus		70.00
	(j) Solid Waste Disposal		75.00
			3755.00

7.	Infrastructural utilities land Cost	4873 @ 0.41 Crore per acre	2000.00
			<hr/> 5755.00 <hr/>
8.	Escalation as per inflation rate @ 7% on Rs. 3755 lacs		262.85
9.	Unforeseen @ 5% on Rs. 4017.85 lacs		200.89
10.	Project Management charges @ 10% on Rs. 4218.74 lacs		421.87
11.	Capitalised maintenance for 10 years:		
(a)	Road Works		100.00
(b)	Running and maintenance for electrical work		188.00
(c)	Running and maintenance of P.H. works		500.00
(d)	Maintenance for Horticulture works		30.00
	Grand Total		7458.61
	Say:		<hr/> 7460 Crores <hr/>

Total Area 28,987.21 Acres

Say: 29,000 Acres

Cost per gross Acre = 25.72 lacs

- Note. -
1. The costs have been worked out on normative basis.
 2. Mass Rapid Transit System cost amounting to Rs. 3450 crores approx, has not been added at this stage.
 3. Land cost component will be as per actual cost of acquisition including any subsequent enhancements allowed by Courts.

Area as per proposed Master Plan of S.A.S Nagar

(A)	Saleable Area (in Acres):	
(a)	Plotted	10200
(b)	Group Housing	3000
(c)	Commercial	1431
(d)	Industrial	5314
(e)	Institutional	1159
(f)	Mixed Land Use	2710
(g)	Railway Line/Truck Terminus	300
		<hr/> 24114 <hr/>

(B) **Infrastructural Utilities Land Area (in Acres):**

(a)	Roads	2023.42
(b)	Recreational	1243.11
(c)	Sewerage Treatment Plant	70.00
(d)	Water Treatment Plan	23.90
(e)	Bus Terminus	68.00
(f)	Golf Course	230.00
(g)	Hospital	55.78
(h)	Institutional	1159.00

4873.21

Grand Total (A+B):	28987.21 Acres
Say:	29000 Acres

Annexure – DIII

Approximate charges adopted in Haryana for one acre of land in High-Potential Zone (Panchkula)

Sr. N O.	Type of Category	Residential (Plotted)			Residential (Group Housing)			Commercial			Industrial			Recreational			Institutional		
		Abutting on			Abutting on			Abutting on			Abutting on			Abutting on			Abutting on		
		NH	SH / Sector Road	Other Road	NH	SH/ Sector Road	Other Road	NH	SH/ Sector Road	Other Road	NH	SH/ Sector Road	Other Road	NH	SH/ Sector Road	Other Road	NH	SH/ Sector Road	Other Road
1.	EDC	18.84	18.84	18.84	78.46	78.46	78.46	78.46	78.46	78.46	43.23 (FAR 1.25)	43.23 (FAR 1.25)	43.23 (FAR 1.25)	NA	NA	NA	18.84	18.84	18.84
2.	Conversion Charges	6.07	4.86	4.05	6.07	4.86	4.05	48.56	40.47	32.38	0.49	0.49	0.49	0.49	0.49	0.49	4.05	3.24	2.4
3.	Licence Fee	4.00	4.00	4.00	5.00	5.00	5.00	200.00 (FAR 1.75)	200.00 (FAR 1.75)	200.00 (FAR 1.75)	0.50	0.50	0.50	NA	NA	NA	NA	NA	NA
4.	Service Charges (Fund used for enforcement purpose)	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40
	Scrutiny Fee to examine colony plans/ documents etc.	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40
	Total	29.71	28.50	27.69	90.33	89.12	88.31	327.82	319.73	311.64	45.02	45.02	45.02						
	Per Sq. mtr	Rs.734	Rs. 704	Rs. 684	Rs. 2232	Rs. 2202	Rs. 2182	Rs. 8100	Rs. 7900	Rs. 7700	Rs. 1112	Rs. 1112	Rs. 1112						

Note

1. Annual increase @of 10% per annum in the case of Panchkula.
2. NA stands for Not available.
3. Rate with FAR 0.75 and 2.50 is Rs. 25.94 lac and Rs. 86.47 lac respectively.

Chandigarh

The 12th January, 2006

7331 CS(P)- Govt. Press, U.T. Chd.

KARAN BIR SINGH SIDHU
Secretary, Housing and Urban Development

PUNJAB GOVERNMENT GAZETTE
EXTRAORDINARY
PUBLISHED BY AUTHORITY

CHANDIGARH, WEDNESDAY, JULY 12, 2006 (ASADHA 21,1928 SAKA)

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

Notification

The 12th July, 2006

No. 18/35/2002-1HG2/6390- In continuation to the notification issued vide No. 18/35/2002-1HG2/499, dated 20th January, 2006, the Governor of Punjab in exercise of the powers vested in him under the Punjab New Capital (Periphery) Control Act 1952 (Punjab Act. No. 1 of 1952) is pleased to accord in principle approval to the recommendations made by the Committee headed by the Chief Secretary, Punjab in the meeting, dated 4th of April, 2006 and approved by the Chief Minister \, Punjab relating to External Development Charges (EDC), Change of Land Use (CLU), Charges and License Fee(LF).

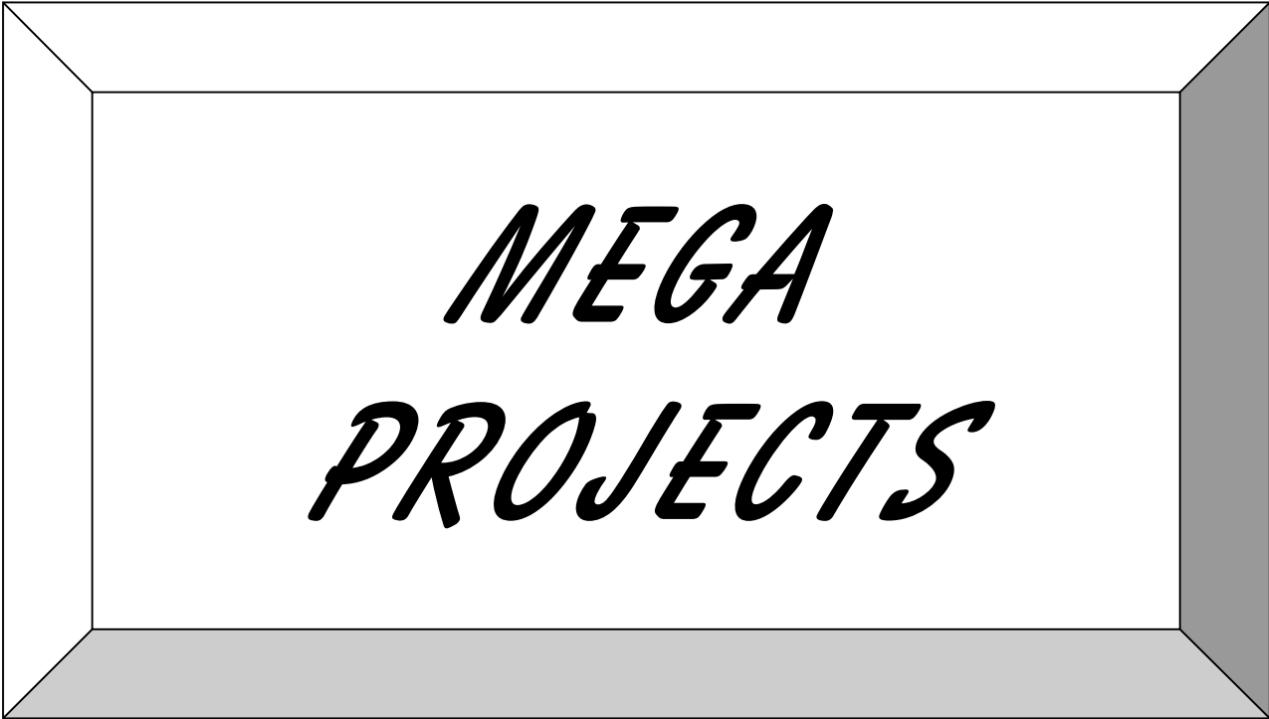
2. The Governor of Punjab is further pleased to direct the Publication of this decision for the information of the General Public in Punjab Government Official Gazette (Extra-ordinary) as well as on Punjab Government/PUDA's websites.
3. The notification issued- vide No. 18/35/2002-1HG2/499, dated 20th January, 2006 specifies the aforesaid charges for the outline Master Plan area of Mohali and mandates that the same can be suitably adjusted for remaining areas of the Periphery. [Paragraph 4(h)]. The following unanimous recommendations were made in the meeting. dated 4th of April, 2006 under the Chairmanship of Chief Secretary, Punjab.
 - (i) CLU and LF should be charged at rates equal to the appropriate rates specified for the outline Master Plan Area of Mohali for the entire property. However no CLU charges can be levied for the areas situated within the Municipal limits of Kharar, Dera Bassi, Zirakpur and Banur towns, as such limits stood on the date of the notification of the Periphery Policy (i.e. 20th January, 2006). These CLU charges should, however, be levied for the new areas that come within the municipal limits, after 20th January, 2006.
 - (ii) EDC rates, within the municipal limits of the aforesaid four municipal towns may be charged at twice the existing rates, till detailed calculations are effected after duly considering the gaps in the available infrastructure in these towns. This exercise may be carried out expeditiously and the new rates may be notified thereafter with prospective effect.
 - (iii) For integrated townships/sector development, the various charges shall be calculated keeping in view the area under residential (plotted), residential

(group housing) and commercial uses separately. The rates in respect of residential (plotted) development, as mentioned in the Policy, cannot be construed as a gross rate for entire townships/sector, irrespective of the commercial or group housing component.

- (iv) For independent and integrated townships coming up beyond a distance of 10Km. from the UT boundary, in an area not below 500 acres, EDC may be calculated on proportionate basis, keeping in view the external development works utilized by or loaded by the township. This should be an independent calculation, effected on case to case basis.
- (v) For stand-alone projects like institutions, recreational facilities and integrated commercial complexes, hotels and multiplexes, which may not require a formal licence under Punjab Apartment and Property Regulation Act, 1995, full CLU and LF should nevertheless be charged. However, the EDC component may be adjusted upwards or downwards, in accordance with the FAR permitted.
- (vi) For stand-alone and independent farm-house, which are essentially luxury houses, CLU should be charged at the rate specified for the residential (plotted) development pertaining to the appropriate road. This should be irrespective of the FAR and Ground Coverage availed of or permitted under the policy. However, no EDC and LF can be charged in such a case.
- (vii) For an agglomeration Farm houses, conceived and implemented as a commercial venture, all the three components viz, EDC, CLU and LF should be charged at the rate specified for the residential (plotted) development pertaining to the appropriate road, on a gross basis. This should be irrespective of the FAR and Group Coverage availed of or permitted under the Policy, for an individual or isolated farm house or for a constituent luxury house of project.
- (viii) Regarding the composition fee in respect of unauthorized constructions, the board slabs in terms of the composition fee, as a percentage of property valuation (land+super-structure) as on 1st November, 2005, were approved. These are: @ 25% for properties between 150 to 500 Sq.yds. and @ 100% for those exceeding 500 Sq.yds. However, rented premises may be made to pay double the said charges.

Chandigarh
The 31st May, 2006

A.R. TALWAR
Secretary to Government of Punjab,
Department of Housing and Urban
Development.



***MEGA
PROJECTS***

NOTIFICATION

CC/JDP/IP/2003/Amendment/1925

Dated 22nd April, 2005

Clause 11.1 of Industrial Policy, 2003 notified vide No. 5/58/2002/IIB/968, 26.03.2003 provides for the development of Mega Projects with the Fixed Capital Investment of Rs. 100 crore and above (Rs. 25 crore and above for the border acts). Now, therefore, to further facilitate the development of Mega Projects the Governor of Punjab is pleased to make provisions under the Policy:-

The Empowered committee on Mega Projects constituted under Annexure 6 V of Industrial Policy-2003 shall also consider the cases of IT & IT Enabled services, Electronics and Bio-Technology units with investments exceeding Rs. 25 crore and creating more than 500 jobs as given in Sr. No. 11 of the **“Incentives and other Exemption”, portion of Annexure – VII under the Policy, for grant of special package of incentives.**

If a company is making new investment in different locations in the State and total investment in these units exceeds Rs. 100.00 crore, the project would be considered eligible for special package of incentives subject to the following terms and conditions:-

- (a) The total investment of Rs. 100 crore in different geographic locations within the state of Punjab should be done by the same company having same Board of Directors or same firm or individual.
- (b) The different units should be producing/manufacturing such items which are subservient to the main product declared by them and not exclusive.

Any existing closed unit which has remained closed for at least 3 years with existing investment of Rs. 100 crore or more and is ready for revival, shall be treated as Mega Project for the purpose of grant of special package of incentives provided that the unit should have remained into production for a period of at least 5 years from the date of commencement of production in past.

The Empowered Committee on Mega Projects will also be competent to consider projects of infrastructure including those in Housing and Urban Development like roads, bridges or those relating to civic amenities like water supply and sewerage as long as the investment is more than Rs. 25.00 crores in border districts and more than Rs. 100.00 crore in other districts. For consideration of such projects the Minister and Secretary in-charge of Housing and Urban Development will be associated with the deliberation of the Committee.

Sd./-

S.C. Agarwal

Chandigarh

Principal Secretary to Government, Punjab

22nd April 2005

Department of Industries & Commerce.

Dated: 22nd April, 2005

CC/JDP/JP/2003/Amendment/1926

A copy is forwarded to the Controller, Printing & Stationery, Punjab, Chandigarh publication of this notification in Extra Ordinary Gazette of the State Government supply spare copies thereof to this Department for record.

Sd/-

Addl. Secretary to Government, Punjab
Department of Industries & Commerce, Punjab.
Dated 22nd April, 2005

CC/JDP/JP/2003/Amendment/1927-30

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

NOTIFICATION

Dated:-

No. 17/65/2005-1HG2/ Whereas the Governor of Punjab is of the opinion that it is in the interest of efficient administration of the Punjab Regional & Town Planning & Development Act, 1995 (Punjab Act. No. 11 of 1995),

Now, therefore, in exercise of powers vested in him under section 40 (1) of the Punjab Regional & Town Planning & Development Act, 1995 (Punjab Act No. 11 of 1995), the Governor of Punjab is pleased to direct that the Punjab Urban Planning & Development Authority (PUDA), as constituted under the aforesaid Act, shall be the Nodal Authority for processing the proposal of various housing and urban infrastructure-oriented Mega Projects that are to be considered by the **“Empowered Committee for Consideration of Special Package of Incentives to the Projects of Special Significance”**, headed by the Chief Minister.

The Governor of Punjab is further pleased to direct that the Chief Administrator, PUDA shall be responsible for processing the various proposals received and preparing agenda items and minutes of the proceedings of the aforesaid Committee, in respect of such items. The Chief Administrator, PUDA shall also be responsible for ensuring consequential follow up, if any, required through other Departments, including the Department of Housing & Urban Development and the monitoring of the said projects.

Dated: Chandigarh
The 27th December, 2005
Endst. No. 17/65/2005-1HG2/

Karan Bir Singh Sidhu
Secretary Housing & Urban Development
Dated, Chandigarh, the

A copy, with a spare copy, of the above is forwarded to the Controller, Printing & Stationery, Punjab, Chandigarh with the request to publish this Notification in the Punjab Government Gazette (Extra Ordinary) and 100 copies thereof may be supplied to this Department (Housing 2 Branch), Mini-Secretariat, Sector 9, Chandigarh, immediately after its publication, for office use.

Secretary Housing & Urban Development

From

The Chief Town Planner,
Punjab, Chandigarh.

To,

1. The Chief Administrator
PUDA, Mohali.
2. The Advisor (Technical),
PUDA, Mohali.
3. The Chief Town Planner,
Local Govt. Deptt.
Chandigarh.
4. The Joint Secretary to Govt. Punjab,
Housing and Urban Dev. Deptt.
5. Senior Town Planner,
Mohali

Memo NO. : 2634-38/CTP(Pb)/SP-458
Dated 18.05.06

SUBJECT : PLANNING GUIDELINES FOR MEGA PROJECTS.

For mega projects in urban infrastructure, the department has prepared guidelines to facilitate the promoters to prepare their schemes/ layout plans accordingly . Copy of the draft is enclosed. You are requested to kindly go through and give your suggestions and comments in writing. In this connection a meeting has been scheduled for 22.5.2006 at 4.00 P.M under the chairmanship of Secretary, Housing and Urban Development Deptt., Punjab in his office room NO. 713, Mini Secretariat, Sector-9, Chandigarh.

2. You are requested to make it convenient to attend the meeting as above

Chief Town Planner
Punjab, Chandigarh

Endst. No. CTP(Pb)/ Dt. Chandigarh, the

Copy to PS/SHUD for kind perusal of Secretary Housing and Urban Development Department.

Sd/-
Chief Town Planner
Punjab , Chandigarh.

SUBJECT : PLANNING GUIDELINES FOR MEGA PROJECT

A) ROADS

1. In the Statutory Master Plan :
 - (i) Sector Roads as per Master Plan, if the Master Plan road is 150 feet or 100 feet then 35 feet service road along these roads within the project area.
 - (ii) 80 feet link from horizontal and vertical sector roads in the sector (i.e two major roads within the sector)
 - (iii) Horizontal and vertical 80 feet road junction with adjoining sector on all sides shall be a cross junction or if not cross then it should be at a distance of 250 feet from central line of each road. Junction on either side.
 - (iv) Internal sector roads shall be 60 feet and 40 feet wide.
2. In non statutory Master Plan & in the other area not covered under statutory or non statutory Master Plan.
 - (i) Internal Major circulation not less than 80 feet and other roads 60 feet and 40 feet.

B) COMMERCIAL AREA

- (i) 5 % of the project area in the ownership of promoter (it shall be plotted area)
- (ii) F.A.R as per rules applicable in that area or as permitted by the empowered committee.
- (iii) Commercial shall be on 80 feet wide road.
- (iv) Convenient shops if provided shall not be on road less than 60 feet width
- (v) In the statutory Master Plan, commercial area to be located along the 80 feet horizontal road within the sector and convenient shops on 60 feet road.

- (vi) Parking shall be 35 % of the permitted F.A.R width of the parking space shall not be less than 35 feet which shall include 15 feet drive way (single lane only).

C) PARKS/ OPEN SPACES

- (i) Minimum 5% of the project area shall be in form of organized park / play ground/ green spaces (width of the organized park / play ground/ green space shall not be less than 50 feet otherwise it shall not be counted in area of organized parks). This are under park / play ground /green spaces shall be in addition to open area green / ground in campus of schools and other public building
- (ii) One park in every 100 acres scheme shall be of 2.5 acres , whose width shall not be less than 150 feet.

D) HEALTH FACILITY

After every 100 acre project are minimum $\frac{1}{2}$ acre shall be reserved for health facilities i.e dispensary / health care centre / nursing home. This $\frac{1}{2}$ acre area shall be in addition to the specially marked sites in master plan for institutional purposes.

E) EDUCATIONAL FACILITY

- (i) Upto 100 acres project area, one high school (area 2.5 acre), two primary/ nursery schools (minimum 2500 sq.yds each).
- (ii) One primary / nursery school for every 25 acre exceeding the basic area of 100 acres.

F) GROUP HOUSING

- (i) 20% area of the project area (Minimum site 4000 sq. mts.)
- (ii) F.A.R 1.5 or otherwise as permitted by the Empowered Committee.
- (iii) Ground coverage 40 % .
- (iv) 10 % of the flats to be reserved for E.W.S (Constructed size of flat / apartment shall be 20 to 40 sq. mts.)
- (v) Height of building shall be 71ø 6ö or as per rules (PUDA Building Rules / Local Government Building Rules) applicable in that area, otherwise as per N.B.C.

- (vi) Height of building should not be more than the width of front set back + $\frac{1}{2}$ width of front road from where the entry is drawn/ proposed.
- (vii) Side and rear set back not less than 30ø or $\frac{1}{3}^{\text{rd}}$ of the height of building whichever is more.
- (viii) Parking area shall be 35 % of the F.A.R permitted .
- (ix) Parking proposed in the set backs shall not include the drive óway for calculating the parking space.
- (x) Area under school, shops or any other activity other than the residential use shall be excluded for giving the F.A.R benefit for residential flats.
- (xi) Basement below the building to the extent of actual coverage at ground floor area not to be counted towards F.A.R and not to be used for habitable purposes.
- (xii) Stilts permitted under building but used for parking area not to be counted towards F.A.R 15 % of the group housing site plot area shall be used for organized park.
- (xiii) Area under balcony / balconies shall not exceed 15 % of the plinth area of the flat. Maximum depth of balconies shall not exceed 6ø and shall be within the zone area. Area over and above 15 % shall be counted towards F.A.R.

G) OTHER ITEMS

- (i) 10 % of the area under residential plots shall be earmarked for EWS (Flat size of EWS shall be 40 to 90 sq. mt.)
- (ii) 10 % area under EWS plot shall be exclusive of roads, parks and other activities in E.W.S area/ Pockets.
- (iii) One site for Community Centre / Club in the project shall be earmarked (Area not less than 1.5 Acre)
- (iv) One site of $\frac{1}{2}$ acre for other institutions / religious places shall be earmarked.
- (v) Suitable sites for utilities such as water works, EGS, Solid water disposal, sewerage treatment plant and a scheme for rain water harvesting and proposal for use and disposal of sewerage treated water shall be incorporated in the project

- (vi) Basement for parking purposes shall be under the covered area of building on ground floor. Clear height of the basement shall be 8ø6ö from floor to ceiling and 8øclear height in case of beam structure or frame structure. However ramp to the basement is permitted outside the boiling on ground floor but within the zoned area (ramp within the set backs is not permitted). Ground floor level of the basement shall not be less than 3ø6ö from the adjoining average level in order to drive adequate light and ventilation. A single basement in commercial industrial and group housing plots shall be permitted. However , in commercial and institutional plot having are amore than 1000 m Sq. yd more than one storey basement may be allowed if all other conditions of structure stability are fulfilled and it shall be exclusively used for parking 10% of the basement area could be used up to the depth of 14ø for the purpose of installation of electric generator or air conditioning plant or for providing room for lift to the basement storey. All other stipulations provided for basement in the building rules (applicable in that particular area) shall be applicable.

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

To

1. Chief Administrator,
PUDA, Mohali.
2. Chief Administrator,
GMADA, Mohali.
3. Chief Town Planner,
Punjab.

No.:- 17/246/06-3HGII/9052

Dated :- 27-09-06

Subject: Regarding ownership of land with promoters for Mega Housing Projects and issues related to Revenue Rastas.

I am directed to inform you that it has been decided that land maximum Upto 15% of total area of the proposed project may be acquired by the State Government for Housing Mega Projects approved by the Empowered Committee constituted by the State Govt. for this purpose.

The promoter/developer would submit copies of ownership deeds of at least 60% of the total land under the project and copies of agreements with land owners to purchase 25% of the land, within the period of 6 months and an undertaking by way of an affidavit that the promoter will purchase 10% of land subsequently but not later than six months of signing of the agreement, to the Government while applying for the change of land use.

The promoter will also submit the detail of 15% (maximum) land of the project which is required to be compulsorily acquired by the State Government at the cost of the developer.

This will also apply to the Mega Housing Projects already approved.

It has also been decided to transfer the land under Revenue Rastas in consultations with Revenue Department, to the promoter of the Mega Housing Project at his expense over and above the limits of acquisition specified above subject to the condition that suitable road network connecting both ends of through Revenue Rastas shall be provided by the Promoter and there shall not be any hindrance to the existing habitation.

Endst No. _____

Special Secretary

Dated: _____

Copy if forwarded to the following:-

1. Principal Secretary to Chief Minister for kind information of Honøble Chief Minister.
2. Secretary to Chief Secretary for kind information of worthy Chief Secretary.
3. Financial Commissioner Revenue, Punjab for information.

Special Secretary

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

To

1. Chief Administrator,
PUDA, Mohali
2. Chief Administrator,
GMADA, Mohali
3. Chief Town Planner,
Punjab.

No: 17/246/06-3HG-2/9057

Dated: 27-09-06

**Subject: Building Bye Laws/Regulations-Modifications in Annexure V-
concessions granted to Mega Housing Projects.**

I am directed to inform that it has been decided to replace Clause (XIV) of Annexure V as follows:-

The relevant Building Byelaws/Regulations as laid down in Clause (i) of Annexure V shall be applicable except for:

FAR which shall be 1.5 for commercial, 2.0 for residential flats; and as per PUDA (Building) Rules, 1996 for residential Plots; and

Ground coverage, which shall be 50% for residential flats, 40% for commercial use and as per PUDA (Building) Rules, 1996 for residential plots.

This shall be applicable to the Mega Projects already approved as well.

Special Secretary

Endst NO 17/246/06-3HG-2/

Dated 27-09-2006

Copy if forwarded to the following:-

1. Principal Secretary to Chief Minister for kind information of Hon^{ble} Chief Minister
2. Secretary to Chief Secretary for kind information of worthy Chief Secretary.

Special Secretary

Copy of the above is forwarded to the Additional Chief Administrator (Project) for putting this information on the Web Site of PUDA and he is requested to bring this to the notice of all the Promoter of Mega Housing Projects, where projects have been approved by the empowered committee and letter of intent has been issued by the nodal agency PUDA.

Special Secretary

**Subject: Guidelines For Planning of Mega Residential
Township Projects**

With reference to telephonic discussions held with Mr. Pawan Sharma, Architect, PUDA, in pursuance of the meeting held on 20.12.2006 in the office room of PSHUD, guidelines for planning of mega residential township projects have been modified (by way of additions/alternations) in respect of the following:

- i Regarding the proportion of area under the category plotted and flatted development, the provision has now been made in the guidelines giving flexibility to the Promoter to determine the proportion of area to be provided under plotted development and flatted development. Accordingly, overall ceiling of 20% provided earlier for flatted development has now been removed.
- ii Land use table providing for proportion of areas under different uses have also been modified in light of i above.
- iii However, the width of the service lane from 8 mts. to 11 mt. on either side of the sector roads have not been amended considering its implication for the road width and area which will go under the sector roads. Under the present guidelines, minimum road width has been kept as 150 ft. (46 mts.) as compared to (100 ft.) 30 mts. provided in the existing sectors. The width of the service road has been kept as 8 mts. instead of 11 mts. considering that berms on either side of the road between the sector road and the service road shall be shared, reducing the requirement of overall width of the road. The vehicle carrying capacity of the road in either case will remain unchanged (52 mt. & 46 mt) and there will be no reduction even when road width of 150 ft. (46 mts.) is provided.

Modified guidelines are enclosed for favour of further action please.

Principal Secretary
Housing and Urban Development Department

J.K. Gupta
Date: 20.12.2006

**LAND USE TABALES FOR DIFFERENT CATEGORIES OF RESIDENTIAL
DEVELOPMENT FOR A PROJECT AREA OF 100 ACRES UNDER MEGA
RESIDENTIAL TOWNSHIP**

S.NO.	Land Use	Plotted Development	Plotted + flatted development	Faltted development
1.	Residential a) EWS housing b) Under Plots c) Under Flats	47.75 acres 5 acres * 42.75 acres** Nil	47.75 acres 5 acres* b+c 42.75 acres++	47.75 acres* 5 acres* Nil 42.75 acres*
2.	Commercial *** a) Sector Level Shopping b) Convenient Shopping	4.75 acres 4.275 acres 0.475 acres	4.75 acres 4.275 acres 0.475 acres	4.75 acres 4.275 acres 0.475 acres
3.	Institutional****	9.5 acres	9.5 acres	9.5 acres
4.	Parks, Open Spaces	5.70 acres	5.70 acres	5.70 acres
5.	Roads , Parking, Utilities etc.	32.30 acres	32.30 acres	32.30 acres

* In case of flatted development, FAR shall be calculated on the entire area earmarked under EWS housing and flats.

** In case of plotted development FAR shall be calculated on the individual plot based on the covered area norms provided in the PUDA Building Rules 1995.

++ In case of plotted + flatted development, promoter shall be free to determine the proportion of areas under plots and flats subject to the overall limit of 42.75 acres defined above. FAR on plotted development and flatted development shall be as defined in * & ** above.

*** Commercial area shall be calculated on the basis of the area provided under commercial plots.

**** If institutional area works out to be higher based on the norms prescribed, then the area under residential component shall be correspondingly reduced.

Promoter will have the option of varying inter-se the quantum of residential component and commercial component, provided the commercial area within the sector shall not be more than the area defined in Sr. No.2 above including the area under convenient shopping.

GUIDELINES FOR PLANNING OF MEGA RESIDENTIAL TOWNSHIP PROJECTS

6.10.06

With a view to attract investment, generate employment and leverage economy, state of Punjab has approved Industrial Policy 2003. Under this policy, Mega Projects in the housing, urban development, commercial, fashion technology, IT & ITES sectors involving investment over Rs. 100 crores have been approved by offering numerous incentives.

In order to ensure the successful implementation of Mega Projects on priority in the given timeframe and to help promoters in preparing plans of the project areas without any delay, it has been thought prudent to put in place detailed guidelines for planning and designing of residential township projects. Accordingly, detailed guidelines have been framed for planning of mega township projects which inter-alia provide for, defining the land utilization pattern in the project including area under different components; parameters for planning of residential/commercial areas; provision of institutions and norms for such facilities; area norms for open spaces, road network pattern and detailed norms for group housing, smaller commercial sites and larger commercial sites.

These guidelines would ensure that planning and development of mega projects gels with the existing planning and development framework/Master Plan envisioned for the city. Where such framework is not available, these guidelines would ensure the planning of mega projects based on the latest town planning principles. In addition, it would also ensure development in these projects on the prescribed norms and standards in order to achieve the desire quality of life for the future residents of these townships.

A. LAND UTILIZATION PATTERN:

The land utilization pattern to be followed for the planning of the mega township projects shall be as detailed below;

A-1 AREA UNDER RESIDENTIAL AND COMMERCIAL USE

The area under residential and commercial components permitted in the project shall be governed by following area norms.

- i 5% of the area of the project shall be earmarked for EWS housing (for simplification of calculations, area is being provided on the basis of gross project area instead of net residential component).
- ii. With a view to make available maximum number of ready to occupy dwelling units of affordable cost within minimum time span, the housing for EWS shall be provided in the shape of flatted development. Provision of EWS housing in the shape of flatted development instead of plotted development will help in minimizing speculation and ensuring optimum use of available land besides making housing affordable and cost effective.

- iii Promoter shall provide EWS housing in the shape of flatted development subject to the covered area norms of not less than 20 sq. meters and not more than 40 sq. meters per flat. However, such flats shall be sold/leased to such persons of EWS category, in such manner and on such terms and conditions, as may be prescribed by the Competent Authority.

Explanation: For the project area of 100 acres, area under EWS housing to be provided shall be 5 acres.

- iv. Subject to the provision contained in **sub-para vi, net residential component**, including plotted and flatted development, shall not exceed 45% of the project area excluding the area under the EWS housing.

Explanation: For the project area of 100 acres, area under residential development excluding the area under EWS housing not exceed 42.75 acres (@ 45% of 95 acres.)

- v. Subject to the provision contained in **sub-para vi, net commercial component** (including local level shopping and convenient shopping) shall not exceed 5% of the project area excluding the area under EWS housing. Out of which maximum area earmarked for convenient shopping, shall not be more than 0.5%. Site for Petrol Pump, wherever provided, shall form part of the commercial component and the area of the site would be included while calculating the area under the commercial use, subject to the limit defined above.

Explanation: For the project area of 100 acres, area under commercial use including convenient shopping shall not exceed 4.75 acres (@ 5% of 95 acres). Area under convenient shopping shall not exceed 0.475 acres.

- a. **Only area under the plots** earmarked for commercial use shall be calculated for determining the overall quantum of commercial component.
- a. Area categorized as **‘General Business and Retail Shopping’** or commercial area provided at the city/sub-city level in the master plan falling within a sector shall not form part of the Sector level commercial component. Such areas, wherever provided, shall be allowed as per the provisions of Master Plan in addition to the extent of commercial area permitted at the sector level as defined in sub para (iii) above. While calculating the area to be provided for the local level shopping, area under general business and retail shopping to be provided at city level and area provided under EWS housing shall be deducted.

- vi Promoter will have the option of varying inter-se the quantum of residential component and commercial component, provided the commercial area within the sector shall not be more than the area defined in sub para (iii) above including the area under convenient shopping.

A-2 AREA UNDER ROADS, OPEN SPACES, PUBLIC/ COMMUNITY BUILDINGS AND OTHER USES.

The overall area in the project under roads, parks, play grounds & open spaces, public and community buildings/institutions, water works, electric grid station, parking, pavements etc., shall be subject to following norms.

- i) Overall **area shall not be less than 50%** of the project area excluding the area under EWS housing.

Explanation: For the project area of 100 acres, area under this category shall not be less than 47.5 acres (@ 50% of 95 acres).

Unless otherwise specified the area under **Institutional Category** shall not exceed 10% of the project area excluding the area under EWS housing.

Explanation: For the project area of 100 acres, area under this category shall not be less than 9.5 acres (@ 50% of 95 acres).

Area under **Parks, Open spaces and Play grounds** shall not be less than 6% of the project area excluding the area under EWS housing.

Explanation: For the project area of 100 acres, area under this category shall not be less than 5.70 acres (@ 6% of 95 acres).

Area under **Roads, Parking, Pavement, Utilities** like water works, EGS, STP, Rain Water Harvesting etc, shall not be less than 34% of the project area excluding the area under EWS housing.

Explanation: For the project area of 100 acres, area under this category shall not be less than 32.30 acres (@ 34% of 95 acres).

Notes:

- i) The project area to be considered for calculating the area under different components, as defined above, shall comprise of the area contained within the Sector Roads (R1,R2&R3) excluding the area under EWS housing.
- ii) For the area of the project falling under sector Roads (R1,R2 & R3), The promoter would be required to transfer the land owned by him and falling within the sector roads to the Punjab Urban & Development Authority at the time of approval of the layout plan. On approval of the layout plan the land under sector roads shall vest with PUDA free from all encumbrances. However, promoter shall be given the benefit of the area under residential and commercial uses on the area thus transferred to the PUDA on the norms prescribed above within the sector itself. In case the ownership of the area of the promoter falls in two adjoining sectors, in such cases the benefit of such area may be apportioned in the sectors.
- iii) In case where the area under the ownership of the Promoter is less than a sector, then area under different uses will be worked out on the prorata basis as per the proportions indicated above.

- iv) While working out the area under different components, area under facilities/uses etc. required to be provided at city/sub-city level (as defined in the Master Plan) and falling within the sector shall be excluded from the project area.
- v) Subject to the limits prescribed above, proportions of area within the above two broad categories can be varied by the Competent Authority, keeping in view the special Factors governing land ownership pattern, location, size, shape, existence of physical features like water bodies/HT lines, presence of existing settlements/abadies, religious structures etc. in the project area.
- vi) In case of SAS Nagar, where the city planning is, primarily and essentially, guided by the concept of Sector, the area under different uses shall be determined on the basis of individual Sector of which the project area forms the part. In case, the area of mega project falls in number of Sectors, then the salability component shall be calculated separately for each Sector.
- vii) In case of SAS Nagar or other towns where the concept of sector/any defined unit is followed, in such cases for facilitating the integrated planning and development of planning and development of planning unit, Developer/Promoter would be required to prepare the plan for the entire sector/unit, irrespective of the fact whether the Developer owns part of the land comprising the unit or not. For the area owned by the promoter, detailed layout plan shall be worked out whereas for the remaining area of the sector not owned by the promoter, Concept Plan indicating the major road network shall be defined in the sector plan for integration of planning and services of both the areas.

B RESIDENTIAL COMPONENT

The planning of the residential component provided in the mega project shall be governed by following factors:

- (i) The Developer would be free to plan the residential area as plotted development, flatted development or as a combination of plotted and flatted development subject to the overall limit of the area prescribed in Para “A” above. However, in all cases promoter/developer would be required to reserve 5% of the project area for EWS category of housing. Promoter shall provide EWS housing in the shape of flatted development subject to the covered area norms of not less than 20Sq.meters and not more than 40Sq. meters per flat. However, such flats shall be sold/leased to such persons of EWS category, in such manner and on such terms and conditions, as may be prescribed by the Competent Authority.

Explanation: For the project area of 100 acres, area under EWS housing to be provided shall be 5 acres.

- (ii) In case where promoter intends to provide entire residential component as Plotted Development, he would be free to determine the size and number of plots under each category. In such cases the area to be permitted for housing shall be worked out on the prescribed norms of 45% of the project area excluding the area under EWS housing.

Explanation : For the project area of 100 acres, after excluding the area of EWS housing (5acres), area under plotted development shall be 42.75 acres (@45% of 95 acres).

- (iii) In case of projects having **both plotted and Flatted Development**, the Promoters shall be free to determine the proportion of area under flatted development group housing and plotted development subject to the overall limit of residential area prescribed. Overall residential area (Including plotted and flatted development) permitted shall be worked out based on the norms of 45% of project area excluding the area provided under EWS housing. However, amenities to be provided shall be worked out based on the prescribed population norms for the entire population including that of EWS Housing. In case the area under public building increases beyond 10% then the area under residential use shall be correspondingly reduced. All sites of group housing will have one road of minimum width of 18meters . with individual site area not less than 10,000 Sq. meters.

Explanation : For the project area of 100 acres , after excluding the area of EWS housing (5Acres), area under plotted and flatted development shall not exceed 42.75 acres (@ 45% of 95 acres). Within this limit the Promoter shall have the freedom and flexibility to determine the area under plots and flats

- iv. In case the entire residential component is provided as **Flatted Development**, in such cases the residential area permitted shall be worked out the prescribed norm of 45% of the project area excluding the area of EWS housing subject to the condition defined above. However, no plot reserved for group housing/flatted development shall be less than 10,000 Sq.meters and the entire area of the pocket earmarked for group housing/flatted development shall be taken into account for calculating the quantum of residential component. However, FAR permitted would be only on the area worked out for group housing and not on the entire project area. All such sites of group housing will have one road of minimum width of 18 meters. In case the institutional area works out to be on the higher side then the area under residential use shall be correspondingly reduced without reduction in the area under open space, roads, amenities and other uses.

Explanation: For the project area of 100 acres, after excluding the area of EWS housing (5 acres), area under flatted development permitted shall be 42.75 acres (@ 45% of 95 acres). In all 47.75 acres shall be available for flatted development in the project and FAR shall be worked out on the residential component of 47.75 acres and not the entire project area 100 acres.

- v In case of flatted development/group housing, except in the area earmarked for EWS housing, the Developer/Promoter would be free to determine the size and number of flats. In case of EWS housing the covered area norms shall be not less than 20 Sq. meters and not more than 40 Sq. meters per flat.
- vi. In case of mega projects falling within SAS Nagar Master Plan Area/within & outside Municipal limits, construction on residential plotted development

including FAR, ground coverage, height etc. shall be as per the provisions made in the PUDA Building Rules 1996.

- vii. **Unless otherwise specified by the Empowered Committee**, norms guiding the planning, designing and parking requirements of group housing/flatted development, shall be as defined in the **Annexure A**, irrespective of the fact whether the Mega Project falls within/outside the Master Plan.

C COMMERCIAL AREAS

The planning of the commercial area within the project shall be governed by the following norms:

- (i) **Sector level commercial area** shall be provided along on e side of the shopping street subject to overall area limit defined in the **Para A** above.
- (ii) Commercial area i.e. under the category of **‘General Business and Retail Shopping’ or any other commercial use, provided to meet the needs of the city**, as defined in the Master Plan, shall not form part of the Sector level commercial component. Such area, to the extent defined in the master plan, shall be allowed in addition to commercial area permitted for Sector level shopping.
- (iii) **The width of the shopping street** shall not be less 25 metres.
- (iv) Promoters would be free to determine the size, shape, area, height of the commercial plots subject to the provision of parking area as per norms defined in **sub para viii below** and norms defined in the **Annexure B&C**.
- (v) Subject to overall area limit of 0.5% **convenient shopping** shall be located only on roads having width of 18 meters or at the junction of 12 meters wide roads.
- (vi) **In case of convenient shopping**, appropriate mix of small and larger shops shall be provided in order to cater to the local requirements of various trades. However, the height of such shops shall be restricted to only single-storey (3.5meters).
- (vii) The parking norms for commercial component shall be provided @ 2.5 ECS per 100Sq. meters of the total built up area. While working out the total built up area, the area under basement shall be excluded when used exclusively for parking. However, in case area under basement is not being used for parking, then the extent of extent area used for purposes other them parking shall be included in the built up area.
- (viii) For the provision of parking, the **space standards for ECS** shall be as under:
 - 23Sq.meters per ECS for open parking.**
 - 28Sq. meters per ECS for covered parking at ground level.**
 - 33Sq.meters per ECS for parking at basement level.**
- (ix) **Planning norms for smaller and larger commercial sites** shall be as per **Annexure B & C**. FAR shall not exceed 1.5. It shall be calculated on the

entire salable area limited to the extent of 5% of the project area excluding the area under EWS housing. However, in case of city **General Business and Retail Shopping'** or any other commercial use, provided to meet the needs of the city, the planning shall be as defined in the Master plan or by the Competent Authority. Further, in case of multiplexes, the planning norms shall be as defined in the policy laid down by the State Government under the **Industrial policy 2003**.

D INSTITUTIONAL FACILITIES

Institutional facilities in terms of **education, health, community, heritage and cultural buildings etc.** shall be provided individually and severally based on the norms prescribed below and within the overall area limits as defined in **Para A-2 (ii) above**.

D-1 EDUCATIONAL FACILITIES

Subject to the provisions made above, educational facilities in the mega project shall be provided based on **population norms defined below. All categories of such facilities mentioned below shall be provided individually and severally.**

- i. **One Nursery cum Primary School** for a **population of 5000** with minimum area of **0.3 Hectare** and
- ii. **One High/Higher Secondary School** for **population of 15,000** with minimum area of **1.6 Hectare** and
- iii. **One college** for a **population of 1,00,000** with a minimum area of **4 Hectare** and
- iv. However, in projects where population works out to be merely 50% of the norms specified above, even in such cases individual sites in each category shall be provided based on the norms above, **Additional Schools** shall be provided in case of population exceeds **50% of the standards prescribed above**.
- v. **One crèche** for a population of **25,000** in an area of **0.05 Hectare**.
- vi. **Unless otherwise specified, maximum ground coverage shall be restricted to 40% of the site area, with maximum Floor Area Ratio 1(one) for High/Higher Secondary School and 0.75 for Primary/Nursery School. Maximum height for High/Higher Secondary School shall be 15 meters and 8 meters in case of Primary/Nursery School.**
- vii. Adequate arrangements for **parking of buses, vehicles of staff/students** shall be made.
- viii. **Minimum 25% of the site area shall be earmarked as play area.**

- ix. **Additional higher level of educational facilities**, if any, specified in the statutory or non-statutory master plan shall be provided in the planning of the sector in addition to facilities mentioned above, for which **adequate adjustment in the proportion of the area shall be made.**

D-2 HEALTH FACILITIES

Health facilities in the project area shall be provided at the following norms individually and severally:

- i. **One Dispensary** for population of **15000** in an area of **0.2 Hectare and**
- ii. **One Health Center** for a population **50,000** in an area of **0.6 Hectare and**
- iii. **One Poly Clinic** for a population of **1,00,000** in an area of **1.0 Hectare and**
- iv. **One Hospital** for a population of **1,00,000** in an area for **3.7 Hectare**
- v. The above facilities will be in addition to sites, if any, marked in the master plan for providing **higher order of health facilities.**
- vi. **Unless otherwise specified by the Empowered Committee, Ground coverage, in such cases shall not exceed 40% whereas FAR shall be limited to 1.5, provision related to height, setback, distance between two buildings and parking shall be as defined in the case of norms of group housing placed at Annexure A.**

D-3 COMMUNITY BUILDINGS

Community Buildings in the project area shall be provided at the following norms individually and severally:

- I. **One Community Center** for a population of **30,000** or part thereof in a minimum area of **0.6 hectare** and
- II. **One Religious Site** for a population of **15,000** in an area of **0.1 Hectare** and
- III. **One Police Post** for a population of **30,000** in an area of **0.2 Hectare** and
- IV. **One police Station** for a population of **1,00,000** in an area of **0.8 Hectare** and
- V. **One Sub-Post Office** for a population of **25,000** in an area of **80Sq. meter**
- VI. **One site for Telephone Exchange** for a population of **1,00,000** in an area of **0.8 Hectare.**

- VII. Unless otherwise specified by the Empowered Committee, Ground coverage, in such cases shall not exceed 40% whereas FAR shall be limited to 1.5, provision related to height, setback, distance between two buildings and parking shall be as defined in the case of norms of group housing placed at Annexure A.

D-4 OTHER BUILDINGS

1. In addition to above **Other Community/ Public/ Cultural/ Heritage Buildings** may be considered for provision by the Developer/Promoter, keeping in view the larger interest and welfare of the residents, subject to overall ceiling of area under the institutional category as specified in the **Para A-2 (ii) above**.

D-5 DETERMINING OF POPULATION IN PROJECT AREA

While calculating the area for the above facilities, population in the project shall be taken as the **highest figure arrived at based on A plus the figure arrived at B (A+B)**

- A. (i) **Gross Density** -@ 100 persons per gross **area of the project**
OR
(ii) **For Plotted Development** @ 15 persons for each plot provided in the plan **OR**.
(iii) **For Flatted Development** @ 300 persons per acre for the area under flatted development.

Note: In case of projects having both plotted and flatted development population shall be calculated for each component based on norms prescribed above.

- B (i)** In case of **commercial/institutional areas**, the population density shall be considered **@ 100 persons per acre** of commercial/institutional area.

E PARKS OPEN SPACES AND PLAY GROUNDS

Provision of park, open spaces and playgrounds shall be provided as per norms specified below. However, where the land ownership of the promoter is less than a sector, in such cases competent authority may allow interse variation in the area of specific categories including green belt/sector level park depending upon the pattern and location of land ownership, subject to the overall area limit defined below.

- (i) Total area earmarked for **Parks/Open Spaces, Playgrounds** shall not be less than 6%. However, open spaces with less than 15 meter width shall not be counted in the area under green parks.
- (ii) **Open spaces coming under the HT lines and less than 15 meter** in width shall not be counted towards parks/open spaces.

- (iii) **Open area/ Play area attached to institutions/Public buildings** shall also not count towards area under parks/open spaces.
- (iv) **Open spaces** shall be distributed over the entire Sector/project area in order to optimize the utilization of such spaces by the majority of residents.
- (v) **One Sector level/major park** with minimum area of **1.25 hectare** should be provided, preferably along the shopping street in the center of the sector.
- (vi) In case of SAS Nagar, **Green Belt** running in the North-South direction shall be provided as integral part of Planning of open spaces.
- (vii) **Play Ground/s** of appropriate size may be provided in each sector. The area wherever provided, shall be in the shape of single chunk with length and width fixed in a manner so as to facilitate the use of the site as a play ground for various games.

F ROAD NETWORK:

- (i) **The major road network**, in case of mega projects forming part of statutory/non-statutory master plans, shall be as defined in the said master plans. In case of projects falling outside the statutory master plans/ non-statutory master plans, the internal road network to be provided shall be as defined in **Sub Para IX below**.
- (ii) No **outer/peripheral road** in such areas shall be less than **30 meters** in width.
- (iii) All **External Sector roads** having width of **30 meters** shall, in addition, be provided **with 8 meter service roads** on either side along the entire length of such roads.
- (iv) Unless other wise permitted, **one entry from each side** of the sector shall be allowed with a minimum width of **18 meters**.
- (v) **Shopping street** shall have a minimum width of **25 meters**.
- (vi) **Major inner loop** within the sector shall have a minimum width of **18 meters**.
- (vii) **Intermediate horizontal and vertical junctions** between two sectors on the sector road, wherever provided, shall be cross junctions. However, where T-junctions are provided, then the center line distance between such roads shall not be less than **75 meters**.
- (viii) **No internal road** shall be less than **12 meters** in width.
- (ix) **Hierarchy of internal roads** to be followed within the sector shall be **25 meters, 18 meters and 12 meters**.

- (x) **The width of carriage way** shall be as defined in the road cross-sections. However, the width of the carriage way to be followed in the internal roads shall be **10 meters in case 25 meters wide shopping street 8 meters in case of 18 meters wide roads and 5 meters wide in case of 12 meters wide street.**
- (xi) All roads will have **carriage way** positioned in the center of the road reservation.
- (xii) All **outer sector roads** would be dual carriageway with width of the carriageway as defined in the road cross-section.
However, keeping in view the specific conditions of shape, position and size of the sector, location of any physical barrier or existing settlements etc., the internal and external road network can be suitably modified.

G OTHER AMENITIES

- (i) Appropriate sites for **Taxi stand** shall be marked in each sector as part of parking provided in the sector level shopping/convenient shopping and
- (ii) Site for **petrol pump** @ one petrol pump for 100 hectare of gross residential area shall be provided and shall form part of the commercial component.
- (iii) Sites for **milk booth** @ one milk booth for 5000 population shall be provided. Such sites shall be made integral part of the convenient shopping

H UTILITY NETWORK

- i. **Suitable sites**, as per norms specified, **for water works, EGS, solid waste management, sewerage treatment plant and recycling of treated water shall be provided** as part of the project planning.
- ii. Appropriate arrangements for **rain water harvesting** shall be made within the project area.

GENERAL

- i. State government shall have the power to change/relax the guidelines in case of hardship or existence of special circumstances.
- ii. In case of dispute in interpretation of guidelines, the decision of the competent Authority shall be final and binding.

ANNEXURE –A

UNLESS OTHERWISE SPECIFIED BY THE EMPOWERED COMMITTEE NORMS FOR GROUP HOUSING UNDER THE MEGA TOWNSHIP PROJECT

i)	Minimum plot size	Not less than 10,000 sq. meters
ii)	Maximum ground coverage	Not exceeding 40% of the site area
iii)	Maximum FAR	Not exceeding 1.5
iv)	Basement	Basement shall be permitted under the entire area of building envelop (zoned area). The area under basement shall not be counted towards FAR. Basement shall not be used for habitable purposes.
v)	Maximum height	As prescribed in the zoning plan subject to the condition that maximum height shall not exceed 30 meters. Further, the height of the building shall not exceed the width of the front road plus the front setback.
vi)	Stilts	Stilts shall be permitted within the zoned area subject to the condition that area under stilts shall not exceeds the maximum area permitted at the ground level. However, area under stilts, when used for parking, shall not be counted towards FAR.
vii)	Setbacks	As defined in the zoning plan. However, minimum setback on all sides shall not be less than $1/3^{\text{rd}}$ of the height of the building on each side or 6 meter which ever is more.
viii)	Distance between buildings	Minimum distance between two buildings within a site or adjoining sites shall not be less than $2/3^{\text{rd}}$ of the average height of buildings in case air, light and ventilation is drawn but not less than $2/5^{\text{th}}$ of the average height of buildings when no air, light and ventilation is drawn.
ix)	Open spaces and organized parks	Minimum 25% of the area of the site shall be used for landscaping. Minimum area of the organized park area shall be 15%.
x)	Parking	Parking shall be provided @ 1.33 ECS (Equivalent Car Space) for every 100 Sq. meters of built up area on all floors in case of housing other than LIG/EWS. However, for LIG/EWS housing the norms shall be 0.66 ECS. Space standards for ECS shall be as under: a) 23 sq. meters per ECS for open parking at ground level b) 28 sq. meters per ECS for covered parking at ground level. c) 33Sq. meters per ECS for parking at basement level. However, area of the site to be used for Roads and Parking

		at ground level shall be restricted to 20%
xi)	Balconies	Area under balcony/balconies shall not exceed 15% of the plinth area of the flat. The maximum depth of balconies shall not exceed 1.8 meters. Area of balcony over and above 15% shall be counted towards FAR. No balcony shall project beyond the setback lines.
xii)	Common facilities	Area for common facilities such as recreation hall, library, consumer store, reading room, maintenance store, society office shall not exceed 2.5% of the site areas subject to the maximum of 6000 sq. feet. The area shall count towards FAR.
xiii)	Fire safety	As per BIS standards. However, all buildings with height 15 meters or above would require prior clearance for fire safety.
xiv)	Lifts and stair-cases	Number and size of lifts and staircases to be provided, shall be as per BIS standards.
xv)	Structural stability	Building shall be made structurally safe so as to withstand any natural disaster and shall be designed by a qualified Structural Engineer as per the provisions of National Building Code.
xvi)	Accessibility	Site shall atleast have accessibility from a road of minimum 18 meters width. Building shall be made accessible to physically challenged persons.
xvii)	Rain water harvesting	Adequate arrangement, shall be made for rain water harvesting as per the norms specified by the Central Ground Water Board or by the Competent Authority.
xviii)	General	<p>a) All buildings shall be designed by qualified Architects registered with the Council of Architecture.</p> <p>b) Construction of water tanks, solar panels, machine rooms for lifts, mumetersi for staircase and water tanks shall be permitted, on the top floor subject to the following conditions:</p> <ol style="list-style-type: none"> 1.The construction shall be recessed by minimum of 3 meters from the outer line of the parapet. 2.The maximum height of such portion of buildings shall not exceed 3 meters above the parapet. 3.No habitable construction shall be allowed in the area. 4. No toilet shall be permitted on the terrace. 5. The area of such construction shall neither be counted towards the FAR nor shall the height count towards the overall height of the building.

ANNEXURE –B
UNLESS OTHERWISE SPECIFIED BY THE EMPOWERED COMMITTEE,
NORMS FOR LARGER INDEPENDENT COMMERCIAL SITES FALLING
IN THE MEGA TOWNSHIP PROJECT

Following planning and development norms shall be followed for the larger independent commercial sites provided with a minimum area of 2000Sq. meters in the mega township project except the multiplexes which will be governed by the policy laid down for them.

Sr. No.	Item	Prescribed norms
1.	Plot size	Not less than 2000Sq. meters
2.	Ground coverage	Not to exceed 35%
3.	Zoned area at ground level	Not to exceed 45%
4.	Floor area Ratio	Not to exceed 1.5.
5.	Set backs	As specified in the zoning plan. However, minimum setbacks on all sides shall not be less than 1/3rd of the height of the building on each side or 6 meters whichever is more.
6.	Height of building	As specified in the zoning plan subject to the restrictions otherwise applicable in the area due to fire safety or structural safety regulations and restrictions due to civil aviation requirements.
7.	Basement	(i) Twin level basement shall be permitted within the zoned area. (ii) Total area of basement on both levels shall not exceed the area of the plot. (iii) Basement shall not be used for habitable purposes. (iv) Basement shall be used for parking, storage and services with minimum of 75% area earmarked for parking (v) Basement area provided beyond the ground coverage shall be kept at ground level with adequate provision made for air, light & mechanical ventilation. (vi) Basement shall satisfy the public health & structural safety requirement. (vii) No toilet shall be permitted in the basement area. (viii) Area of basement shall not be counted towards FAR. (ix) Provision of air, lighting and

		<p>ventilation shall be made @ 10% of the basement area at the upper level with mechanical ventilation and artificial lights provided for lower basement.</p> <p>(x) No generator shall be permitted to be installed in the basement.</p> <p>(xi) Height of the basement shall be as per PUDA building bye laws.</p> <p>(xii) 10% of the basement area shall be permitted for depression for installation of AC plants.</p>
8.	Parking	<p>a) Parking area to be provided shall be @ 2.5 ECS for every 100 sq. meters of built up area provided on all floors.</p> <p>b) 1ECS shall be equivalent to:-</p> <ol style="list-style-type: none"> 23 sq. meters for open parking at ground level, 28 sq. meters for covered parking at ground level. 33.sq. meters for parking at basement level. <p>(c) Parking at ground floor level shall be restricted to 50% of the area available at the ground level excluding the built up area.</p> <p>(d) In case the required parking area on the above norms works out to be more than the area provided within the layout, then the covered area shall be scaled down to the level of available parking as per norms prescribed above notwithstanding the lower realization of FAR.</p>
9.	Fire Safety	<p>All buildings having height of 15 meter or above, shall conform to fire safety regulation and would require prior clearance from the Fire Authorities.</p>
10	General	<p>(i) Construction of water tanks, solar panels, machine rooms for lifts, mumetersi for staircase and water tanks shall be permitted, on the top floor subject to the following conditions:</p> <p>(a) The construction shall be recessed by minimum of 3 meters from the outer line of the parapet .</p> <p>(a) The maximum height of such portion</p>

		<p>of buildings shall not exceed 3 meters. above the parapet.</p> <p>(b) No habitable construction shall be allowed in the area.</p> <p>(c) No toilet shall be permitted on the terrace.</p> <p>(d) The area of such construction shall neither be counted towards the FAR nor shall the height count towards the overall height of the building.</p> <p>(ii) Open area available at the ground level excluding the area under building, parking and roads shall be used for landscaping.</p> <p>(iii) Building shall be made accessible to physically challenged persons.</p> <p>(iv) Adequate arrangements shall be made for rain water harvesting.</p> <p>(v) All buildings shall be designed by qualified Architects registered with the Council of Architectures.</p>
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ANNEXURE-C

UNLESS OTHERWISE SPECIFIED BY THE EMPOWERED COMMITTEE, NORMS FOR SMALLER COMMERCIAL SITES FALLING IN THE MEGA TOWNSHIP PROJECTS

Sr.No.	Item	Prescribed Norms
1.	Plot size	As determined in the layout plan.
2.	Ground coverage	As specified in the zoning plan. In case of building having main openings on both front and rear, the ground coverage in such cases shall be 100% of the plot area subject to the condition that corridors shall be provided on both the sides.
3.	Zoned area at ground level	As specified in the zoning plan
4.	Floor area ratio	As specified in the zoning plan
5.	Set backs	As specified in the zoning plan
6.	Height of building	<p>i. As specified in the zoning plan. However in case of booths the building height shall not exceed 3.5 meter/ 7.5 meters in case of double stroyed shops and 11 metre/15 meters in case of $\frac{3}{4}$ storied shop cum offices.</p> <p>ii. In case of buildings where no basement is provided, depressing of ground floor up to a maximum of 1 meter is permitted subject to the condition that the depressed floor is made accessible to the physically challenged parsons. The additional height of the ground floor shall in no way be used for creating additional space in the shape of mezzanine floor.</p>
7.	Clear width of corridor (compulsory)	2.25 meters in case of booths and 3 meters in case of shops
8.	Parking	<p>(a) Parking area to be provided shall be @ 2.5 ECS for every 100Sq. meters of built up area provided on all floors.</p> <p>(b) 1ECS shall be equivalent to:-</p> <p style="margin-left: 40px;">i) 23 sq. meters for open parking at ground level,</p> <p style="margin-left: 40px;">ii) 28sq. meters for covered parking at ground level.</p> <p style="margin-left: 40px;">iii) 33.sq. meters for parking at basement level.</p> <p>(c) In case the required parking area on the above norms works out to be more than the area provided within the layout, then the covered area shall be scaled down to the level of available parking as per norms prescribed above notwithstanding the lower realization of FAR</p>

9.	Fire safety	All buildings having height of 15 meter or above, shall conform to fire safety regulations and would require prior clearance from the fire authorities.
10.	Basement	<ul style="list-style-type: none"> i. Permitted for storage only and allowed where technically feasible. ii. Basement permitted to the extent of covered area at Ground Floor except the area under the public corridor. iii. Basement to be accessible from within the shops. No direct access from the public corridor permitted. iv. Provision for air, light and ventilation to be made @5% of the basement area in case of booths and 10% in case of shops and SCO/SCF. v. Area of the basement shall not be counted towards FAR. vi. Basement shall have a clear height of 7ø6ö from floor to soft of the beam and height of ceiling shall not exceed 8ø3ö. vii. 10% of the basement area shall be permitted for depression for installation of AC plants. However, no generator shall be permitted to be installed in the basement.
11.	General	<ul style="list-style-type: none"> i. Approach to upper floors in case of double storey shops, shop-cum-shop/offices shall be permitted from the public corridor. ii. Adequate provision for public toilets(with minimum one set of toilet each for ladies, gents and handicapped) shall be made in the commercial area as per norms prescribed in the National building code. iii. Adequate advertisement/display areas shall be provided in the building controls. However, provision for such display areas shall be made integral part of building design. iv. All buildings shall be designed by qualified Architects registered with the Council of Architecture.

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

To

1. The Chief Administrator,
PUDA, Mohali.
2. The Chief Administrator,
GMADA, Mohali.
3. The Chief Administrator,
GLADA, Ludhiana.
4. The Chief Administrator,
PDA, Patiala.
5. The Chief Town Planner,
Punjab.

Memo No.:- 17/81/07-3HG2/4722

Dated :- 26-06-2007.

Subject: MODIFICATIONS IN GUIDELINES FOR MEGA PROJECTS.

It has been decided that promoters would submit ownership documents of at least 50% of project area before the execution of agreement. Similarly at the time of applying for change of land use, ownership documents for at least 75% of project land shall be submitted by the promoters and copies of agreement to sale/undertaking to purchase 15% of land not later than six months will also be obtained, remaining 10% land may be acquired by the State Government on the request of the promoters at their cost, only to fill the critical gaps. It has also been decided that henceforth, for new projects, promoters would submit ownership documents for 50% of project land, at the time of submission of their proposal to committees headed by the Chief Secretary before it is considered by the Empowered Committee.

You are requested to submit copies of ownership documents as above for the signing of all pending agreements. The above changes may kindly be brought to the notice of all concerned.

Special Secretary

Endst No:- 17/81/07-3HG2/

Dated: 26-06-2007

1. Copy to all Land Acquisitions Collectors with a request to submit land acquisition proposals in conformity with the above policy. It is again reiterated that land would be acquired by the State Government only to fill critical gaps in the project area.
2. Copy to PS/SHUD for information of the SHUD.

Special Secretary



***PETROL
PUMPS***

Extract of notification issued by the Ministry of Industry & Civil Supplies (Deptt. of Industrial Development) New Delhi regarding Petroleum Rules, 1976, (Notification No. GSr 479 (E) of 30th June, 1976.)

CHAPTER V RULES 131 STORAGE OF PETROLEUM REQUIRING: Licence prior Approval of specification and plans of premise proposed to be licensed:

- 1.a (i) The premise proposed to be licensed the area of which shall be distinctly coloured or otherwise marked.
- (ii) The surroundings and all projected works lying within 100 meters of the edge of all facilities, which are proposed to be licensed.

CHAPTER VIII RULE 167 (REFINING AND BLENDING OF PETROLEUM Situation of storage tanks:

No storage tanks for petroleum shall be situated nearer than 90 meters to any still boiler or furnace.

Provided that this rule shall not apply to a storage tank containing class- C for use as a fuel for boiler and such a storage tank shall not be larger than is necessary to conserve 20 hours fuel for the fire which it serves.

- 1(b) Situation of storage tanks and facilities for Liquefied petroleum:
No storage tank of filling facility for liquefied petroleum gas shall be nearer than 30 meters to any storage. Tank, pump house or any facilities for the blending or filling of petroleum or to any protected work.
- 1(c) Situation of flares:
No flares shall be situated nearer than 90 meters to any tank still pump house or any facility for the refining, Cracking , Reforming, Blending, Storage, for handling of petroleum or liquefied petroleum gases other than knock out drum and condensate recovery pump attached to such flare.

GUIDE TO THE LOCATION OF GASOLINE (MOTOR FUEL) FILLING STATIONS AND FILLING-CUM-SERVICE STATIONS IN URBAN AREAS

FOREWORD

This Guide on the location of Gasoline Filling Station and Gasoline Filling-cum-Service Stations in urban areas has been prepared with the object of providing the necessary background and requirements for the location, siting, distribution and the number of such facilities etc. in an urban community. It is, however, not intended to serve as a guide to these uses along Highways outside urban areas. With the large number of registration of automobiles, this service facility along with the competitive business in the trade, presents problems of location, siting and distribution of these amenities. If not located on a proper basis these are likely to lead to the deterioration of the area.

In the Guide an attempt has been made to provide the basic requirements on aspects of location, siting and distribution of these amenities, and their impact and influence on the immediate environment in the overall context. In designing this manual the already available sources of information such as the Indian Road Congress Publications, have been referred to and the relevant standards in practice have been incorporated. The present planning practices and standards (including of available research material) in other countries, have also been studied and utilised in formulating the recommendations in the Guide.

(R. GOPALASWAMY)

Chairman,

Town and Country Planning Organisation.

New Delhi;
April 1977.

1. GENERAL

- 1.1. With the large number of registered cars and Filling Station in urban areas, the problems of the distribution, the location and the siting of Filling Stations need careful examination in regard to the control that requires to be exercised the legal tools that may be required to enforce such control and the optimum conditions that should be created from the point of view of service to the general public. A number of questions arise such as how many stations are needed to serve a given area. The main criteria for the location and the number of Filling Station and/or Service Stations is the economic principle i.e.. the number of Stations in that area that can be operated successfully at a profit. From the planning point of view, the main criteria would be that of the "service" function i.e., the number of stations to be located in any given area should be equal to the least number necessary to provide convenient service. A process of balancing the economic principle with that of the "service" function has to be gone through before the final decision is taken.
- 1.2. The location, site layout and the number of Filling Stations or Filling-cum-Service Stations depend very much on the pattern of development envisaged for the entire community. As the location on the overall pattern of development, it is essential to have a Master Plan for the location of Filling Stations and Service Stations for the said community on the basis of the overall Development Plan for the area. Such a Master Plan will simplify the procedure of approving a site for the location of these service amenities and will ensure that these amenities are sited based on the overall development pattern envisaged for the urban area.

2. Scope

- 2.1. This Guide deals with the number, location and siting requirements of Gasoline Filling Stations or Filling-cum-Service Stations in urban areas.
- 2.2. It also analyses the influence of this use on the immediate environment and the requirements which Filling and Filling-cum-Service Stations have to conform to in different use-zones such as residential, commercial and industrial areas, and along State and National Highway when passing through such urban areas.

3. Definitions

- 3.1. The term "Filling Station" as used in this Guide refers to a place of retail business engaged in the supplying and dispensing of Gasoline (Motor-fuel), and Motor-oil essential for the normal operation of automobiles.
- 3.2. The term "Filling-cum-Service Station" as used in this Guide refers to a place of retail business engaged in supplying goods and services essential for the normal operations of automobiles. These include dispensing Gasoline and Motor-oil; the sale and service of tyres, batteries and other automobile accessories and replacement items and washing and lubrication. They do not include body or fender work, painting or other major motor repairs and over-hauling.

4. Requirements of Filling Stations and Filling-cum-Service Station

4.1 Space Requirements:

4.1.1. The minimum plot sizes for the location of Filling-Stations and Filling-cum-Service Stations should be as follows:

(a) Filling Station 30.00 M x 16.50 M

(In intensely developed areas and hilly areas the minimum frontage may be relaxed by the Town Planning Authority after complete investigations.)

(b) Filling-cum-Service Station 36.50 M x 30.00 M

4.1.2. Except in hilly terrain, the plot should be on level ground.

4.1.3. Every Filling Station should provide for one parking space for each four employees with a minimum of two car parking spaces.

4.1.4. In the case of Filling-cum-Service Stations in addition to the parking space requirements given in para 4.1.3, provision should also be made for one parking space for each service bay.

4.2. Traffic Requirements

4.2.1. A Filling Station or Filling-cum-Service Station is a major generator of traffic and as such presents a degree of traffic hazard along the roads on which it is sited. This potential traffic hazard determines the number of Stations that can be permitted in any section of a road or highway or in a section of the city, the objective being to keep the traffic hazard to the minimum.

4.2.2. A Filling or Filling-cum-Service Station should not be located opposite a break or opening in the central verge on a dual carriageway, as this will encourage traffic to cross the road while entering the Filling or Filling-cum-Service Station.

4.2.3. A Filling or Filling-cum-Service Station should not be sited too close to an intersection or a traffic island or a bridge or a culvert or a railway level crossing on the main road. To assure satisfactory weaving distances, the minimum desirable distance between an across to a Station and the tangent point of the traffic island on intersection or a bridge or a culvert or a railway level crossing should not be less than 90.00 metres.

4.2.4. In case of a main road provided along with a service road or a marginal access road, the access to the station should be provided from the service or marginal access road and not from the main road.

4.2.5. On roads having heavy traffic, it is desirable to provide one station on either side of the road at a distance of not less than 90.00 metres measured from tangent to

- tangent so that vehicles are not required to cross the road. On roads where the traffic cannot support two Filling Stations - one on either side, one Filling Station may be located on either of the sides provided the site is not close to a junction, and conform to the requirements of para 4.2.3.
- 4.2.6. Siting of Stations on road curves or bends is a safety hazard and should be avoided. They should also not be located adjacent to residential houses.
- 4.2.7. The minimum distance of the property line of the Filling Station from the Central line of the road must not be less than 15.00 metres or half the proposed right-of-way of the road, whichever, is more. In case of national highways, state highways and major roads in urban areas they should be set back so as to be outside the ultimate right-of-way of the highway along which it is to be located. However, variations can be approved in special cases if allowed by the competent authority after complete investigations.
- 4.2.8. The heaping up of the oil-cans and other goods within the premises which tend to create a sort of ugly character to the area should be discouraged. Preferential locations in highly congested highways in urban areas create traffic problems which need proper and careful examination. Similarly the concentration of Filling Stations and Service Stations etc.. along traffic arteries creates problems in maintaining street capacity thereby depriving the community facility for mass and quick transport along the highways in urban areas.
- 4.3. Entrance and Exit Consideration**
- 4.3.1. In all locations of Filling Stations, the basic principle governing the location as well as exit and entrance consideration is to minimise as much as possible interference with normal flow of traffic on the road.
- 4.3.2. For easy flow of vehicles into and out of the Station a minimum frontage of 30.00 metres shall be provided with wide and easy entrance and exit curbs. Vehicles entering and leaving the Station should be fully visible to the traffic on the main road and there should not be any obstruction to view between the Filling Station Pumps and the road.
- 4.3.4. The following minimum requirements for ingress and egress should be observed:
- (i) Maximum width of driveways at the side walks: 9.00 meters,
 - (ii) Minimum angle of intersection of driveway with the street pavement: 60°.
 - (iii) Minimum distance from any driveway to any exterior property line: 6.00 metres.
 - (iv) Minimum distance from any driveway to any interior lot line: 3.00 metres,
 - (v) Minimum distance between curb cuts: 9.00 metres.

4.4. Fire Safety Requirements

Technological advances in the construction and operation of modern Filling Stations or Filling-cum-Service Stations have greatly minimised if not altogether eliminated the fire hazards that were existing previously. However Filling Stations and Filling-cum-Service Stations do present certain degree of fire hazards due to (a) storage of explosive material and (b) operations such as filling when fire may break out because of carelessness. Therefore Filling and Filling-cum-Service Stations should comply with the Explosives (Temporary Provisions) Act, 1947, as amended up-to-date. The storage and handling of gasoline should be in conformity with the restrictions and safety standards proposed under the above Explosives Act. which regulates operations of inflammable substances like loading, unloading, handling, storage and conveyance etc.

4.5. Aesthetic Considerations

A great deal of criticism and prejudice has been associated with the aesthetic qualities of Filling Stations and Filling-cum-Service Stations. Service Stations by nature of the operations conducted in them present a disorderly picture. The noise generated in these stations is another undesirable feature. Often property values tend to go down because of the proximity of a Filling Station or a Service Station. Therefore from the aesthetic point of view, the Filling-cum-Service Station present special land use problems different to those arising from other retail commercial uses. As a consequence they affect the general well-being of the neighborhood. Aesthetic requirements of Filling and Filling-cum-Service Stations have many far-reaching effects on the community in which they are located, particularly in the following aspects:-

- (a) **Design:** The design and location of the Filling-cum-Service Stations have an immediate and visible impact on the circulation system in the urban community. In many communities there is an objection to build facades composed of lavender and orange porcolanised steel panels etc. which are very glaring to the eye and distracts the traveller by its loud visual impact thereby creating a potential traffic hazard.
- (b) **Sign-Boards:** The multitude of sign-boards standing on the side-walk or street right of way, lighting arrangements etc. distract the attention of the motorist traveling along the highway and this would be a potential hazard in highways having heavy traffic.

But the Station area should have clear sign-boards ('IN' & 'EXIT' boards) properly indicating the approach and exit from the premises and these should be installed within the site without interfering with the right of way of the highway. These sign boards should be provided with proper lighting arrangements in the night. Any other sign boards or bill boards should also be stated within the premises without distracting the traffic along the highway.

- (c) **Colour:** The design and colour used for the various sign boards, bill boards, the building etc. are very much dependent the aesthetic requirements of the building design. The colour theme should preferably be of international convention which like these facilities easily distinguishable, but at the same time a very distractive to the traffic along the highway,

4.6. Requirements, regarding noise, smoke, dust and fumes and refuse disposal.

- (a) Noise is an occupational hazard of the gasoline service stations. It is not only the highway noise but also the occupational pattern which produces noise, such as whitewashing, maintaining and making minor repairs etc. of undesirable level. Lastly the service stations being of light construction and single storey buildings, intrinsically have poor insulation sound proofing.

Transmission of noise by reflection and re-verberation can be checked to certain extent by locating Service Stations in a flat geography having an all-round open area of minimum 60.0 metres radius. The transmission of the sound waves from the Service Station can be successfully lessened by careful land-scaping with trees and hedges in the buffer space around.

- (b) Smoke or fumes are not generally connected with the side in a Filling-cum-Service Station. However, in some circumstances smoke or fume nuisance is likely to occur near the service Station side due to unauthorized service facilities accorded within the premises. In such case where it does happen it is recommended that a proper provision of a shaft to transmit the smoke and fume away into atmosphere at a high level should be built into the building itself so that there will be minimum of smoke within the premises.
- (c) A potential hazard in the case of the Service Station is of volatile liquids and their disposal. The oil and grease that drip from the car and are washed or hosed down the drains get into the drainage system. Similarly disposal of water used for cleaning and washing purposes; and disposal of grit and metal scraps pose certain specific aspects of the drainage system for a Gasoline Service Station.

It should be ensured that the volatile liquids which may cause explosions or fire hazards do not get into main drainage system of the Service Station by providing volatile liquid interceptors.

Proper arrangements for the disposal of scraps oil and grit etc. should be ensured and the waste material should not be allowed simply to be dumped into the adjoining vacant space.

- (d) Service Station areas are generally associated with noise and dust due to the very nature of the occupation. To prevent and minimise dust within the premises, the entire approach and the forebay of Service Station should be paved preferably by brick pavement etc.

5. Criteria for Location of Filling Stations or Filling-cum-Service Stations.

- 5.1. A number of conflicts arise between location and design of the Filling Stations or Service Stations and present and the future pattern of land-use. Usually Filling or Filling-cum-Service Stations come up in newly developed areas only when development reaches a point at which business potential of the areas can be assessed. A delayed demand for Service Site is then created and will culminate in request for permits to use sites which are detrimental to sound development of the area. It is, therefore, desirable that once the character of the development anticipated in an area can be fairly well determined, provision for sites for Filling Stations or Filling-cum-Service Stations be made at the appropriate places.
- 5.2. Generally the Filling-cum-Service Stations show little affinity for established or planned commercial development discriminate or haphazard location of Service Stations or Filling Stations within retail concentrations tends to disrupt pedestrian circulation, creates "dead spots" in the retail pattern and is a blighting influence upon the area. On the other hand when these are located at the edge of shopping centre and on traffic artery both the Station and the retail stores benefit.
- 5.3. The design and location of Gasoline Service Stations give immediate and visible impact on the circulation pattern in the area. Preferences for locations on heavily travelled streets so as to obtain the maximum patronage from local area as well as the passing traffic results in serious traffic hazards and traffic congestion. The fix locational requirements of Filling Stations and Service-Cum-Filling Stations in different use zones are discussed below :-
 - 5.4.1. **Residential Area:** The number of Filling Stations or Service-Cum-Filling Stations that would be required in a residential area is governed by a number of factors.
 - (i) The size and importance of the town in which the residential area is located
 - (ii) The economic level of the residents.
 - (iii) The intensity of land use and gross density of persons per acre.

These factors vary from city to city and even within a city, in area to area depending upon the economic base of the urban community and no definite rule can be formulated regarding the number of Filling or Filling-cum-Service Station for residential area. However, as a minimum standard one Gasoline Filling Station for 15.000 population may be taken as the minimum requirement in residential areas.

- 5.4.2. **Commercial Areas:** The requirements of commercial areas are complex and it is essential to understand and assess the need of every commercial area in terms of Gasoline Filling Station depending upon the existing and proposed uses within the said area. The commercial areas can be classified broadly into five different commercial classes: namely (i) The Central Business District, (ii) The District Centre, (iii) Neighborhood Shopping Centre, (iv) Local Shopping Area and (v) General Commercial Areas. The considerations for the location and number of Filling or Filling-cum-Service Stations in each of the areas are different. As a

broad guidance the following considerations may be kept in view.

- (i) Gasoline Service Stations should be normally prohibited from the Central Business District and from the local shopping areas. Relatively high volume of pedestrian traffic and the need for separation of vehicular and pedestrian traffic-makes the location of Service Stations undesirable in either of these areas. Further, high land values in the Central Business District, and the location of local shopping areas on the internal or local streets also prove prohibiting factors.
- (ii) Gasoline Filling Station and Filling-cum-Service Stations are essential components of the neighborhood shopping centre. They must however, be carefully located. Service Stations and similar uses create "deal spots" in the retail pattern thereby disrupting pedestrian and vehicular circulation. These Service Stations can have a blighting influence unless their location in these areas are selective. Service Stations should be preferably located at the margin of the neighborhood shopping centre when it is fully developed, away from primary pedestrian routes and with direct access from traffic arteries.
- (iii) Gasoline Filling and Filling-cum-Service Stations are also an essential part of a district centre and locational consideration mentioned for a neighborhood shopping centre equally apply in this case also.
- (iv) Activities which comprise general commercial areas do not generate a high volume of pedestrian traffic. As a consequence Service Stations do not have the same extent of blighting influence upon these areas. The location of the Service Station in these areas has, therefore, greater flexibility.
- (v) Gasoline Filing Stations are not recommended in local shopping areas. In Central Business Districts, they are preferably located on the fringes of the centre or on the traffic routes to such centres at suitable locations along the highway. In general Commercial areas they should be carefully located along traffic routes.

5.4.3 **Industrial Area:** Due to the heavy volume of traffic in and out of the industrial areas Filling Stations are perhaps better located along the fringes of the industrial area and along the highways leading to the industrial area preferably on either side of the highway. In addition, Gasoline Filling-cum-Service Stations should be located adjacent to any large open space provided used within the industrial area.

5.4.4 **Location on Highways:** The location of Gasoline Filling Stations or Filling cum-Service Stations along National and State Highways in urban areas has to be carefully done. The Indian Roads Congress has gone into this aspect in detail on their publication "Recommended practice for location and layout of Roadside Motor-Fuel Filling-cum-Service Stations". No IRC 12-1967.

6 General Arrangement of Filling and Filling-cum-Service Stations.

- 6.1 The general arrangement of Filling Stations and Filling-cum-Service Stations are shown in figures 1, 2 and 3. These are for general guidance only and depending upon actual site condition, certain variations may be made. In all the cases, however the principle dimensions should be adhered to and treated to the bare minimum.
- 6.2 In case of location of more than one Station, in a particular place, it is recommended that these should be grouped together with a single ingress and egress to the highway to avoid traffic hazards and showing up of the fast moving traffic by too many inlets and outlets at each Filling Service Station.

LAYOUT OF MOTOR-FUEL

REFERENCES

- 'ENTRY' BOARD (GREEN LIGHT AT NIGHT)
- 'EXIT' BOARD (RED LIGHT AT NIGHT)

T.P. - TANGENT POINT

NOTE

THE LAYOUT ILLUSTRATED IS TO BE ADOPTED IN SPECIAL CASES WHERE NO OTHER SUITABLE SITE IS AVAILABLE AWAY FROM JUNCTIONS.

THE WHOLE AREA IF PAVED, A
FENCING OR LOW WALL MARKED
A-B TO BE BUILT TO PREVENT
VEHICLES CUTTING ACROSS
THE CORNER.

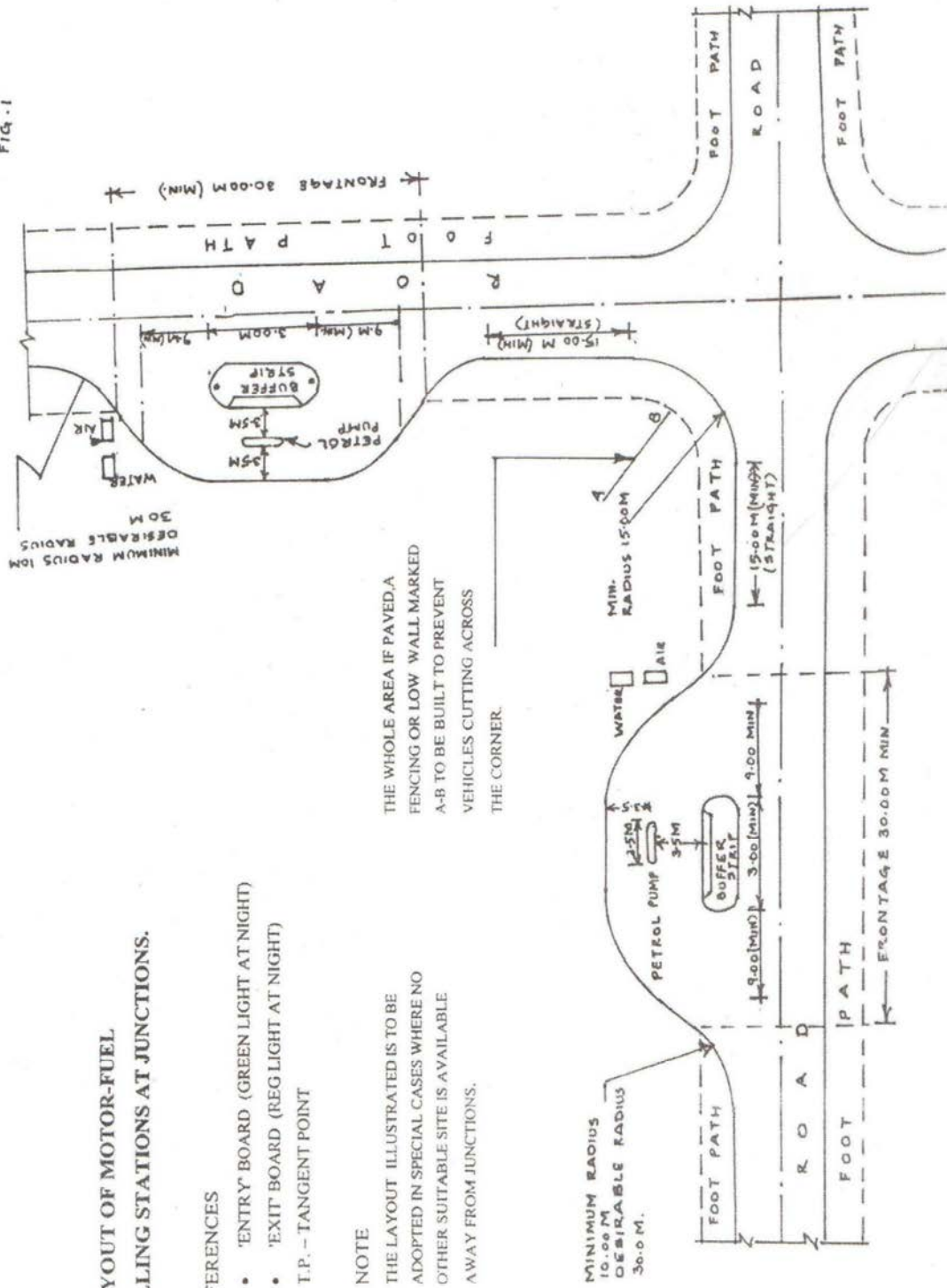
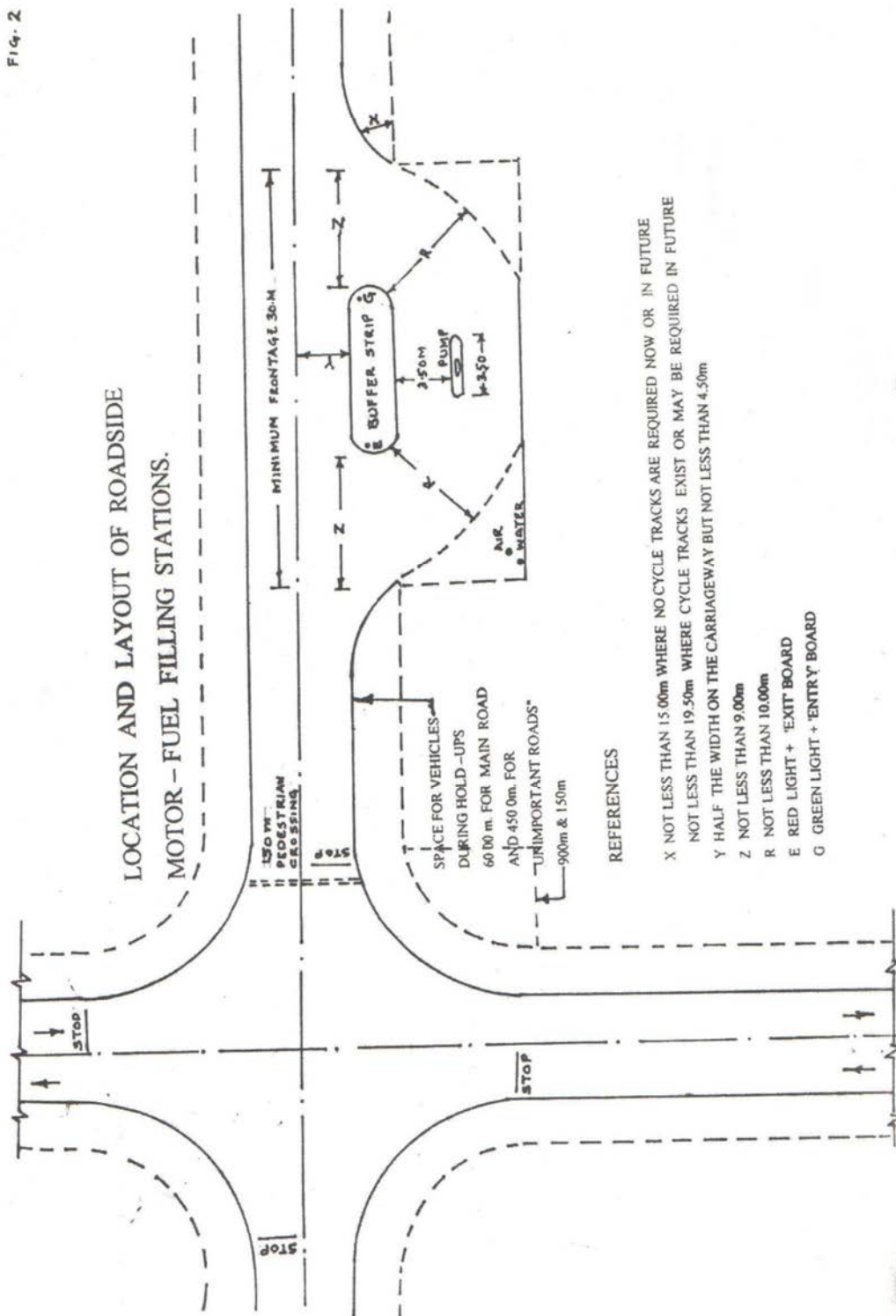


FIG. 1

Fig. 2

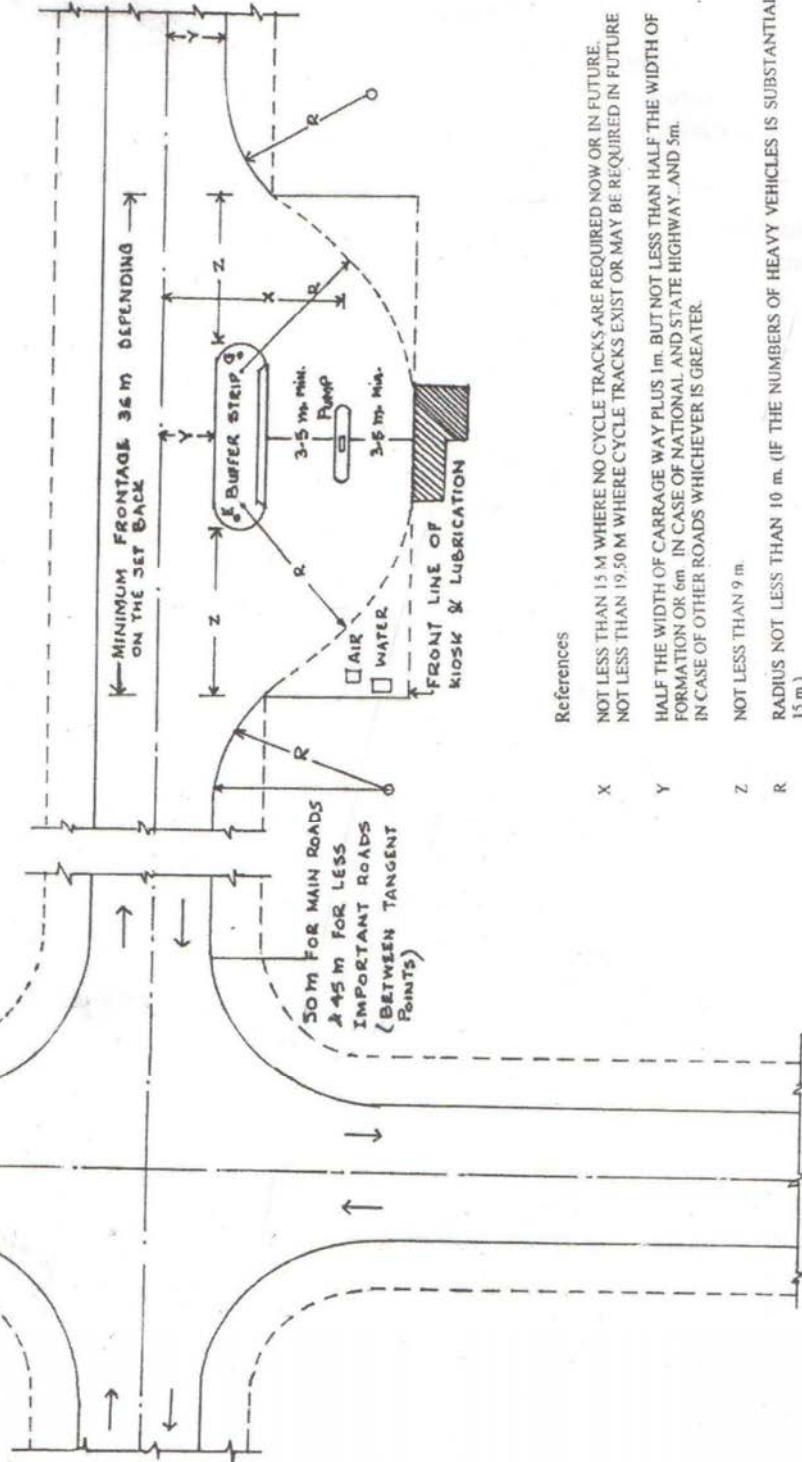
LOCATION AND LAYOUT OF ROADSIDE
MOTOR - FUEL FILLING STATIONS.



REFERENCES

- X NOT LESS THAN 15.00m WHERE NO CYCLE TRACKS ARE REQUIRED NOW OR IN FUTURE
NOT LESS THAN 19.50m WHERE CYCLE TRACKS EXIST OR MAY BE REQUIRED IN FUTURE
Y HALF THE WIDTH ON THE CARRIAGEWAY BUT NOT LESS THAN 4.50m
Z NOT LESS THAN 9.00m
R NOT LESS THAN 10.00m
E RED LIGHT + 'EXIT' BOARD
G GREEN LIGHT + 'ENTRY' BOARD

LOCATION AND LAYOUT OF ROADSIDE MOTOR-FUEL FILLING-CUM SERVICE STATIONS



References

- X NOT LESS THAN 15 M WHERE NO CYCLE TRACKS ARE REQUIRED NOW OR IN FUTURE.
NOT LESS THAN 19.50 M WHERE CYCLE TRACKS EXIST OR MAY BE REQUIRED IN FUTURE
- Y HALF THE WIDTH OF CARRIAGE WAY PLUS 1m. BUT NOT LESS THAN HALF THE WIDTH OF FORMATION OR 6m IN CASE OF NATIONAL AND STATE HIGHWAY AND 3m. IN CASE OF OTHER ROADS WHICHEVER IS GREATER.
- Z NOT LESS THAN 9 m
- R RADIUS NOT LESS THAN 10 m. (IF THE NUMBERS OF HEAVY VEHICLES IS SUBSTANTIAL NOT LESS THAN 15 m.)
- G THESE SIGN BOARDS SHOULD BE PROPERLY LIT UP TO GUIDE VEHICLES AT NIGHT. ALTERNATIVELY GREEN AND RED LIGHTS MAY BE INSTALLED FOR USE AT NIGHT.
- E

Note

THERE SHOULD BE SUFFICIENT STANDING SPACE INSIDE THE STATION FOR VEHICLES TO WAIT FOR THEIR TURN.

**RECOMMENDED PRACTICE FOR LOCATION AND LAYOUT OF
ROADSIDE MOTOR-FUEL FILLING AND MOTOR-FUEL FILLING-CUM
SERVICE STATIONS (IRC)**

12-1983

1. INTRODUCTION

- 1.1. The following principles have been laid down by the Specifications and Standards Committee (personnel given on the inside front and back cover) for general adoption after carefully considering the views of the representatives of major distributors of motor fuels.
- 1.2. The recommended practices for motor-fuel filling stations (IRC: 13) and motor-fuel filling-cum-service stations (IRC: 12) were originally published in 1954 and 1962 respectively. These were later converted into metric units in 1967. Draft for the present revised standard combining the earlier two recommended practices was prepared by a Working Group consisting of N. Sivaguru. A.Y. Gupte, Dr. N. S. Srinivasan and V. K. Arora after consulting representatives of the oil companies. This was approved by the Specifications and Standards Committee in its meeting held on the 24th May 1983. It was finally approved for publication by the Executive Committee through circulation and later on by the Council in their 108th meeting held at Pondicherry on the 21st August. 1983.
- 1.3. The revised Recommended Practice is meant primarily on new installations. However, while renewing licences for existing stations, each case of renewal of licence should be considered in its merits with particular reference to this recommended practice and requirements of traffic safety.

2. THE BASIC PRINCIPLES

The governing consideration is to minimize, as much as possible, interference to normal flow of traffic on the road by vehicles using the amenity and also to ensure safety.

3. CLEARANCE FROM ROAD AUTHORITY

The sanctioning authority, if it is not the Road Authority should obtain clearance from the appropriate Road Authority for the site and the layout before according the sanction.

4. GENERAL CONDITIONS OF SITING

- 4.1. As a general rule, the clear distance between two adjacent fuel filling stations (these will also include fuel filling-cum-service stations) should not be less than 300 metres.
- 4.2. Clustering of fuel filling stations along the highway should be avoided and successive fuel filling stations should be located sufficiently apart, as indicated in paragraph 4.1. If for some reason two or more fuel filling stations are sited in close proximity, these should be grouped together and a parallel service road provided by

way of common access. The service road should be of adequate width and at least two-lane wide.

- 4.3. Fuel filling stations should be well distributed on both sides of the road so that vehicles do not have to cut across the traffic to reach a fuel filling station. The fuel filling station on opposite sides shall be staggered.
- 4.4. Siting of fuel filling stations near existing check barriers should be avoided. They should be at least 1 km away from the check barrier.
- 4.5. In the case of new roads or bye-passes, it will be desirable to plan the position of the fuel filling stations in advance in conjunction with other infrastructural requirements, such as eating places and arrange land accordingly. This will enable the development of a proper complex with a single access.
- 4.6. It should be ensured that the location of a fuel filling station does not interfere with future improvements to the road and the nearby junction.
- 4.7. The distance between the tangent points of the curves of the side road and that of the fuel filling station as shown in Plate, measured in a direction parallel to the centre line of the road should not be less than 100 metres and the station should be located only in the outbound direction as shown in the Plate. However, on expressway and arterial road having dual carriage way, the distance from a junction should not be less than 300 metres.
- 4.8. As far as possible in plain and rolling terrain, the fuel filling station should be located where the highway is practically level. However, in hilly terrain the fuel filling station should be sited only along such highway sections which are having gradients not steeper than 5 percent. In all these cases, it should be ensured that the service area is almost level.

5. FRONTAGE

For easy flow of vehicles into and out of the fuel filling station, the site should permit construction of wide entrance and exit with easy curves. It is, therefore, desirable to have the longest possible frontage, the minimum being 30 metres (see Plate).

6. BUFFER STRIP

- 6.1. A buffer strip of at least 12 metres long and 3 metres wide should be provided.
- 6.2. No structure or hoarding except approved standard identification signs on poles providing a clearance of at least 3 metres above ground level should be erected on the buffer strip. Desirably, 150 mm high kerbs should be constructed on the periphery of the buffer strip to avoid vehicles crossing it.
- 6.3. The outer edge of buffer strip should be along the outer edge of road land boundary for rural sections and that of footpath or cycle track or service road, if any, for urban sections. However, the future widening of the road should be kept in

mind so that there is no obstruction to the improvement to the road. In all such cases, the distance from the outer edge of buffer strip from the centre line of the carriageway should not be less than 7 metres for National Highways and State High ways and 6 metres for other roads where no cycle tracks are required now or in future and this distance should not be less than 12 metres where cycle tracks exist or may be required in future. In case of dual carriageway, these distances should be measured from the centre line of the nearest two lanes of the carriageway.

7. VISIBILITY

- 7.1. Vehicles entering or leaving the fuel filling station should be fully visible to the traffic using the main road. This is best done by selecting a site where there are no obstructions to the view between the fuel pump and the road.
- 7.2. No hedges or plants more than 600 mm high should be grown on or around the buffer strip.

8. LAYOUT OF ENTRANCE AND EXIT

The entrance and exit should be at least 9 metres wide, the ruling radius of the curves being 30 metres and the absolute minimum 13 metres. This is illustrated in the Plate.

9. KIOSK, LUBRITORIUM AND OTHER BUILDINGS

The kiosk, lubritorium and other appurtenances thereto, comprising a small office, store and compressor room should be located not less than 4 metres away from the fuel pump kerbing.

10. DISTANCE OF THE FUEL PUMP FROM THE CARRIAGEWAY

The fuel pump shall be outside the road land, subject to the provision that the distance from the outer edge of buffer strip to the edge of the strip having the fuel pump should not be less than 7 metres.

11. SPACE INSIDE THE FUEL FILLING STATION

There should be sufficient standing space inside the fuel filling station for vehicles to wait for their turn. In order to reduce the number of waiting vehicles, it is desirable to have oil. air. etc. installed at some distance from the fuel filling pump so that vehicles which have been refuelled can immediately be drawn away from the fuel pump. There should be adequate drainage arrangements in the fuel filling station so that the surface water does not flow over the highway but is collected in suitable drains and led away to a natural course. Culverts should be provided at the approaches to facilitate drainage wherever necessary.

12. SIGN BOARDS

Suitable entry and exit sign boards should be put up to guide vehicles during the day and these should be properly lit to guide them at night.

13. TYPICAL PLAN

The standards recommended above are illustrated in Plate.



D Not less than 100 metres (See also para 4.7)

X Not less than 7 metres.

Y. Half the width of road land, subject to the provision that is

not less than 7 metres for National Highways and State Highways and 6 metres for other road where no cycle tracks are required now or in future, and not less than 12 metres, where cycle tracks exist or may be required in future.

In the case of dual carriageway, these distances should be measured

From the centre of the nearest two lanes of the carriageway.

Z. Not less than 9 metres.

R. Radius not less than 13 metres (see also para 8)

CC Culvert – Culverts to be provided both the entrance and exist.

LOCATION AND LAYOUT OF MOI-ORE-FUEL, FILLING AND MOTOR FUEL

FILLING-CUM-SERVICE STATIONS.

From

Chief Town Planner,
Punjab, Chandigarh.

To

1. Senior Town Planner, (s) Patiala.
2. Senior Town planner (N),
Jalandhar.

Memo No. 2384-85CTP (Pb)/sp-25/P-32
Dated Chandigarh, the 18-6-84

Subject: Cases of storage of Kerosene oil.

Cases of storage of Kerosene oil etc. are being referred by the District authorities to the respective Divisional Town Planners for report.

The Kerosene oil storage/pump is a local requirement. Such storages/pumps need to be examined and approved in the commercial areas of the sector Plans and on the existing commercial character roads keeping in view the site conditions and fire safety requirements etc. Under delegation of powers, communicated vide Memo No. 10297-310-CTP(Pb)/P-9 dated 1.10.74, such cases need to be dealt and necessary advice sent at the Divisional Town Planner level only.

However, where required, cases pertaining to policy matters requiring advice on specific points/issues may be sent to Senior Town Planner/Chief Town Planner Punjab.

Chief Town Planner,
Punjab, Chandigarh.

Endst. No. 2386-94CTP(Pb)SP-25/P-32

Dated: 18-6-84

Copy is forwarded to Divisional Town planner Ludhiana/ Jalandhar/ Amritsar / Patiala/Bhatinda/Ferozepur/Gurdaspur/SAS Nagar/ Mandi Division at Chandigarh w.r.t Memo No. 10299-10310-CTP(Pb)/P-9 dated 1.10.74 for information and further necessary action as above.

Chief Town Planner,
Punjab, Chandigarh.

Government Of India
Department Of Explosives
Office of the Dy. Chief Controller of Explosives
SCO 1134-35, Sector 22-B, Chandigarh.

Dated 26/9/95

Important

The District Magistrate,
District Amritsar.

Grant of licences in form 20 for manufacture of 15Kg. Of fire-works and in form 24 for possession and sale of fire works by District Magistrates under Explosives Rules 1983 guidelines regarding safety distances etc.

Sir,

During recent investigation of a major accident in a fire factory; licensed by District Magistrate; it was observed that licence in form 20 of Explosives Rules 1983 for the said factory granted by the concerned Magistrate without proper scrutiny of plans and inspection of the factory premises before issuance of licence. The layout/construction of various sheds was not according to the specifications laid down in the Explosives Rules as well as the various sheds of the fire-works factory were observing required safety distance of 10mts. from one another 10mts, from adjoining residential houses/shops/roads etc. Had fire-works factory been constructed in accordance with Explosives 1983, the said accident might have been avoided.

While enclosing, herewith, a copy of this office letter no. (10)/CH dated 19.10.88 on the subject matter ; already circulated by District Magistrates of Punjab, Haryana, Himachal Pradesh, Jammu Kashmir and Chandigarh; you are requested to ensure that all fire-works factories as well as shops/stores for possession/sale of fire-works; already licenced or yet to be licenced by your office may confirm to safety guidelines laid down in Explosives Rules as well as in the aforesaid letter. It may also be ensured that various shed in each fire-works factory; licensed by you; also serve required safety distance of 10mts. from one another, 10 mts. from any outside structures/buildings/roads as well as from gradient sheds. Provision of blast walls around manufacturing sheds as stated in a aforesaid letter dated 19/10/88; may also be insisted upon while granting licences in form 20 of explosives Rules 1983.

It may also be ensured that no two fire-works shops/stores; licenced form 24 of Explosives Rules 1983; exist within 15.0 mts. to one another.

Yours faithfully,
(Dr. J.V.singh)
Dy. Chief Controller of Explosives
Chandigarh.

From

The Chief Town Planner,
Punjab, Chandigarh.

To

The Senior Town Planner,
Jalandhar.

Memo.No. 403
Dated: 19-2-97

CTP(Pb)/ S.P-25

Sub:- Location and Siting of Motor-fuel-filling & Motor-fuel filling-cum-Service Station.

Ref:- Your memo. No. 4049 STP(Pb)/P-1dt. 17.10.96.

While considering the cases for siting of Motor-fuel-filling & Motor-fuel-cum-service station, the governing consideration is to minimise as much as possible, interference to normal flow of traffic on the road by vehicles using the amenity and also to ensure safety. The I.R.C. recommendations/ guidelines prescribed the distances between the tangent points of the curves of the above sites viz-a-viz the side roads. These distances could be kept in view in respect of bridges & railway level crossings because they also form a kind of crossing with the road on which the Motor-Fuel-filling & Motor-Fuel-cum-service station sites are proposed. This will help normal flow of traffic & ensure safety.

Chief Town Planner
Punjab, Chandigarh

From

The Chief Town Planner,
Punjab, Chandigarh.

To

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

Memo.No. 803-23 CTP(Pb)/Sp-25

Dated: 18-3-97

Sub:- Location and Siting of Motor fuel filling & Motor fuel filling-cum-service stations .

The Senior Town Planner, Jalandhar sought clarification with regard to the distances from bridge culvert railway line crossing etc. upto proposed sites of Motor fuel filling & Motor fuel filling-cum-service station.

The necessary clarifications were accordingly sent to him vide this office memo.No. 403 CTP(Pb)/Sp-25 dt. 19.2.97. A copy of this letter is enclosed for your information and reference in the above regard.

DA/As above.

Chief Town Planner,
Punjab, Chandigarh.

Endst.No.824

CTP (Pb)/Sp-25

Dated 18-3-97

Copy with a copy of letter referred above. is forwarded to Senior Town Planner, Jalandhar for his information w.r. to his memo. No. 457 STP (J)/9-1(B).dt. 3.3.97.

DA/As above

Chief Town Planner
Punjab, Chandigarh

GUIDELINES FOR SETTING UP OF GASOLINE RETAIL OUTLETS FOR 2/3 WHEELERS.

GENERAL

The Ministry of Surface Transport, GOI, has decided to set up small petrol pumps keeping in view the ever-increasing demand of petrol for 2/3 wheelers. For the State of Punjab, Jalandhar and Ludhiana have been selected for this kind of small petrol pumps with the recommended size of 60ft. (depth) and 50ft. (frontage). However, the basic function of a petrol pump remains Service.

DEFINITION

The terms petrol pumps is to be used as retail business engaged in supplying and dispensing gasoline and essential oils for 2/3 wheelers only.

SPACE REQUIREMENTS:

The space requirements for the location of filling station shall be as follows:-

- a) Filling station- (60ødeep x 50øfront)
Each filling station shall provide adequate space for proper movement of vehicles and no other activity apart from dispensing of gasoline is to be allowed.

TRAFFIC REQUIREMENTS

Filling station is a major generator of traffic therefore while granting NOC, the objective for the siting must, keep traffic hazard to the minimum.

These filling stations are not be sited too close to an inter-section/traffic island on the main road. The siting of petrol station has to be on a road with a minimum width of 40ø To ensure satisfactory and smooth movement of traffic, the minimum desirable distance from minor road x-section to a station must be 50ø and minimum 150ø from any traffic island/major road x-section.

STORAGE

In the filling station the storage and handling of gasoline should be in conformity with the restrictions and safety standards proposed under Explosive Act.

The standard design and layout of the station is to be as per the standard design approved by concerned oil company.

That all the conditions laid down or to be laid down by TCPO GOI and IRC from time to time with regard to the location of road side fuel filling station have to be complied with.

Copy is forwarded to the following in supersession of this office letter no. 12-46-CTP (Pb)/24-25, dated 7.4.94 and memo no. 1083-97-CTP(Pb)/SP-25, dated 27.4.94. The guidelines approved by STCP and LG for setting up of gasoline retail outlets for 2/3 wheelers has to be followed while examining such cases:

1. Senior Town Planner, (Hqr).
2. Senior Town Planner, Patiala,
3. Senior Town Planner, Jalandhar,
4. Senior Town Planner, Amritsar,
5. Senior Town Planner, SAS Nagar,
6. Senior Town Planner, Ludhiana,
7. District Town Planner, Ludhiana,
8. District Town Planner, S.A.S. Nagar,
9. District Town Planner, Ferozepur,
10. District Town Planner, Amritsar,
11. District Town Planner, Jalandhar,
12. District Town Planner, Hoshiarpur,
13. District Town Planner, Mandi Division,
14. District Town Planner, Patiala,
15. District Town Planner, Sangrur,
16. District Town Planner, Bathinda,
17. District Town Planner, Fatehgarh Sahib,
18. District Town Planner, Gurdaspur,
19. District Town Planner, Faridkot,
20. Dy. District Town Planner, Ropar and
21. Dy. District Town Planner, Kapurthala

Chief Town Planner
Punjab, Chandigarh

ਵਲੋ

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ।

ਸੇਵਾ ਵਿਖੇ

1. ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਲੁਧਿਆਣਾ/ਪਟਿਆਲਾ/ਜਲੰਧਰ/ਅੰਮ੍ਰਿਤਸਰ/ਐਸ.ਏ.ਐਸ.ਨਗਰ/ਫਤਿਹਗੜ੍ਹ
ਸਾਹਿਬ/ਸੰਗਰੂਰ/ਬਠਿੰਡਾ/ਫਰੀਦਕੋਟ/ਫਿਰੋਜ਼ਪੁਰ/ਗੁਰਦਾਸਪੁਰ/ਹੁਸ਼ਿਆਰਪੁਰ
3. ਡਿਪਟੀ ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਰੂਪ ਨਗਰ/ਕਪੂਰਥਲਾ।

ਯਾਦਪੱਤਰ ਨੰ:182-95-ਸੀਟੀਪੀ(ਪਬ)/ਐਸ.ਪੀ-25

ਮਿਤੀ 19.1.2000

ਵਿਸ਼ਾ: ਮਾਫ਼ਾ/ਮਿੰਨੀ ਮਾਫ਼ਾ ਅਧੀਨ ਲਗਾਏ ਜਾਣ ਵਾਲੇ ਪੈਟਰੋਲ ਪੰਪਾਂ ਦਾ ਐਨ.ਓ.ਸੀ. ਜਾਰੀ ਕਰਨ
ਸਬੰਧੀ ਗਾਈਡਲਾਈਨਜ਼ ਬਾਰੇ।

ਵੱਖ ਵੱਖ ਆਇਲ ਕੰਪਨੀਆਂ ਵਲੋਂ ਮਾਫ਼ਾ/ਮਿੰਨੀ ਮਾਫ਼ਾ ਸਕੀਮ ਅਧੀਨ ਪੈਟਰੋਲ ਪੰਪ ਲਗਾਏ ਜਾਣ ਦੀ ਸਕੀਮ ਉਲੀਕੀ ਗਈ ਹੈ, ਜਿਸ ਅਨੁਸਾਰ ਮਿੰਨੀ ਮਾਫ਼ਾ ਪੈਟਰੋਲ ਪੰਪ ਦੀਆਂ ਸਾਈਟਾਂ ਲਈ ਘੱਟੋ ਘੱਟ 2 ਏਕੜ ਰਕਬਾ ਤਜਵੀਜ਼ ਕੀਤਾ ਗਿਆ ਹੈ। ਭਾਰਤ ਸਰਕਾਰ, ਮਨਿਸਟਰੀ ਆਫ ਪੈਟਰੋਲੀਅਮ ਅਤੇ ਨੈਚਰਲ ਗੈਸ ਵਲੋਂ ਪ੍ਰਾਪਤ ਕੀਤੀਆਂ ਗਈਆਂ ਅਤੇ ਹਿੰਦੋਸਤਾਨ ਪੈਟਰੋਲੀਅਮ ਕੰਪਨੀ ਵਲੋਂ ਹਾਈਵੇਜ਼ ਉੱਤੇ ਰੀਟੇਲ ਆਊਟ ਲੈਟ ਮਲਟੀਪਲ ਅਸੋਸੀਏਟਿਡ ਫਸਿਲਟੀਜ਼ ਜਿਹੜੀਆਂ ਗਾਈਡਲਾਈਨਜ਼ ਪ੍ਰਾਪਤ ਹੋਈਆਂ ਹਨ, ਉਹਨਾਂ ਦਾ ਇਕ ਸੈਟ ਆਪ ਜੀ ਨੂੰ ਇਸ ਤਰ੍ਹਾਂ ਦੇ ਕੇਸਾਂ ਨੂੰ ਡੀਲ/ਪਰੋਸੈਸ ਕਰਨ ਲਈ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ। ਇਸ ਵਿੱਚ ਵੇਖਿਆ ਗਿਆ ਹੈ ਕਿ ਮਿੰਨੀ ਮਾਫ਼ਾ ਰੀਟੇਲ ਆਊਟ ਲੈਟ ਲਈ ਨਾਲ ਨੱਥੀ ਡੀਟੇਲ ਵਿੱਚ ਸੂਲਤਾਂ ਸਬੰਧੀ ਉਪਬੰਧ ਕੀਤਾ ਗਿਆ ਹੈ, ਜਿਸ ਨਾਲ 2 ਏਕੜ ਦੀ ਸਾਈਟ ਲੱਗਭੱਗ 15 ਪ੍ਰਤੀਸ਼ਤ ਰਕਬਾ ਕਵਰਡ ਕਰਨਾ ਸੁਝਾਇਆ ਗਿਆ ਹੈ।

2. ਉਪਰੋਕਤ ਤੋਂ ਇਲਾਵਾ ਇਸ ਤਰ੍ਹਾਂ ਦੇ ਕੇਸ ਪਰੋਸੈਸ ਕਰਨ ਲਈ ਨੈਸ਼ਨਲਹਾਈਵੇ/ਸ਼ਡਿਯੂਲਡ ਰੋਡ ਦੀ 30 ਮੀਟਰ ਦੀ ਰਿਸਟ੍ਰਕਸ਼ਨ ਨੂੰ ਵੀ ਧਿਆਨ ਵਿੱਚ ਰੱਖਿਆ ਜਾਵੇ ਅਤੇ ਇਹ ਯਕੀਨੀ ਬਣਾਇਆ ਜਾਵੇ ਕਿ ਪੈਟਰੋਲ ਪੰਪ ਦੀ ਸਾਈਟ ਸ਼ਡਿਯੂਲਡ/ਨੈਸ਼ਨਲ ਹਾਈਵੇ ਦੀ 30 ਮੀਟਰ ਦੇ ਵਿੱਚ ਲਗਾਈ ਜਾ ਸਕਦੀ ਹੈ। ਲੇਕਿਨ ਇਸ ਤਰ੍ਹਾਂ ਦੇ ਨਾਲ ਜਿਹੜੀਆਂ ਐਸੋਸੀਏਟਿਡ ਫੈਸਿਲਟੀਜ਼ ਹਨ, ਉਹ

30 ਮੀਟਰ ਹੱਟ ਕੇ ਢੁਕਵੇਂ ਲੇ-ਆਊਟ ਪਲੈਨ ਅਨੁਸਾਰ ਜਿਸ ਵਿੱਚ ਪਾਰਕਿੰਗ ਦਾ ਪੂਰਾ 2 ਉਪਬੰਧ ਯਕੀਨੀ ਬਣਾਇਆ ਜਾਵੇ। ਇਸ ਤੋਂ ਇਲਾਵਾ ਇਹ ਵੀ ਦੇਖਿਆ ਜਾਵੇ ਕਿ ਜੇਕਰ ਕੋਈ ਫਾਰੈਸਟ ਲੈਂਡ ਪੈਂਦੀ ਹੈ ਤਾਂ ਉਸ ਬਾਰੇ ਐਨ.ਓ.ਸੀ. ਸਬੰਧਤ ਵਿਭਾਗ ਤੋਂ ਪ੍ਰਾਪਤ ਕੀਤਾ ਜਾਏ। । ਜੇਕਰ ਇਸ ਤਰ੍ਹਾਂ ਦੀ ਸਾਈਟ ਕਿਸੇ ਨੋਟੀਫਾਈ ਕੰਟਰੋਲਡ ਏਰੀਆ ਵਿੱਚ ਪੈਂਦੀਆਂ ਹੋਣ ਤਾਂ ਉਥੇ ਚੇਜ਼ ਆਫ ਲੈਂਡ ਯੂਜ਼ ਦੀ ਲੋੜ ਪੈਂਦੀ ਹੋਵੇ ਤਾਂ ਕੰਪੀਟੈਂਟ ਅਥਾਰਟੀ ਤੋਂ ਚੇਜ਼ ਯੂਜ਼ ਲੈਣ ਲਈ ਯਕੀਨੀ ਬਣਾਇਆ ਜਾਵੇ। ਉਪਰੋਕਤ ਗਾਈਡਲਾਈਨਜ਼ ਅਨੁਸਾਰ ਇਸ ਤਰ੍ਹਾਂ ਦੇ ਕੇਸ ਪਰੋਸੈਸ ਕਰਨ ਲਈ ਕਾਰਵਾਈ ਕੀਤੀ ਜਾਵੇ।

ਨੱਥੀ/ਉਪਰੋਕਤ ਅਨੁਸਾਰ।

ਸਹੀ/-

ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ(ਸ:ਮੁ)

ਵਾ: ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ,ਚੰਡੀਗੜ੍ਹ

ਪਿਠਾਅੰਕਣ ਨੰ:196-200-ਸੀਟੀਪੀ(ਪਬ)/ਐਸ.ਪੀ-25 ਮਿਤੀ 19.1.2000

ਇਸ ਦਾ ਇਕ ਉਤਾਰਾ ਗਾਈਡਲਾਈਨਜ਼ ਦੀ ਕਾਪੀ ਸਮੇਤ ਹੇਠ ਲਿਖਿਆਂ ਨੂੰ ਸੂਚਨਾ ਅਤੇ ਅਗਲੀ ਕਾਰਵਾਈ ਲਈ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ :-

1. ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਜਲੰਧਰ/ਲੁਧਿਆਣਾ/ਅੰਮ੍ਰਿਤਸਰ/ਪਟਿਆਲਾ/ਐਸ.ਏ.ਐਸ.ਨਗਰ।

ਉਪਰੋਕਤ ਤੋਂ ਇਲਾਵਾ ਸਬੰਧਤ ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ ਨੂੰ ਬੇਨਤੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਉਹ ਆਪਣੇ ਸੁਝਾਓ ਮਾਫ਼ਾ ਸਕੀਮ ਤਹਿਤ ਰੀਟੇਲ ਆਊਟਲੈਟ ਦੀਆਂ ਸਾਈਟਸ ਵਿਕਸਤ ਕਰਨ ਲਈ ਸੁਝਾਓ ਦੇਣ ਦੀ ਕ੍ਰਿਪਾਲਤਾ ਕੀਤੀ ਜਾਵੇ।

ਨੱਥੀ/ਉਪਰੋਕਤ ਅਨੁਸਾਰ।

ਸਹੀ/-

ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ(ਸ:ਮੁ)

ਵਾ: ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ,ਚੰਡੀਗੜ੍ਹ

Detail of covered area under the Mini Mafa Scheme=2.00 Acres.

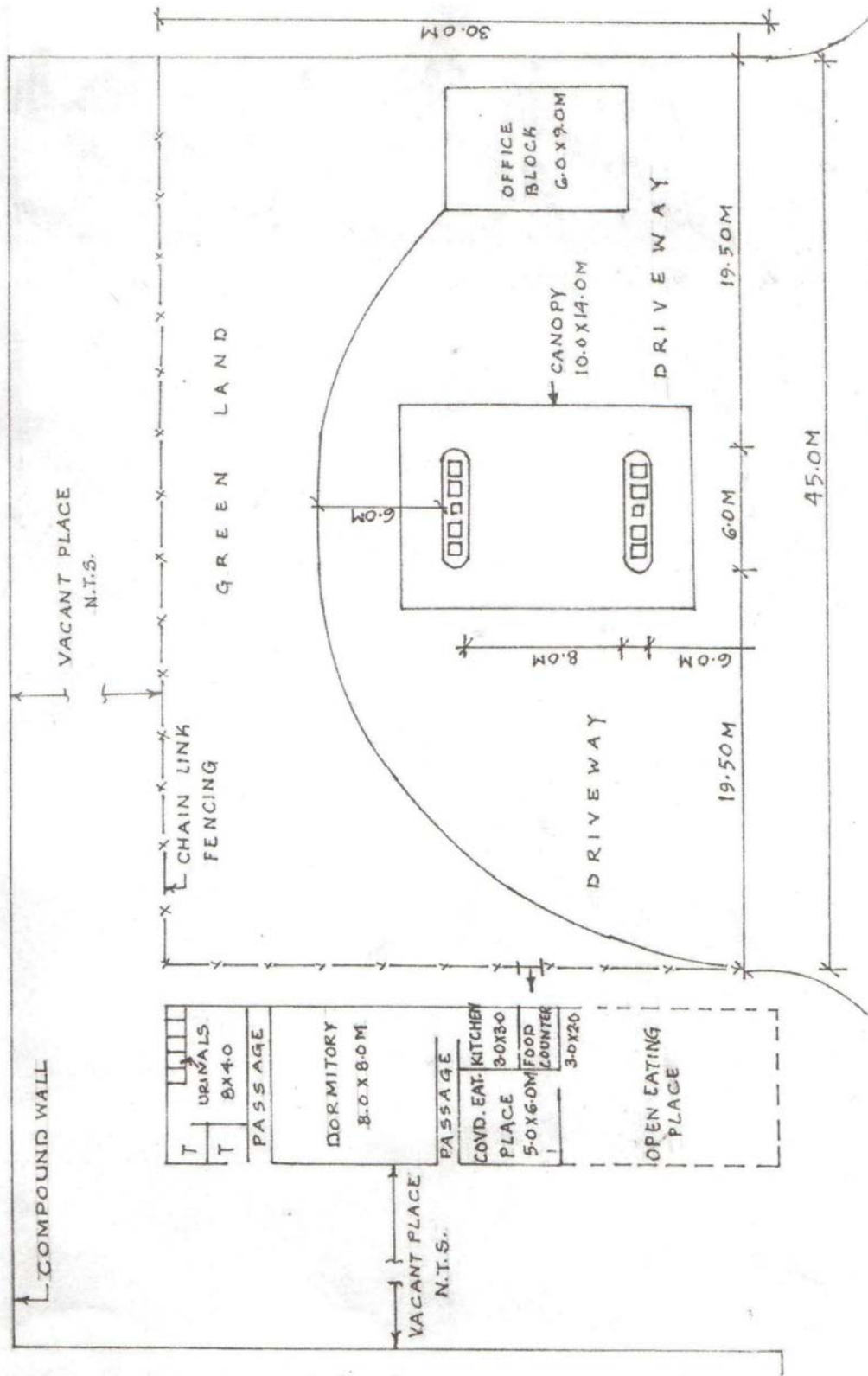
Petrol Pump	6m x 10 m = 10m x 14m=	60 Sq.M 140 Sq.M
Urinals	8m x 4m=	32 Sq.M
Dormitory	8m x 8 m=	64 Sq.M
Eat Place	5m x 5m=	25 Sq.M
Kitchen	3m x 3m=	9 Sq.M.
Food Counter	3m x 2 m=	6 Sq.M
Staff Quarter	8m x 30 m=	240Sq.M
Shopping Centre	13m x 4 m=	52 Sq.M
Fast Food	13m x 4m=	52 Sq.M
Dabha	13m x 11m=	143Sq.M.
P.C.O	10m x 5 m=	50 Sq.M
Washing Service Station	25m x 11m=	275 Sq.M.
Toilets	5m x 10 m =	50 Sq.M.
Rest Room & Toilets	12m x 10m=	120 Sq.M.
Para Media facilities	10m x 5 m=	50Sq.M.
Total:		1368 Sq.M.

=14717 Sq.M.

=0.34 Acs.

=17%

Parking & land scaping = 1.66 Acs.



MINI MAFAH LAYOUT
Scale 1:2.5M

NOTE TO : ALL TMs _____
FROM : SR. MGR.(RE)-NR

SUB: DEVELOPMENT OF MINI MAFAHA RETAIL OUTLET

We are enclosing herewith a schematic layout for development of minim mafaha type retail outlets. It is suggested to develop these retail outlets as detailed below.

A. RO PORTION

- RO portion should be developed within 45 mtr. X 30 mtr. Area.
- Initially two pedestals accommodating two pumps on each pedestal should be developed and the balance depth can be kept vacant for development of more pedestals in future.
- A canopy of approx size 15 mtr. X 10 mtr can be provided over pedestals.
- A small sales room approx 50-60 Sq. mtr area consisting of office staff room, store, equipment room and toilets should be provided.
- Driveway should be developed only in serviceable area and balance area can be kept green.
- Installation of tanks in each-pit.

B. ARB PORTION

- A small portion adjoining to RO portion is to be developed for ARB facilities.
- A Dhaba consisting of open eating place covered Eating place, a kitchen with food counter and store etc. can be provided.
- A truckers rest room to accommodate 6 to 8 beds is to be provided.
- A toilet block consisting of two toilets, 5-6 urinals should also be provided.

The cost of development of the above facilities should be restricted to Rs. 25.00 to 30.00 lakhs.

Please be guided accordingly.

ਪੰਜਾਬ ਸ਼ਹਿਰੀ ਯੋਜਨਾਬੰਦੀ ਅਤੇ ਵਿਕਾਸ ਅਥਾਰਟੀ

(ਟਾਊਨ ਪਲੈਨਿੰਗ)

ਸੇਵਾ ਵਿਖੇ:

- 1) ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਪੁੱਡਾ ਮੋਹਾਲੀ/ਪਟਿਆਲਾ/ਜਲੰਧਰ/
ਲੁਧਿਆਣਾ/ਬਠਿੰਡਾ।
- 2) ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ ,
ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ।
- 3) ਮੁੱਖ ਇੰਜੀਨੀਅਰ ,
ਪੁੱਡਾ , ਚੰਡੀਗੜ੍ਹ।
- 4) ਮਿਲਖ ਅਫਸਰ ,
ਪੁੱਡਾ,ਮੋਹਾਲੀ/ਪਟਿਆਲਾ/ਜਲੰਧਰ/
ਲੁਧਿਆਣਾ/ਬਠਿੰਡਾ/ਫਿਰੋਜ਼ਪੁਰ/ਅੰਮ੍ਰਿਤਸਰ ।

ਮੀਮੋ ਨੰ: ਪੁੱਡਾ-ਟਪਵ-02/945
ਮਿਤੀ 28.1.02

ਵਿਸ਼ਾ: ਨੈਸ਼ਨਲ ਹਾਈਵੇਜ਼ ਸ਼ਡਿਊਲ ਰੋਡਜ਼ , ਸ਼ਹਿਰੀ ਮਿਲਖਾਂ ਅਤੇ ਪੁੱਡਾ ਵੱਲੋਂ ਪ੍ਰਵਾਨਤ ਕਲੋਨੀਆਂ ਵਿੱਚ ਫੀਲਿੰਗ ਸਟੇਸ਼ਨ , ਫੀਲਿੰਗ-ਕਮ-ਸਰਵਿਸ ਸਟੇਸ਼ਨ ਲਗਾਉਣ ਸਬੰਧੀ ਗਾਈਡ ਲਾਈਨਜ਼ ਬਾਰੇ।

ਹਵਾਲਾ: ਇਸ ਦਫਤਰ ਦਾ ਪੱਤਰ ਨੰ: 8151-64 , ਮਿਤੀ 12.6.2000

2. ਉਪਰੋਕਤ ਪੱਤਰ ਰਾਹੀਂ ਜਾਰੀ ਕੀਤੀਆਂ ਗਈਆਂ ਗਾਈਡ ਲਾਈਨਜ਼ ਦੇ ਪੈਰਾ 11 (ਸੀ) ਵਿੱਚ ਸੋਧ ਕੀਤੀ ਗਈ ਹੈ , ਜਿਸ ਮੁਤਾਬਕ ਕੈਨੋਪੀ ਦਾ ਏਰੀਆ ਘੱਟ ਤੋਂ ਘੱਟ ਦੀ ਜਗ੍ਹਾ ਵੱਧ ਤੋਂ ਵੱਧ 25ਪ੍ਰਤੀਸ਼ਤ ਹੋਣਾ ਚਾਹੀਦਾ ਹੈ । ਲੋੜੀਂਦੀ ਸੋਧ ਉਪਰੰਤ ਗਾਈਡਲਾਈਨਜ਼ ਦੀ ਕਾਪੀ ਯੋਗ ਕਾਰਵਾਈ ਹਿੱਤ ਨਾਲ ਨੱਥੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ।

ਨੱਥੀ/ਉਕਤ ਅਨੁਸਾਰ।

ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੁੱਡਾ , ਮੋਹਾਲੀ।

ਪਿੱਠ ਅੰਕਣ ਨੰ: ਪੁੱਡਾ ਟਪਵ-02/

ਮਿਤੀ:

ਉਤਾਰਾ ਸਕੱਤਰ/ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,ਪੁੱਡਾ , ਚੰਡੀਗੜ੍ਹ ਨੂੰ ਇਸ ਦਫਤਰ ਦੇ ਪਿੱਠ ਅੰਕਣ ਨੰ: 8165 ਮਿਤੀ 12.6.2000 ਦੇ ਹਵਾਲੇ ਵਿੱਚ ਸੂਚਨਾਂ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।

ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੁੱਡਾ , ਮੋਹਾਲੀ ।

Minutes of meeting held under the Chairmanship of Chief Administrator (PUDA) in his office room on 30-5-2000 at 10.00 A.M. regarding finalization of Guidelines for the setting up of Filling Station, Filling-cum-Service Stations along National Highways, Scheduled Roads, Urban Estates and Colonies approved by PUDA.

Present:

- 1) Sh. P.R.Luthra, Chief Architect, Punjab
- 2) Sh. A.S.Mighlani, Addl. Chief Administrator, PUDA, Patiala.
- 3) Sh. G.R.Jakhu, Chief Engineer, PUDA, Chandigarh.
- 4) Sh. S.K.Mahindru, Senior Town Planner, SAS Nagar.
- 5) Sh. S.L.Kaushal, Senior Architect, PUDA, Mohali.
- 6) Ar.Sapna, Architect, Deptt. Of Architecture, Punjab.
- 7) Sh. L.S.Bhatia, PA(Works), PUDA, Chandigarh
- 8) Sh. Anchal Kapoor, D.M. (CQ), BPCL, Chandigarh.
- 9) Sh. Manoj Kumar, SSO,
- 10) Sh. J.K.Gupta, Senior Town Planner, PUDA, Mohali.

The issue of finalisation of guidelines for the setting up of Filling Station-cum- Service station, Filling Station to be set up along the National Highways, Scheduled Roads and within the Urban Estates set up by State Govt. and Colonies approved by PUDA was discussed in light of draft guidelines already issued vide letter dated 6-1-2000 in pursuance of the decision taken in the meeting held on 6.5.99 under the Chairmanship of Chief Administrator (PUDA) Comments on the draft guidelines received from Chief Town Planner, (Pb) and BPCL were considered in detail and after threadbare discussions detailed guidelines were finalised.

The guidelines for setting up of Filling-Cum-Services station and Filling Stations to be set up along the National. Highways, Scheduled Roads and within the Urban Estates set up by State Govt, and colonies approved by PUDA will be as under:-

i) **Size**

Minimum size for Filling-cum-Service Station and Filling Station shall be as per the recommendations of TCPO and shall not be less than 30m X 30m in case of Filling Station and 36 mX30m in case of Filling-cum-Service Station.

ii) **Ground Coverage**

- a) Maximum ground coverage permitted both under canopy and building shall not exceed 35% of the total area of the site.
- b) Maximum area permitted to be covered under the building shall not exceed 10% of the total area of the site.
- c) The area of the canopy shall not be more than 25% of the total area of the site.

- iii) **Set Backs**
- a) **Front set back**
Front set back of the canopy shall not be less than 6 metres. However, front set back in case of building shall not be less than 10 metres from the front boundary of the site .
 - b) **Side set backs**
Side set backs in case of Canopy/Building shall not be less than 6 metres when measured from the side boundary of the plot.
 - c) **Rear set back**
Rear set back of the canopy and building shall not be less than 4 metres.
 - d) All the distances in case of set backs mentioned above shall be reckoned from the boundary of the site, as the case may be.
- iv) **Height**
- a) The maximum height permitted for canopy/building shall be restricted to 20 feet inclusive of the parapet.
 - b) Number of storeys permitted within the built up area shall not exceed one. No mezzanine or basement within or under the built up area shall be permitted.
- v) **Uses to be permitted**
- a) The built up area permitted on the site shall be for Filling-cum-Service Station/Filling Station (as the case may be) & uses allied/subservient to the main use. No other use shall be permitted in the site.
 - b) The allied uses shall include office room, sale and storage of lubricants, toilets, washing and service installation (in case of service station) air filling and water facilities.
 - c) In addition to above convenient store for storage and dispersing of eatables, soft drinks and gifts shall be permitted. However, total built up area for the convenient store shall not exceed 10% of the total permissible covered area under the building i.e. 1% of the total area of the site.
- vi) **Boundary Wall**
- a) Height of the side and Rear boundary walls shall be restricted to 4 feet.
 - b) No boundary wall shall be constructed on the front.
- vii)
 - a) Entry and Exit to the site shall conform to the requirements of the IRC or TCPO as the case may be.
 - b) In case the site falls within a planned urban estate or an approved colony the entry and exit may be regulated as per the approved layout plan.
- viii) **Sub-Division of Site**
- o sub-division of the site will be permitted.

ix) **Storage Tanks**

- a) Underground fuel storage tanks within the site shall be permitted provided the minimum distance from the boundary wall shall be 1.5 metres in case of tanks being buried in earth without any masonry pit around them.
- b) However in case the tanks are enclosed in a masonry pit the same can be permitted along the boundary wall. The stipulation laid down by the Explosive Department in this regard shall be strictly complied with.

x) **General**

- a) Above guidelines shall be applicable in case of Fillingócum-Service Station and Service Station where the minimum size of Filling Station shall be 30m X 30m.
- b) In case of existing Filling Station or Filling-cum-Service Station where the existing site is less than the size stipulated above, all cases pertaining to remodelling of such station shall be examined individually on merits within the overall framework of guidelines specified above.
- c) The above guidelines are to regulate the uses and the construction within the site. However, stipulations made in the IRC and TCPO guidelines with regard to siting, entry and exit, turning radii, width of the lanes, buffer strips, location of dispensing pumps etc. shall have to be met individually.
- d) Separate guidelines shall be framed for setting up of POL outlets with multiple associated facilities (MAFA) on the National Highways, State Highways and other important roads of the State in view of the guidelines issued by the Ministry of Petroleum and Natural Gas, Government of India.
- e) No portion of the road berms, whether on front or on sides of the site, shall be allowed to be used for any purpose other than landscaping subject to the policy stipulation in this regard.
- f) No building shall be constructed on the site without the approval of the site and building plans from the Competent Authority.

Meeting ended with a vote of thanks to the Chair.

(K.B.S.SIDHU)

CHIEF ADMINISTRATOR

DEPARTMENT OF TOWN & COUNTRY PLANNING PUNJAB

From

The Chief Town Planner,
Punjab, Chandigarh.

To

1. The Senior Town Planner,
Amritsar/Jalandhar/Ludhiana/Patiala/S.A.S.Nagar./HQ.I,II.
2. The District Town Planner, Amritsar/ Jalandhar/ Ludhiana/
Patiala/ S.A.S.Nagar/ Ferozepur/ Faridkot/ Bathinda/ Sangrur/
Fatehgarh Sahib/ Gurdaspur/ Hoshiarpur/ Kapurthala/ Ropar.

Memo.No.2175-95 CTP (Pb)/SP-25
Dated, Chandigarh, the : 8/10/2002

Subject: **Clarification regarding Inter-Section of Roads.**

According to T.C.P.O recommendations. while checking siting of Filling Stations, it is desired that there should not be any inter-section within 90 meters. It has been further observed that filling stations within urban area are examined according to T.C.P.O recommendations and sometime near the proposed site of filling station, there are streets/lanes abutting the road on which the filling station is proposed to be sited. Sometime doubts expressed by field offices that how to deal with such a situation? In order to avoid any such doubt/misgiving it is advised that if any street/lane is of 20ft or below and is meeting the main road on which filling station is proposed to be sited it may not be considered as an inter-section. However if the width of such street is more than 20ø then recommendations of T.C.P.O with regard to distance of inter-section from the site of filling station would be applicable.

Chief Town Planner,
Punjab, Chandigarh.

**GOVERNMENT OF INDIA
MINISTRY OF ROAD TRANSPORT AND HIGHWAYS**

TELEGRAM: "ROADIND"
FAX NO: 9101123710236

No. RW/NH-33023/19/99-DO-III

Transport Bhavan
1, Parliament Street
New Delhi-110001
Dated: 23rd July 2003

To

1. Chief Secretaries/Secretaries (PWD/Roads) of all State Governments/UTs dealing with National Highways and Centrally Sponsored Schemes.
2. Chief Engineers of States/UTs dealing with National Highways and Centrally Sponsored Schemes.
3. Director General (Border Roads)
Seema Sadak Bhavan, Ring
Road, New Delhi- 110010
4. Chairman.
National Highways Authority of India (NHAI)
Dwarka, New- Delhi- 110045

Sub: Norms for the Access for Fuel Stations, Service Stations and Rest Areas along National Highways.

Sir,

Ministry had issued guidelines on "System Improvement of Installation of Petrol/Diesel/Gas-Retail outlets and Service Stations as well as access to Private Properties along National Highways" through its Circular No. RW/NH-33023/19/99-DO-III dated 31st August 2000. Improvement in the highway network show that there is greater need for road safety for its users. Stricter enforcement is also necessary.

2. Therefore the Ministry has now evolved the norms for access to fuel stations along the National Highways. This is modification of the earlier circulars / publication of the Ministry / IRC. These norms cover the most common situations. Any complex situation would have to be dealt with through traffic expert for an appropriate solution.

3. Generally speaking, the fuel stations should be a part of the Rest Area complex. Rest areas should have various other amenities for users e.g. place for parking, toilets, restaurant, rest rooms, kiosk for selling sundry items etc. This aspect should be incorporated while planning for improvement and up gradation of the National Highway sections and /or planning for new fuel stations along National Highways.
4. In case of service roads having been constructed, the access to the fuel station shall be from service roads and not from the main carriageway. This aspect has to be kept into consideration while planning for location of new fuel stations.
5. The norms are enclosed at Appendix-1 which shall be followed for seeking and granting permission for the access to the new fuel stations. It shall be the responsibility of the Oil Company / Owner to ensure that the proposed location and other features of fuel stations are in conformity with these Norms. Otherwise, the proposal would be rejected.
6. The cases for granting permission for access to new fuel stations, service stations and rest areas along National Highways shall, henceforth be dealt with in accordance with the Norms prescribed in Appendix 1 to this circular. The main features of the Norms are listed below.

6.1 For the siting of fuel stations along National Highways, its minimum distance from an intersection would be:

6.1.1 Non-Urban (Rural) Stretches.

- | | | |
|----|--|-------|
| 1. | Plain and Rolling Terrain | |
| | (i) Intersection with NHs/SHs/MDRs | 1000m |
| | (ii) Intersection with Rural Roads with carriageway width of 3.5m or more | 300m |
| | (iii) Intersection with Rural Roads and all other earth tracks with carriageway width less than 3.5m | 100m |
| 2. | Hilly/ Mountainous Terrain | |
| | (i) Intersection with NHs/SHs/MDRs | 300m |
| | (ii) Intersection with all other roads and tracks | 100m |

6.1.2 Urban Stretches.

1. Plain and Rolling terrain
 - (a) Urban Area with population of more than 20,000 and less than one lakh,
 - (i) Intersection with any category of roads of carriageway width of 3.5m and above. 300m
 - (ii) Intersection with roads of carriageway width of less than 3.5m 100m
 - (b) Urban Area with population of one lakh and above,
 - (i) Intersection with any category of road (irrespective of carriageway width) 100m
2. Hilly and Mountainous terrain.
 - i. Intersection with any category of road (irrespective of carriageway width) 100m
- 6.2 The minimum distance between two fuel Stations along the National Highways would be as given below.
 - 6.2.1 Plain and Rolling Terrain in Non-urban (Rural) Areas .
 - (i) Undivided carriageway (for both sides of carriageway). 300 m
(including deceleration and acceleration lanes)
 - (ii) Divided carriageway (with no gap in median at this location and stretch 1000 m
(including deceleration and acceleration lanes)
 - 6.2.2 Hilly/Mountainous Terrain and Urban Stretches,
 - (i) Undivided carriageway (for both sides of carriageway) 300m (Clear)
 - (ii) Divided carriageway (with no gap in median at this location and stretch) 300m (Clear)
- 6.3 The distance from check barrier/toll plaza would be at least 1 km and no check barrier/toll plaza would be installed within 1 km of fuel station/rest area.
- 6.4 Minimum plot size of fuel station shall be:
 - (i) On undivided carriageway in plain/rolling terrain 35m x 35m
 - (ii) On divided carriageway in plain/rolling terrain 35m(frontage) x 45m
 - (iii) In hills 20m x 20m
 - (iv) In urban areas 20m x 20m
- 6.5 The entry to fuel station shall be through deceleration lane of minimum length of 70m and width of 5.5m, the exit through acceleration lane of minimum length of 100m and width of 5.5m.
- 6.6 The pavement composition of these acceleration/deceleration lanes and service road (if provided) would comprise Granular Sub Base (GSB) with minimum thickness of 150mm; three layers of Water Bound Macadam (WBM) of 75mm

- thick each. Bituminous-Macadam (BM) of 50mm thickness and Semi Dense Bituminous Concrete (SDBC) of 25mm thickness,
- 6.7 The access lanes, service road and separator island in the layout would be accommodated within the available ROW of the highway but fuel pumps would be located beyond Building Line. The fuel station office building etc. shall be located at the safe distance as prescribed by the Fire Department or other authorities.
 - 6.8 The acceleration, deceleration lane, Service roads, drainage system, signs and markings shall be constructed and maintained by the Oil Company/owner of the fuel station at his cost and responsibility during the period of license deed.
 - 6.9 Permission would be granted within 30 days of the receipt of the application in the field office, if it meets all the requirements of the norms contained in the circular.
 - 6.10 The Oil Company / Owner shall have to enter into an Agreement for the license deed with the Government (Ministry of Road Transport and Highways-MORTH), for the use of NH land. There would be one time fee of Rs. 1 lakh in consideration of this Agreement. The validity of the Agreement would be for a period of 15 years.
 - 6.11 The default or non-conformity of these norms for the fuel station, approaches, drainage, traffic control devices etc. would be identified and determined through joint inspection by the representatives of the concerned Oil Company and the field officer incharge of the NH section. If the deficiencies are not rectified within the specified time frame, the Oil Company would be asked to de-energize the fuel station and re-energizing would be done only on complete rectification and on the authorization by the field officer incharge of the NH section.
 7. These Norms will be applicable to all new fuel stations from the date of the issue of this circular. Its content may be brought to the notice of all the concerned officers of your Departments/Organizations.

Yours faithfully.

A.P. BAHADUR
Chief Engineer

For Director General (Road Development) & Special Secretary

End: As above.

Copy forwarded for information and necessary action to:-

1. All technical officers of Roads Wing at Head Quarters.
2. All Project Chief Engineers of Ministry of Road Transport & Highways at Headquarters. They may sign the Licence deeds received in Ministry through National Highways Authority of India/Ministry's Regional Officers (ROs) after the approval of the Minister.
3. Ministry of Petroleum & Natural Gas, Government of India, with the request to issue suitable instructions to all Oil Companies to adhere to these norms, while planning, installation and operation of fuel stations along National Highways.
4. All Regional Officers and Engineering Liaison Officers of the Ministry:- They are requested to undertake detailed examination of the proposals received from State Public Works Department (PWD)/Border Road Organisation (BRO) fully in accordance with the norms of this circular and get necessary changes done in the proposals as per site conditions if required, before forwarding the proposals along with prescribed documents and checklist, to the Ministry.
5. National Institute for Training of Highway Engineers (NITHE), NOIDA-201301 (U.P.)
6. Central Road Research Institute, Delhi-Mathura Road. New Delhi-110020.
7. Secretary, Indian Roads Congress, Jamnagar House, Shahjahan Road, New Delhi-110011.
8. S&R Section (20 spare copies).

(A.P. BAHADUR)
Chief Engineer

For Director General (Road Development) & Special Secretary

Encl.: As above

{Enclosure of Ministry of Road Transport & Highways letter No. RW/NH-33023/19/99-DOIII dated 23rd July 2003}

**NORMS FOR LOCATION, LAYOUT AND ACCESS TO FUEL STATIONS
ALONG NATIONAL HIGHWAYS**

1. These norms have been finalized in substantial modification or IRC: 12-1983, 'Recommended Practice for Location and Layout of Road Side Motor, Fuel, Filling-cum-Service Station' and the Ministry's Circular No. RW/NH-33023/19/99-DOIII dated 31st August 2000 on 'Systems Improvement for Installation of Petrol/Diesel/Gas-Retail outlets and Service Stations as well as access to Private Properties along National Highways'. These norms shall be applicable to all new fuel stations with effect from the date of issue of this circular.
2. Petrol/Diesel retail outlets and service stations with or without Rest Area Amenities etc. are hereinafter referred to as Fuel Stations.
3. These norms are applicable to all Fuel Stations with or without other user facilities of rest areas, along undivided carriageway and divided carriageway sections of National Highways in plain, rolling and hilly terrain and passing through urban stretches. For this purpose hilly or mountainous terrain would be, when the cross slope of the country is more than 25%. The urban stretches would be, where National Highway passes through a town of population of 20,000 and more (Census 2001 will apply).

4. General Conditions of Siting

- 4.1 The fuel stations would be located where the highway alignment and profile are favourable i.e. where the grounds are practically level, there are no sharp curves (having radius of less than 230m in plains and 60m in hilly terrain) or steep grades (more than 5%) and where the sight distances would be adequate for safe traffic operations. The location would not interfere with placement and proper functioning of highway signs, signals, lighting or other devices that affect traffic operation.
- 4.2 While considering the proposal for new fuel stations, it would be ensured that the fuel stations on a corridor are well distributed on both sides of the highways so that vehicles do not have to cut across the traffic to reach them. The fuel stations would be serving only the traffic moving on the carriageway adjacent to that. For the vehicles travelling in the lanes in opposite direction separate fuel stations need to be planned for which permission would be considered keeping also in view of its location and distance norms.

- 4.3 In order to provide safe length for weaving of traffic, fuel station along National Highways shall be located at the minimum distance from an intersection (gap in the central median be treated as intersection), as given below. For single carriageway section, these minimum distances would be applicable for both sides.

4.3.1 Non-urban (Rural) Stretches:

1. Plain and Rolling Terrain

- | | | |
|-------|--|-------|
| (i) | Intersection with NHs/SHs/MDRs | 1000m |
| (ii) | Intersection with Rural Roads with carriageway width of 3.5m or more | 300m |
| (iii) | Intersection with Rural Roads and all other earth tracks with carriageway width less than 3.5m | 100m |

2, Hilly / Mountainous Terrain

- | | | |
|------|--|------|
| (i) | Intersection with NHs/SHs/MDRs | 300m |
| (ii) | Intersection with all other roads and tracks | 100m |

4.3.2 Urban Stretches.

1. Plain and Rolling terrain

- | | | |
|------|---|------|
| (a) | Urban Area with population of more than 20,000 and less than one lakh, | |
| (i) | Intersection with any category of roads of carriageway width of 3.5m and above. | 300m |
| (ii) | Intersection with roads of carriageway width of less than 3.5m | 100m |
| (b) | Urban Area with population of one lakh and above, | |
| (i) | Intersection with any category of road (irrespective of carriageway width) | 100m |

2. Hilly and Mountainous terrain.

- | | | |
|-----|--|------|
| (i) | Intersection with any category of road (irrespective of carriageway width) | 100m |
|-----|--|------|

- 4.4 The minimum distance between two fuel stations along the National Highway would be as given below:

4.4.1 Plain and Rolling Terrain in Non urban (Rural) Areas

- | | | |
|------|---|-------|
| (i) | Undivided carriageway (for both sides of carriageway)
(including deceleration and acceleration lanes) | 300m |
| (ii) | Divided carriageway (with no gap in median at this location and stretch)
(including deceleration and acceleration lanes) | 1000m |

4.4.2 Hilly /Mountainous Terrain and Urban Stretches.

- | | | |
|------|---|-----------------|
| (i) | Undivided carriageway
(for both sides of carriageway) | 300m
(clear) |
| (ii) | Divided carriageway
(with no gap in median at this location and stretch) | 300m
(clear) |

4.4.3 If two or more fuel stations are to be sited in close proximity for some reasons, these would be grouped together to have a common access through a service road of 7.0m width and connected to the highway through acceleration, deceleration lanes. From these considerations, the permission for the new fuel stations would be considered only if it is either in proximity to the existing one so that the common access can be provided or the new one located at the distance of more than 1000m/300m.

4.4.4 For installation of new fuel station within the 1000m distance of existing fuel station in plain/rolling terrain and 300m in hilly/mountains terrain and urban stretch, new entrant would be responsible for construction and maintenance of the common service road, deceleration & acceleration lanes, drainage and traffic control devices. In case of hilly/mountainous terrain, common service roads at all such locations may not be possible as per the site conditions and therefore common access through service roads would not be a pre-condition.

4.5 The fuel station would not be located within the distance of 1000m from any barrier including that of toll plaza. No check barrier/toll plaza should be located within 1000m of a fuel station.

5. Plot size for Fuel Station

5.1 The size and shape of the plot for the fuel station would need to be such that it suitably accommodates fuel pumps, offices, stores, compressor room, air pump and kiosks without causing any hindrance to the movement of vehicles of expected maximum dimensions, within fuel stations and in the access area. Sufficient space would need to be available to accommodate the number of fuel pumps to cater to the expected number of vehicles in peak time at this location so that the vehicles do not spill on to the access area. The air pump and kiosks for pollution control measurements be installed at some distance from the fuel pumps so

that the vehicles requiring these services do not cause hindrance to the free movement of vehicles entering or exiting for refueling.

5.2 From these considerations, the minimum size of the plot for fuel station along National Highways shall be as follows:

- | | |
|---|----------------------|
| (i) On undivided carriageway in plain and rolling terrain | 35m x 35m |
| (ii) On divided carriageway in plain / rolling terrain | 35m (frontage) x 45m |
| (iii) In hilly and mountainous terrain | 20m x 20m |
| (iv) In urban stretches | 20m x 20m |

5.3 For fuel station being part of the rest area complex, the area required for other facilities such as parking, restaurant, rest rooms, toilets and shops etc. would be extra but there would be a single access.

6, Access Layout

6.1 Access for New Fuel Stations along Un-divided Carriageway Sections

6.1.1 The access to the fuel stations along un-divided carriageway sections of National Highway shall be through deceleration and acceleration lanes.

6.1.2 The deceleration lane would take off from the edge of the paved shoulder and taken up to the edge of the Right of Way (ROW) of National Highway. beyond which, the boundary of fuel station shall start. Its minimum length would be 70m measured along the traveled direction of highway. Its width would be minimum 5.5m. The shoulder of 2.25m would be provided for this deceleration lane.

6.1.3 The acceleration lane would take off from the edge of the fuel station on exit side having minimum length of 100m with parallel type layout. Its starting stretch of 70m length would be with a curvature of minimum radius of 650m and the remaining 30m length would be tapered so as to facilitate vehicles coming out of fuel station, merging with fast moving through traffic on main carriageway, in a safe and efficient manner.

6.1.4 A separator island would be provided in front of the fuel station so that no right turning takes place. The length of this separator island would be determined on the basis of the intersecting points of the edge line of the separator island with the line drawn along the edge of chevron markings as indicated in Figures 1 and 2 of these norms. Its shape for isolated fuel station would be as shown in Figure 1 and that for the cluster of fuel station with common service roads, as shown in Figure 2. It would have minimum width of

3m. The width of approaches connecting deceleration and acceleration lanes, along the separator island should be 5.5m

- 6.1.5 There would be buffer strip from the edge of the ROW and would extend minimum 3m inside the fuel station plot. Its minimum length would be 12m. No Structure or hoarding except the approved standard identification sign on pole would be permitted, which may be provided outside the ROW. The buffer strip as well as the separator island would be provided with kerb of minimum 275mm height to prevent vehicles from crossing it or using it for parking purposes.

The buffer strip in the approach zone should be suitably shaped to cover extra area in the approach zone after provision of acceleration, deceleration lane and connecting approaches and should be properly turfed for aesthetic landscaping..

- 6.1.6 The radius for turning curve would be 13m and that for non-turning curve be from 1.5m to 3m so as to check over speeding while entering or exiting the fuel station.
- 6.1.7 The pavement of the access roads including deceleration, acceleration lanes and connecting approaches would have sufficient designed strength for the expected traffic. It would have minimum pavement composition of 150mm thick Granular Sub Base (GSB) overlaid by three layers of Water Bound Macadam (WBM), each of 75mm thickness topped by 50mm thick Bituminous Macadam (BM) and 20 mm thick Semi Dense Bituminous Carpet (SDBC).
- 6.1.8 A typical access layout for the new fuel station with relevant details for deceleration and acceleration lanes, connecting approaches, separator island, buffer strip, drainage, signs and markings on undivided carriageway section of National Highway would be as shown in Fig. 1 of these Norms.
- 6.1.9 The typical access layout for cluster of fuel stations, with details for deceleration lane, service road and acceleration lane etc. would be as shown in Fig. 2. of these Norms.

6.2 Access for New Fuel Stations on Divided Carriageway Sections

- 6.2.1 The access to the fuel station on divided carriageway sections of National Highways shall be through deceleration and acceleration lanes.
- 6.2.2 The deceleration lane would take off from the edge of the paved shoulder and

taken upto the edge of ROW. where from the boundary of fuel station would start. Its length would be 70m, measured along the travel direction on the highway. The acceleration lane would be of 100m length. Its starting stretch of 70m length would be with a curvature of minimum radius of 650m and the remaining 30m tapered so as to facilitate vehicles coming out of fuel stations, merging with fast moving through traffic on main carriageway in a safe manner. The width of deceleration and acceleration lane shall be 5.5m with shoulders of 2.25m.

- 6.2.3 A separator island would be provided in front of the fuel station. The length of this separator island would be determined on the basis of the intersecting point of the edge line of the separator island with the line drawn along the edge of chevron marking as indicated in Figures 3 and 4. Its shape for isolated fuel station would be as shown in Figure 3, and that for the cluster of fuel stations with common service roads, as shown in Figure 4. It would have minimum width of 3m. The width of approaches connecting deceleration and acceleration lanes along separator island should be 5.5m.
- 6.2.4 There would be buffer strip from the edge of the ROW and would extend minimum 3m inside the fuel station plot. Its minimum length would be 12m. No structure or hoarding except the approved standard identification sign on pole, would be permitted which may be provided outside the ROW. The buffer strip as well as the separator island should be provided with kerb of minimum 275mm height of prevent vehicles from crossing it or using it for parking purposes.

The buffer strip in the approach zone should be suitably shaped to cover extra area in the approach zone after provision of acceleration, deceleration lane and connecting approaches and should be properly turfed for aesthetic landscaping.
- 6.2.5 The radius for turning curves should be 13m and that for non-turning curve should be from 1.5m to 3m. so as to check over speeding while entering or exiting the fuel station.
- 6.2.6 The pavement of the access roads including deceleration, acceleration lanes and connecting approaches would have sufficient designed strength for the expected traffic. It would have minimum pavement composition of 150 mm thick GSB overlaid by three layers of WBM, each of 75mm thickness, topped by 50 mm thick BM and 25 mm thick SDBC.
- 6.2.7 The typical access layout for the new fuel station with relevant details for deceleration/acceleration lanes connecting approaches, separator island buffer strip, drainage, signs and marking on divided carriageway sections of National Highway would be as shown in Fig 3 of these Norms.
- 6.2.8 The access for cluster of Fuel Stations situated in close proximity shall be through deceleration lane, Service road and acceleration lane as shown in Fig. 4 of these norms.
- 6.3 The typical layout for fuel station along National Highways in hilly / mountains terrain and in urban stretches is given in Fig. 5. The signs and markings in this case would be in accordance with those given in Fig. 1.

7. Drainage

There shall be adequate drainage system on the access to the fuel station and inside its area so as to ensure that surface water does not flow over the highway or any water logging takes place. For this purpose, the fuel station and access area would be at least 150 mm below the level at the edge of the highway. The surface water from fuel station and access road would need to be collected in a suitable underground drainage system and led away to a natural course through culvert. Preferably slab culvert with iron grating of adequate strength may be constructed in the approaches so that surface water is drained through the holes in the grating. If pipe culvert is used, then it would be ensured that the inner diameter of the pipe is not less than 1m for proper cleaning and necessary shallow drains are constructed along the access road and at the edge of the fuel station so that the surface water is led to the open drain. The drainage arrangement would be either by the method mentioned above or as per the satisfaction of the Highway Authorities/Ministry.

8. Enforcement of Right of Way and Building Line

The widths of Right of Way (ROW) has been prescribed as 40m to 60m. whereas that for Building Lines as 80m in plain and rolling terrain, in IRC:73-1980, "Geometric Design Standards for Rural (Non Urban) Highways". In hilly/mountainous terrain and urban stretches, the width of Building Line has been prescribed as 70m. While planning the layout for various facilities inside the fuel stations, it has to be ensured that fuel pumps are located beyond Building Lines and Fuel Station office building etc. at a safe distance as prescribed by Fire Department or other authorities. The buffer strip would extend minimum 3m inside the Fuel Station plot, beyond ROW.

9. System for Signs and Markings

- 9.1 An adequate system for signs and markings would be provided at the locations of fuel stations for the guidance of the highway users. The pavement markings would be in form of chevron at entry and exit locations, give way for the exit from the Fuel Station. Informatory sign for fuel station would be provided at 1km ahead, 500m ahead and at the entry point.
- 9.2 On undivided carriageway, additional signs for the regulation of entry and exit of the vehicular traffic should be provided on the separator island. Also, an informatory sign should be installed showing the distance of the nearest Fuel Station located in the direction of travel in order to avoid any need for right turnings for accessing the Fuel Station located on the opposite side. This sign should be installed at the location of about 200m ahead of the opposite side Fuel Station.
- 9.3 The pavement markings would conform to IRC:35-1997. "Code of Practice for

Road Markings', and road signs to IRC:67-2001, 'Code of Practice for Road Signs' and IRC:SP:55-2001, 'Guidelines on Safety in Road Construction Zones'.

- 9.4 These should be as per Sections 801 and 803 of Ministry's Specifications for Road and Bridge Works. 2001 as updated from time to time.
- 9.5 The system for signs and markings with their type and locations would be as shown in Figures 1,2,3 and 4 for the chosen access layout.

10 Implementation Procedure

- 10.1 Ministry of Petroleum & Natural Gas/Oil Companies while entertaining any application for the installation of Fuel Station would supply a copy of these norms to the applicant so that he/she may access his position to fulfill the requirements of these norms. Ministry of Petroleum & Natural Gas/Oil Companies would ensure that the plot identified by the applicant conforms to the requirement of these norms in terms of its location, access layout and signs and markings. It shall also be the responsibility of the applicant/ owner of Fuel Station to provide the prescribed layout for access as given in Figs. 1/2/3/4/5, as the case may be, while preparing the layout.
- 10.2 For the Fuel Stations along the National Highways vested with NHAI, the field units of NHAI would examine the drawings and documents to ensure that the location and layout conform to these norms. Thereafter these would be forwarded to the Headquarter of NHAI who in turn would forward the case to concerned Chief Engineer of the Ministry with definite recommendations and the documents as per Annex I and the Checklist at Annex II of this Circular.
- 10.3 For Fuel Stations along the National Highways other than those with the NHAI. the concerned Executive Engineer of State PWD/BRO would examine the drawings and documents to ensure that the location and layout conform to these norms. Thereafter the documents as listed in Annex I and the Checklist at Annex II of this Circular would be forwarded, through Chief Engineer of the State PWD/BRO, to the Regional Officer (RO) of Ministry of Road Transport and Highways. The RO after ensuring the fulfillment of the requirements of this circular and norms would then forward the proposal along with prescribed documents and checklist, to the Ministry and Application given by the Project Chief Engineer (dealing with the State), on the merit of the case.
- 10.4 A License Deed would be required to be signed between the Oil Company wanting to install the Fuel Station (Licensee) and Government of India

through their designated officers. The specimen copy of the licence deed is enclosed at Annex-111.

- 10.5 The licence deed would be drawn on a non-judicial stamp paper and all expenses in this regard be borne by the licensee. A one time fee of Rs. 1,00,000/- (Rupees one lakh only) would be payable by the licensee to the Government in consideration of this Agreement for the land for which the license is issued. The license deed is not required to be registered. This fee amount would be paid through a Demand Draft in favour of the concerned Pay and Accounts Officer of the Ministry of Road Transport and Highways and would be debitable to the Major Head 1054 Revenue Receipt Head).
- 10.6 The "No Objection Certificate' by the Licensing Authority, through their field units, would be issued and construction permitted only after the necessary approval has been given by Ministry and license deed duly signed and delivered.
- 10.7 The approval for setting up of fuel stations would be given within 30 days from the date of receipt of the application if it conforms to all the stipulations of the norms. In case of any query, the date when the resubmitted applications received would be treated as the date of receipt. All the queries would be raised a one time only. The construction would commence only on the receipt of the approval.
- 10.8 The Licence Deed shall also be signed, within 30 days of the submission of the application in the field office if it fulfils all the requirements as mentioned above, between MORTH and Oil Company only, irrespective of the dealership type.
- 10.9 Oil Companies/owner shall be responsible for the construction and maintenance of deceleration / acceleration lanes, service roads, channelisers, drainage arrangement, signs and markings in accordance with the approved layout at specifications conforming to these norms, at his own cost. On completion of the construction in accordance with checklist and conforming to the approvals, a Completion Certificate would be issued by the field unit of NHA1/PWD/BRO or any other agency (as the case may be). The concerned Oil Company would be allowed to energize the fuel station only after the issue of such a certificate.
- 10.10 The validity of the Licence Deed for the use of National Highway for access to fuel station would be for a period of fifteen years after which the same would be required to be renewed which could be for a similar period. During this validity period, the owner shall maintain in good condition the deceleration / acceleration

lanes, service roads (free from any potholes/patches), drainage arrangement (clean conditions to allow full discharge of storm water), signs and marking (existing at identified locations with clear required visibility).

- 10.11 Non conformity or any default in respect of the norms and as indicated Para 1 to 9, Para 10.9 and Para 10.10 above would make the fuel station liable to be energized. In cases of clustered fuel stations, responsibility for default or non conformity to attract such penalty would be determined through a joint inspection. In such cases, the procedure prescribed in Para 10.12 below would be adopted.
- 10.12 In cases of default(s) found by Highway Authority, joint inspection by the representative of the concerned Oil Company and the Field officer in charge of that NH section would be undertaken to identify each deficiency and time frame for its rectification which in no case should exceed 60 days from the date of joint inspection. The failure to rectify the identified deficiencies within the prescribed time would lead to de-energizing the petrol pump by the concerned Oil Company. The re-energizing would be done only on complete rectification and on the authorization by Field Officer, incharge of NH section.

{Enclosure to Ministry of Road Transport and Highways letter No RW/NH-33023/19/99-DO-III dated 23rd July 2003.

List of documents to be submitted for getting approval for installation of new Fuel Station along National Highways

1. Signed copy of license deed. The draft is at Annex III.
2. Certified copy of location plan of the Fuel Station along the National Highway showing details of Right of Way (ROW) of National Highway, access roads to private properties, existing public roads and other developments falling within a reach of 1.5 km in each side of the Fuel Station and carriageway.
3. Certified copy of plan of the proposed Fuel Station showing details of deceleration, acceleration lanes, service road (if provided), buffer strip, fuel pump, office, kiosk, lubritorium. air and water supply, drainage details, signs and markings conforming to applicable figures enclosed with these Norms.
4. Certified copy of sectional view showing elevation of Fuel Station with respect to National Highway and slopes to be provided for adequate drainage and preventing water logging on National Highway.
5. Drainage plan of the Fuel Station.
6. Details of the material for pavement composition for deceleration lane, service road and acceleration lane.
7. Inspection report of the officer inspecting the site of proposed Fuel Station and certificate that all standard conditions have been specified.
8. Detailed explanation for reasons for recommending the exemption from stipulated norms (if required).
9. Undertaking from the oil company/owner that the oil company/owner would pay necessary fee for the use of the National Highway land whenever the fee is asked by the Highway Authorities in future.

10. Undertaking from Oil Company that necessary alteration including complete removal/shifting of the approach roads at its own cost if so required by Ministry, for the development of National Highway or in the interest of safety in this section.
11. Undertaking from Oil Company that they shall take all the action as prescribed in Appendix 1 to ensure conformity of these Norms.

CHECKLIST

{Enclosure to Ministry of Road Transport & Highways letter No. RW/NH-33023/19/99-DOIII dated 23rd July 2003

Check list for getting approval for installation of new Fuel Stations along National Highways

1. General Information

1.1 National Highway Number : _____

1.2 State : _____

1.3 Location : _____

1.3.1 (Chainage in km) : _____

1.3.2 [Side of NH (Left or right side of NH towards increasing chainage /km direction)] : _____

1.4 Name of Highway Authority (NHAI/PWD/BRO) : _____

1.5 Executive Engineer (or Equivalent) address: : _____

1.6 Name of Oil Company (as applicable) : _____

1.7 Name and address of Owner of Fuel Station: : _____

NHAI- National Highway Authority of India
PWD- Public Works Department
BRO- Border Road Organisation

LICENSE FOR THE USE OF NATIONAL HIGHWAY LAND

AGREEMENT TO construct an approach / access road with necessary provision for drainage, signage and markings, to _____ abutting on the boundary of _____ in Kilometer _____ in survey no. _____ of the village _____ in the Taluka of _____ of the _____ District.

AN AGREEMENT made this _____ day of _____ Year Two thousand _____ between the President of India (hereinafter called the Government which expression shall, unless excluded by or repugnant to the context, include his successors in Office and assigns) of the one part and (name and address of Oil Company) hereinafter called "the licensee "the Licensees" (which expression shall, unless excluded by or repugnant to the context, include the said licensee's successor/Licensees successors, heirs, executors, administrators and assigns) of the other part.

- 2 WHEREAS THE Licensee has / licensees have applied to the Government for permission to construct on the Government land *an* approach road with necessary provision for drainage, signs and markings to his/their property abutting on the boundary of _____ in Kilometer _____ in the _____ Taluka of the _____ District more particularly described in the Schedule annexed hereto and shown in the drawing attached hereto (hereinafter referred to as "the said premises").
3. AND WHEREAS THE GOVERNMENT have agreed to grant such permission on the terms and conditions hereinafter mentioned.
4. Now. this Agreement witnesses that, in consideration of the terms and conditions hereinafter contained and on the part of the licensee/licensees to be observed and performed, the Government hereby grants to be licensee/licensees permission to construct an access / approach road with necessary drainage works, signs and marking to the said premises as per approved drawings attached subject to the following terms and conditions, namely:-
 - i. That the licensee/licensees shall within three months from date of receipt of the permission, but without interfering in anyway with the highway traffic, complete the construction of the approach road (including deceleration/acceleration lanes) and shall make provision for drainage, signs

and markings at his own cost and to the full satisfaction of the Executive Engineer/Divisional Engineer in-charge/Project Director in-charge of the National Highway according to the approved drawings and specifications. The said approach road shall not be brought into use after its completion until the Executive Engineer/Divisional Engineer/Project Director. Government/NHAI gives a completion certificate after satisfying himself that it has been completed as per the sanctioned drawings and specifications. The Fuel Station would be energized by the concerned oil company only after completion certificate has been issued by the Highway Authority.

- ii. That on the completion of the said work, that part of the approach road, which lies within the limits of Government road land together with any culvert or drain therein constructed shall become the absolute property of the Government subject to the rights of the licensee/licensees to use the same for ingress and egress.
- iii. The licensee/licensees shall at his/their own cost keep the said approach road, and any culvert or drain therein, in proper repair and condition to the satisfaction of the Executive Engineer/Divisional Engineer. Government/ Project Director. NHAI. The approach roads would be considered in proper conditions when they are free from potholes and patches. The culverts and drains would be kept in clean conditions to allow full discharge of the storm water, signs and markings to be kept at their respective locations and in clean condition for visibility at all times.
- iv. That within Six months of a notice duly given to the licensee/licensees in this behalf, the licensee/licensees shall at his/their own cost remove the said approach road or any drainage work constructed in connection therewith and restore the land to its original condition when required to do so by the Government or by any person duly authorised on its behalf. The Licensee/licensees shall not be entitled to any compensation on account of such removal and restoration.
- v. That the approach road shall not be used for any purpose other than that of access to and egress from the premises of the licensee/licensees on to the Government road.
- vi. That the licensee/licensees shall not, without the prior permission in writing of the Executive Engineer/Divisional Engineer. (Government/Project Director (NHAI) in any way extend or alter the said approach road or any culvert or drainage therein.
- vii. That the licensee/licensees shall at all times permit any duly authorized officer or servant of the Government /NHAI to inspect the said approach road including any culvert or drainage therein. He shall keep the said approach road clear and

shall not be entitled to close any right of way over or in respect of the same against Government or any member of the public.

- viii. That the licensee/licensees shall be liable for any loss or damage caused to the Government by drain obstruction or any other like cause due to the said approach road or the drainage work.
 - ix. That the permission granted by this license shall not in any way be deemed to convey to the licensee/licensees any right into or over, or any interest in Government land other than that herein expressly granted.
 - ii. Non-compliance for revising the layout of access as directed by Executive Engineer/Divisional Engineer incharge / Field Unit (NHAI) of the National Highway Section in writing within specified period.
6. Notwithstanding anything contained in clause 4. this licence can be cancelled at any time by the licensor through the Executive Engineer/Divisional Engineer for breach of any of the terms and conditions of license and the licensee/licensees shall not be entitled to any compensation for loss caused to him/them by such cancellation nor shall be absolved from any liability already incurred by him/them under this Agreement. The licensee/licensees shall at his/their own cost remove approach road lying within the boundary of the Government land and restore the Government land to its original condition. In the event of licensee/licensees refusing to do so. the restoration of the Government to its original condition shall be done by the Executive Engineer/Divisional Engineer, at the cost of licensee/licensees and the expenditure incurred shall be recoverable from the licensee/licensees as an arrear without prejudice to any other remedies which may be fixed by Government in this behalf.
7. This Agreement may be executed in two counterparts, each of which when executed and delivered shall constitute an original of this Agreement.

IN WITNESS WHEREOF this agreement is executed in two parts by the parties hereto on the date first above mentioned.

Signed by Shri (Name in full) the license/
Licensees

Signed by Shri (Name in Full) for
and on behalf of the President of
India

In the presence of

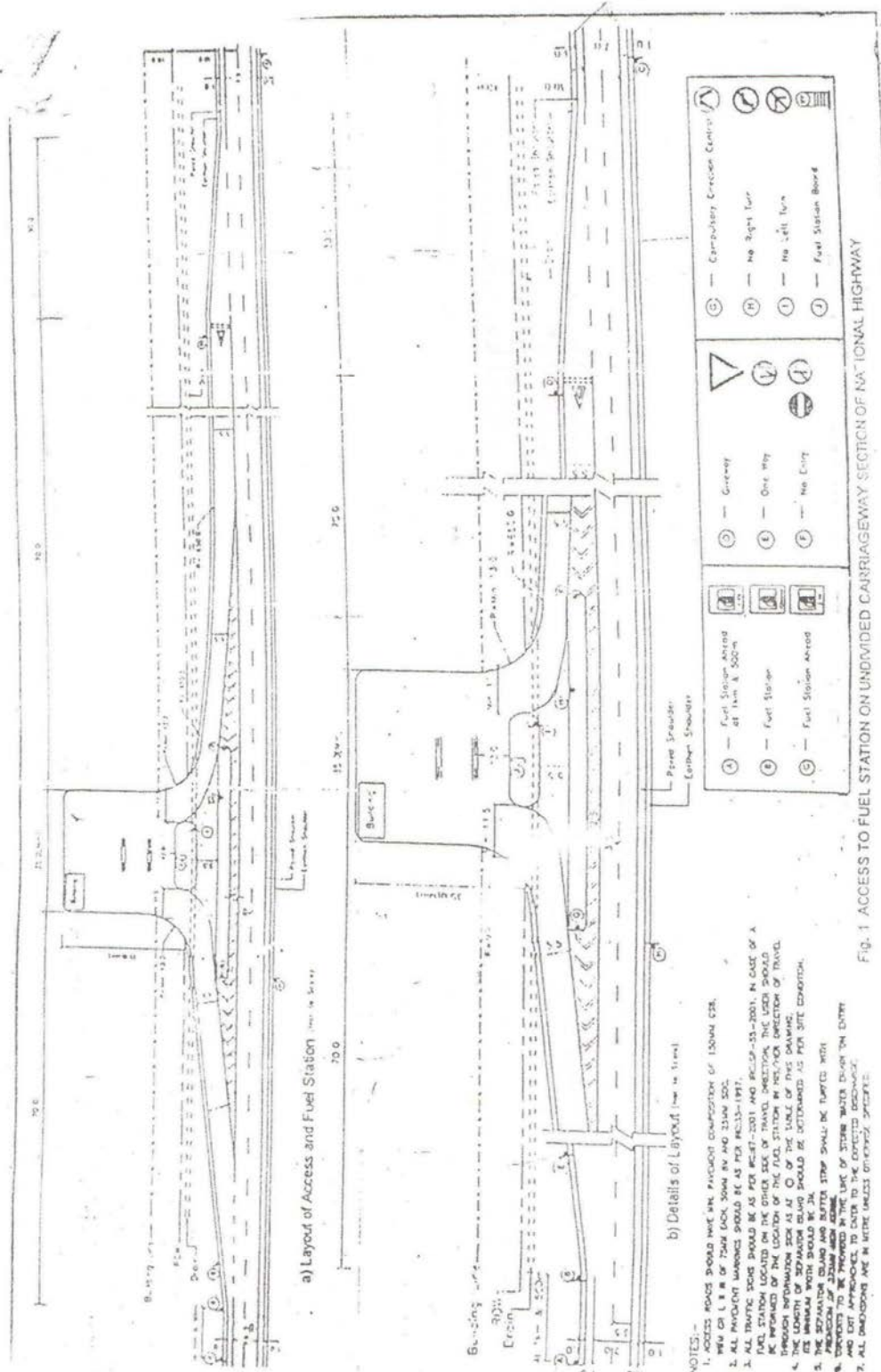
1. Name in full (signature) with
designation

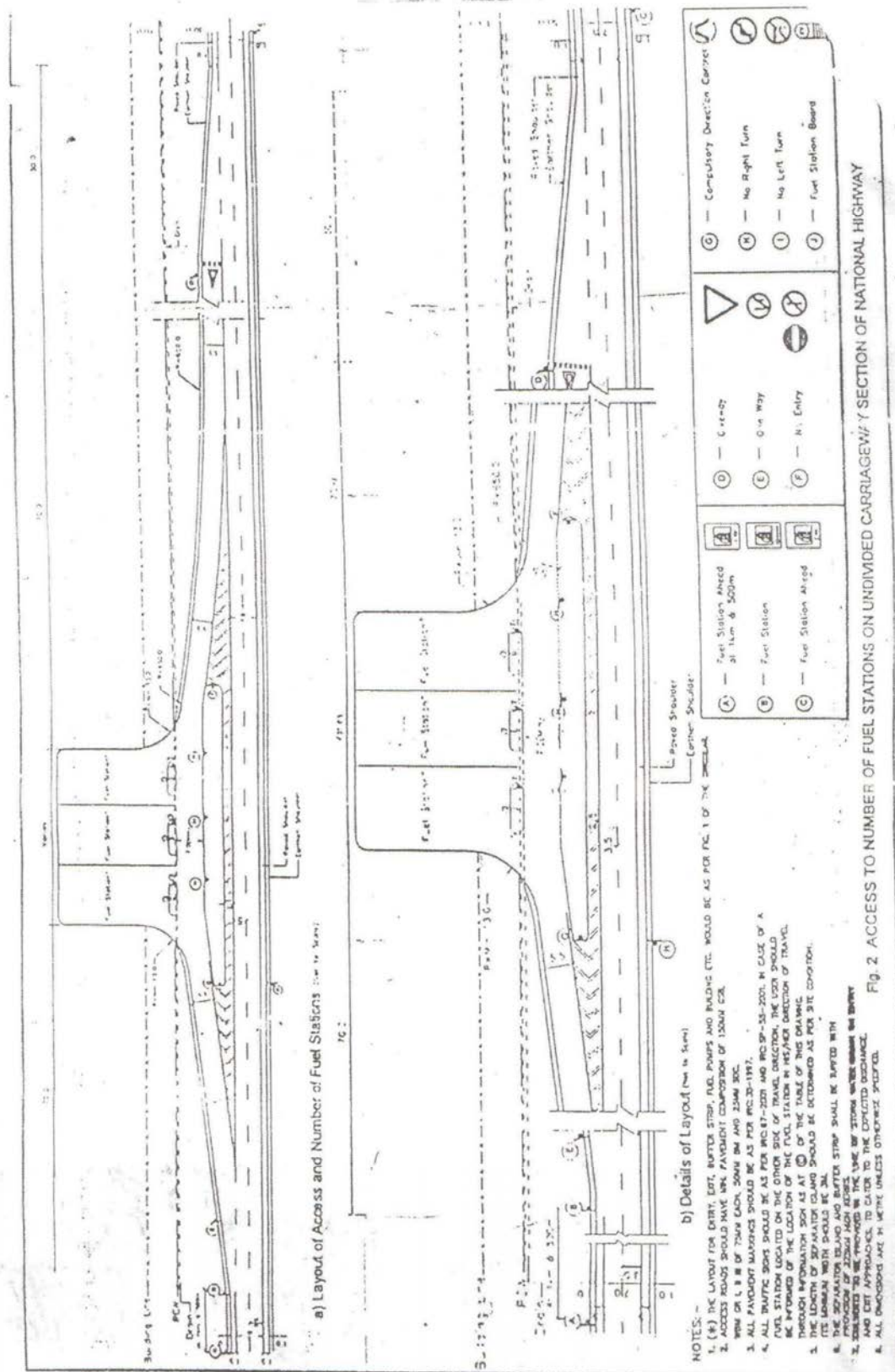
1. Name in full (signature) with
designation

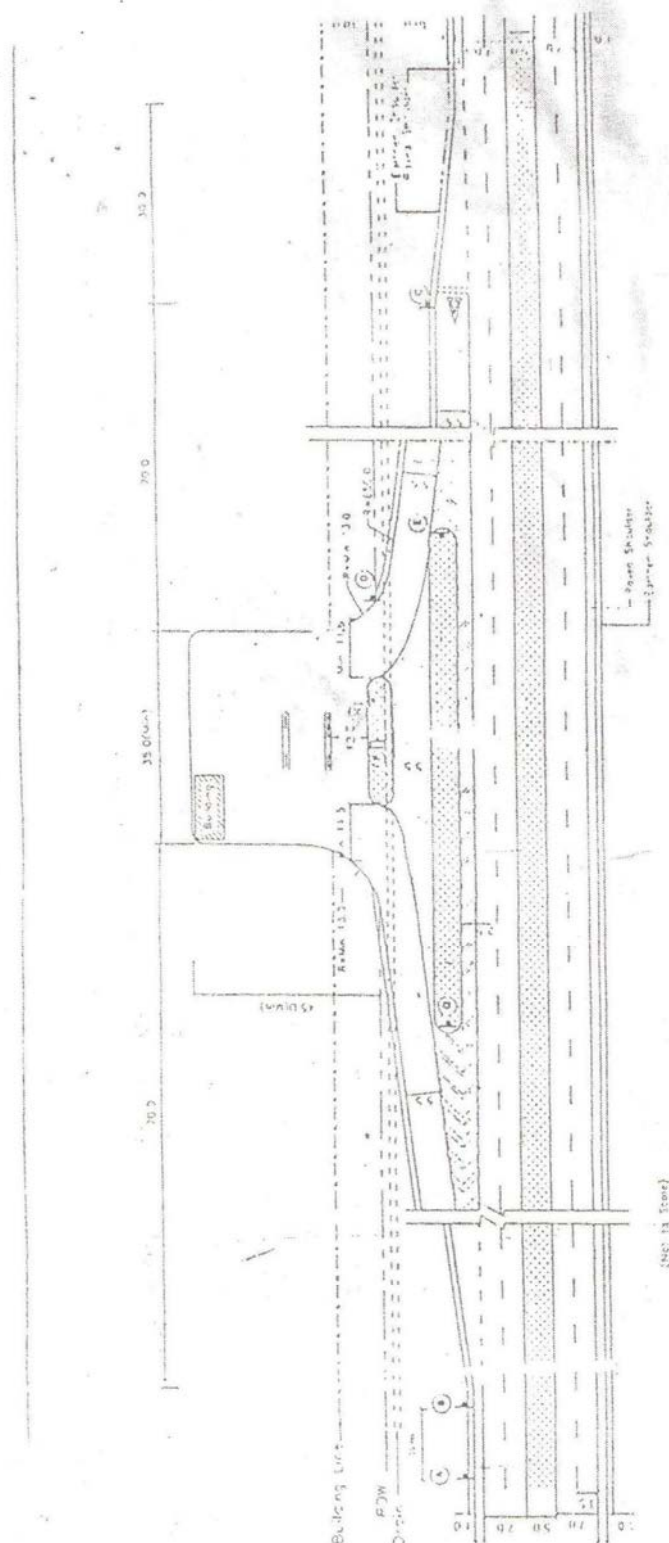
2. Name in full (signature) with
designation

2. Name in full (signature) with
designation

N.B. Wherever alternatives such as his/their Licensee/Licensees has/have etc. are given, only applicable portions should be typed in the fair license deed.



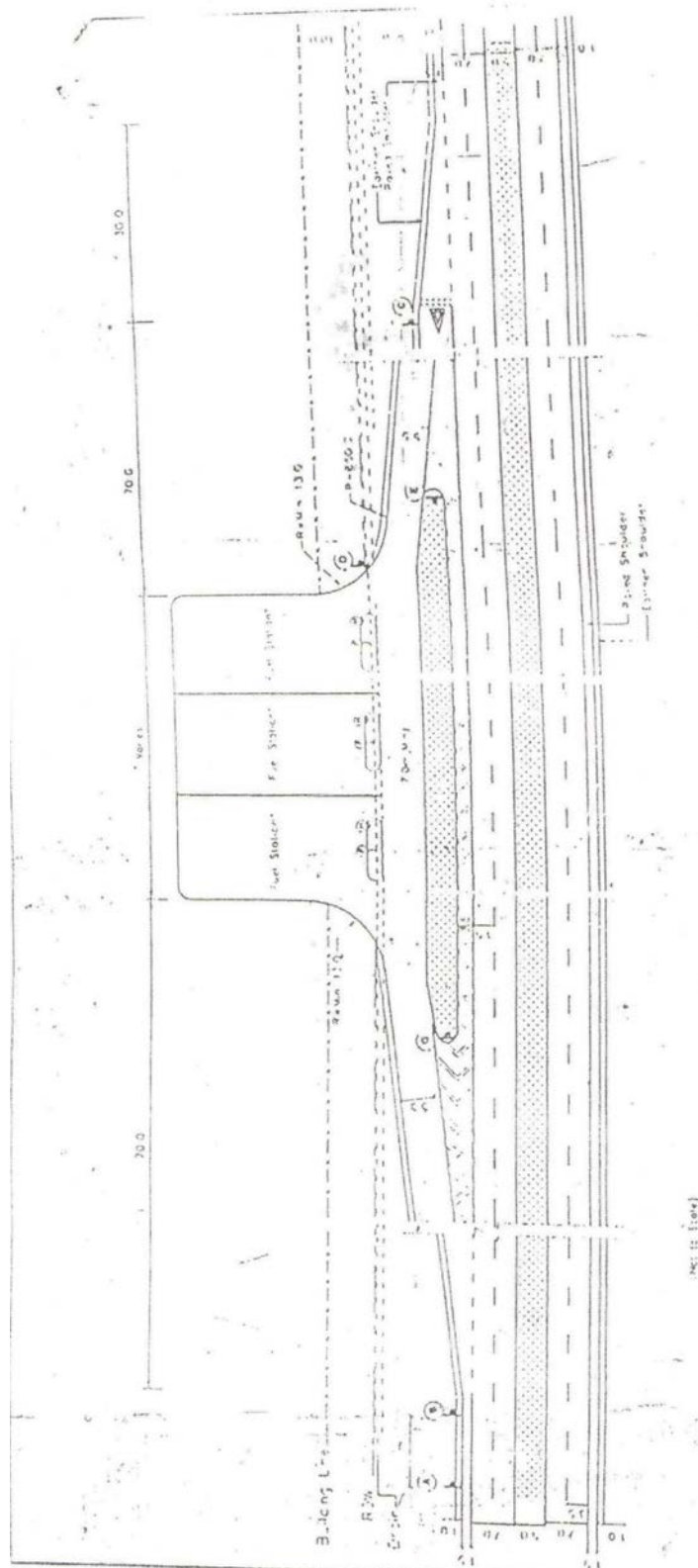








(A) Fuel Station Ahead	(E) No Entry
(B) Fuel Station	(F) Fuel Station Board
(C) Greenery	(G) Compulsory Direction Control
(D) One Way	(H) No Right Turn

- NOTES -
1. ACCESS RAMP SHOULD HAVE 10% FAVORABLE COMPOSITION OF 150MM C10
 2. WHEN ON 1.8 m OF ROAD EACH 30MM BM AND 25MM SDC
 3. ALL FAVORABLE MARKINGS SHOULD BE AS PER IRC 35-1987
 4. ALL PLANTING SHOULD BE AS PER IRC-2001 AND IRC-25-1970
 5. THE LENGTH OF SEPARATION ISLAND SHOULD BE DETERMINED AS PER SITE CONDITION
 6. THE SEPARATION ISLAND SHOULD BE 10M WIDE
 7. THE SEPARATION ISLAND STOP SHALL BE TYPED WITH
 8. PROVISION OF 270MM HIGH ACB
 9. CULVERTS TO BE PROVIDED IN THE CASE OF STORM WATER DRAIN ON ENTRY
 10. AND NOT APPLICABLE TO CANT TO BE EXCEPTED
 11. ALL DIMENSIONS ARE IN METRE UNLESS OTHERWISE SPECIFIED

FIG. 3 ACCESS TO FUEL STATION ON DIVIDED CARRIAGEWAY SECTION OF NATIONAL HIGHWAY



- NOTES: -
1. [a] THE LAYOUT FOR ENTRY DUTY BUFFER STRIP, FUEL PUMPS AND BUILDING ETC. WOULD BE AS PER FIG.3 OF THE LUGGALAGE.
 2. ACCESS ROADS SHOULD HAVE MAX. PERCENT COMPOSITION OF 150MM COBL.
 3. PER CUM B.M. OF 72MM COBL, 50MM RM AND 25MM SDC.
 4. ALL PAYMENT MATERIALS SHOULD BE AS PER MO-2-1997.
 5. ALL PLUTIC SODS SHOULD BE AS PER FIG.17-2001 AND MO-29-55-2001.
 6. THE LENGTH OF SEPARATION PLANS SHOULD BE DETERMINED AS PER SITE CONDITION.
 7. THE BUFFER WIDTH SHOULD BE 3M.
 8. THE BUFFER WIDTH AND BUFFER STRIP SHALL BE LIMITED WITH PROPORTION OF 27:100:100.
 9. CONVEYORS TO BE PROVIDED IN THE CASE OF TRENCH WORKS UNDER THE ENTRY AND EXIT APPROACHES, TO CATER TO THE EXPECTED DISCHARGE.
 10. ALL DIMENSIONS ARE IN METRE UNLESS OTHERWISE SPECIFIED.

(A)	—	Fast Station Ahead	
(B)	—	Fast Station	
(C)	—	Giveway	
(D)	—	One Way	





(E)	—	No Entry	
(F)	—	Fuel Station Board	
(G)	—	Compulsory Direction Control	
(H)	—	No Right Turn	

FIG. 4. ACCESS TO FUEL STATION ON DIVIDED CARPAGEWAY SECTION OF NATIONAL HIGHWAY

REVISIONS IN NORMS TO NEW FUEL STATIONS ALONG NATIONAL HIGHWAYS:

A Committee suggested by Secretary (MORTH) deliberated on the issues and finally recommended the following, which was presented in the meeting. The revisions agreed are as under:

1. No new RO will be set up within 1 Km of intersection of Highways (Intersection would mean the junction of NH with another NH & SH)
 2. Service Roads to be provided if two or more ROs (same side of the road) are situated within 1 km of each other.
 3. No new RO will be permitted to set up within 1 km of an existing Check Barrier. Similarly no check barrier to be setup within 1 km of a RO
 4. New ROs to be set up on hilly terrain to conform to IRC 12:1983. i.e., the revised norms will not be applicable to such ROs.
 5. The Ingress and the Egress width of the fuel station shall be at least 12 metres wide.
 6. Buffer strip shall be at least 12 Mts long (along the frontage) and 3 Mts wide and the height shall be min 275 MM.
 7. Acceleration and Deceleration lanes: All fuel station shall have access through acceleration/deceleration lanes. These lanes shall be 70 mts each, long and 5.5 mts wide. The land will be made available by MORTH/NHAI and constructed and maintained by the Oil Company.
 8. Size of the fuel station plot:
 - ➔ For four laned National Highways (Divided carriage way): 35 mts frontage and 45 mts depth.
 - ➔ For two laned National Highways (Undivided carriage ways): 35 mts. Frontage and 35 mts depth.
12. Generally the ROW for NH is 60 mtrs. The building line i.e., pump island shall be 40 mtr from the center of ROW. No permanent structure can be constructed within the building line. Internal layout must meet Petroleum Rules.

**EXECUTIVE SALES OFFICER
HINDUSTAN PETROLEUM CORPN. LTD.**

From

Chief Town Planner,
Punjab, Chandigarh

To

1. Senior Town Planner,
Jalandhar/Patiala/Ludhaiana/Amritsar/SAS Nagar/HQ-II, Sec22,
Chandigarh.
2. District Town Planner ,
Ludhiana/Patiala/Bathinda/Fatehgarh
Sahib/Faridkot/Ferozepur/Amritsar/Gurdaspur/Jalandhar/
Hoshiarpur/S.A.S Nagar/Mandi Divn. Punjab, Chandigarh.
3. Dy. District Town Planner, Ropar / Kapurthala.

Memo No. 1795-1814-CTP (Pb)/ S.P-25
Dated Chandigarh, the 5th August, 2004

Subject: Scrutiny of Petrol Pump/Filling Station cases.

In Supersession of the instructions issued from time to time from the headquarters, the scrutiny of Petrol Pump/Filling Station cases in the state of Punjab shall be done as per the guidelines listed below:-

- i) TCPO guidelines for urban area (i.e. within the Municipal Corporation/Municipal Committee limits where there is no Master Plan and in case of Master Plan, urbanisable limit of the M.P.)
 - ii) I.R.C Guidelines outside the urban areas on all other roads in the State.
 - iii) Ministry of Road Transport and Highways guidelines on National Highways within and outside the urban areas.
 - iv) Town & Country Planning Department, Punjab 2/3 wheeler guidelines through the State in Urban Areas as well as rural areas, and
 - v) PUDA guidelines in PUDA schemes and on the Schedule Roads along with any of the above guidelines applicable in that area.
2. Above instructions may also be brought in the knowledge of field officials who are engaged in the site inspections and field reports.

Dharam Singh.
Chief Town Planner.
Punjab, Chandigarh.

Subject: Recommendation made by Departmental Officers Committee regarding application of guidelines for the scrutiny of applications pertaining to setting up of filling stations and filling-cum- service stations in the state of Punjab.

The Departmental Officers Committee met on 13.8.04 (list of officers placed below at flag ðAö) and deliberated upon the applicability of various guidelines issued by the different organizations/agencies for the scrutiny of application pertaining to the setting up of filling stations/filling-cum-service stations received from the District Magistrates in the state of Punjab. The following are the guidelines issued by the different agencies/organizations:-

1. The Location of Gasoline (Motor Fuel) filling stations and filling-cum-service stations in urban areas by Town & Country Planning Organization, Ministry of Works and Housing, Government of India.
2. Recommended practice for location and layout of roadside motor fuel filling and motor fuel filling-cum-service station by I.R.C.
3. Norms for location, layout and access to fuel stations along national highways by Ministry of Road Transport & Highways letter No.RW/NH-330323/19/99-DOIII dated 25.09.2003
4. Guidelines for setting up of Retail Outlets for 2/3 wheelers issued by the Department of Town & Country Planning Punjab.
5. Guidelines for setting up of filling stations/filling-cum-service station along National Highways/Schedule Roads in Urban Estates and colonies approved by PUDA issued by the Competent Authority, Punjab Urban Planning and Development Authority.

This department is already scrutinizing the building applications of Filling Stations and Filling-cum-Service Stations in light of the above guidelines. However, the officers felt and recommended that clear-cut area of application/operation of these guidelines should be made clear and gave the following suggestions:-

- 1. The Location of Gasoline (Motor Fuel) filling stations and filing-cum-service stations in urban areas by Town & Country Planning Organization, Ministry of Works and Housing, Government of India(T.C.P.O)**

These guidelines be applied as per prevailing practice within limits of Urban Local Bodies where there is no Master Plan and in case of those Urban Local Bodies for which Master Plans have been prepared, these guidelines be made applicable with in urbanisable limits of the said Master Plans.

In these guidelines. Para-4.2.7 provides that minimum distance of property lines of filling stations from the central line of the road must not be less than 15

meters or $\frac{1}{2}$ of the proposed right of the way of the roads whichever is more. Variation can be approved in special case if allowed by the Competent Authority after complete investigation.

Above issue was threadbare discussed by the Officers and observed that approval of variation by the Competent Authority becomes very subjective and sometimes it is not possible to recommend or to reject any application on this very ground as different officers of the Department take different views being a subjective issue. In order to bring a unanimity, the minimum road width needs to be prescribed and only after that the variation by the competent authority may be allowed, so that subjectivity is omitted. Thus officers recommended that minimum road width of 20 meters on which the Petrol Pump is proposed to be located be considered for giving relaxation on merit under this para.

Under Para 4.2.2 it has been provided that a Filling or Filling-cum-Service Station should not be located opposite a break or opening in the central verge on dual carriageway, as this will encourage traffic to cross the road while entering the Filling or Filling-cum-Service Station. This para was also discussed in detail by the officers and observed that status of an intersection has not been defined in this para. It has been observed by the officers that in most of the cases number of lanes/streets/roads are making intersections on the major roads on which retail out let is being setup. To facilitate the General population it has been decided that an intersection of lane/street/road up to the width of 22ø shall not be considered as an intersection.

2. Recommended practice for location and layout of roadside motor fuel filling and motor fuel filling –cum-service station by I.R.C.

These guidelines be applied outside the urban areas on roads except the NHWs. The officers deliberated the applicability of these guidelines and the difficulties being faced in the application/interpretation of the following para and made suggestions:-

Para 4.3 ÷ Fuel filling station should be well distributed on both sides of the road so that vehicles do not have to cut across the traffic to reach a fuel filling station. The fuel filling station on opposite sides shall be staggered.÷

This para does not suggest any distance for staggering the fuel filling station on opposite sides of the road where central verge is not provided. In the subsequent paras distance between tangent point of the curve has been mentioned as 13 meters of curve of filling station and the curves of the side

road (as shown in the plate attached to these guidelines) measured in direction parallel to central line of the road. Keeping in view the safety of the vehicles moving one behind other, officers were of the view that this distance should be double of the SST which works out of be 26 meters. Thus total distance comes to 52 mt. on this basis officers recommended that the **staggering distance on opposite side to be kept as 52 mt. measured from site to site.** In addition to above, officers also recommended that if the sites of the petrol pumps, fall opposite to each other on the road without the central verge, then one of the site which comes later shall have acceleration and deceleration lane of 52 meters measured from the overlapping side boundary of two sites on any side of the road. And width of the metal portion of these acceleration and deceleration lanes shall not be less than 5.5 meters and these acceleration and deceleration lanes (service lane) will be within the land of the applicant.

Para 4.7 öThe distance between the tangent point of the curves of the side road and that of the fuel filling station as shown in plate, measured in a direction parallel to the center line of the road, should not be less than 100 meters and the filling station should be located only in the outbound direction as shown in the plate However, on expressway and arterial road having dual carriageway, the distance from a junction should not be less than 300 metres.ö

The officers deliberated this point in detail because Punjab being an agrarian state and fully covered under Land Consolidation where a number of revenue rastas/village roads/phirnies/approaches to farm houses make junctions with the major roads i.e. State Highways/National Highways. For this very reason in many cases road length up to 10 Kms. or even more than 10 Kms, does not qualify for setting up of a fuel station. To find out the solution and to come up with solid recommendation a detailed study was carried out by the field officers and observed that numbers of junctions were made at the time of consolidation.

After analyzing the picture brought out from the study the members recommended that all rastas/phirnies village roads and village link roads which take off or are emerging with main road up to width of 4 karms (22ø0ö) may not be considered as roads making Junctions within 100 metres from the tangent point of the fuel filling station to the tangent of such road.

As far as the junction within 300 metres the committee suggested that all intersections of National Highways State Highways and major district roads to be considered as major junctions up to distance of 300 metres measured from the tangent point up to curves of filing station and that of the road.

Para 6 : The para 6 relates to the provision of buffer strip under which sub-para 6.3 provides that the outer edge of buffer strip should be along the outer

edge of road land boundary for rural sections and that of footpath or cycle track of service road, if any, for urban sections. However, the future widening of the road should be kept in mind so that there is no obstruction to the improvements to the roads in all such cases. The distance from the outer edge of buffer strip from the central line of the edge of buffer strip from the central line of the carriage way should not be less than 7 metres for national highways and state highways and 6 metres for other roads where no cycle tracks exist or may be require in future. In case of dual carriage way, these distances should be measured from the centre line of the nearest two lanes of the carriage way.

The officers deliberated this issue in detail that in case of rural areas where most of the link roads are of the width 3 to 5 karms i.e 16ø6ö to 27ø6ö and have been made pucca and are termed as roads. Thus to meet with the fuel demand of agriculture sector it is essential to provide retail outlets in the remote areas (but normally the village link roads are maximum up to 5 karms) wide where the requirement of para 6 can not be met with. With a view to facilitate the setting up of retail outlets on rural link roads, the officers recommended the provision of set backs to achieve prescribed distance of 6 metres from outer edge of the buffer strip to the central line of the carriage way up to 2 metres. With this provision the retail outlet facility can be extended to the remote rural areas. However it is suggested that this provision only be made on 5 karms i.e 27ø6öwide roads to rule out the subjectivity of set back.

3. Norms for location, layout and access to fuel stations along national highways by Ministry of Road Transport & Highways letter No. RW/NH-330323/19/99-DOIII dated 25.09.2003.

The committee has recommended that these guidelines may be made applicable on all the National Highways passing through the state of Punjab whether National Highways are falling outside the limit of urban local bodies or within the limit of urban local bodies. The committee has also recommended that in any case if the road authority gives any relaxation to any applicant from these guidelines this department will not object to that.

4. Guidelines for setting up of Retail Outlets for 2/3 wheelers issued by the Department of Town & Country Planning, Punjab.

These guidelines are primarily prepared for the cities of Ludhiana, Jalandhar and Amritsar. The Committee has recommended the applicability of these guidelines in all urban as well as rural areas.

In addition to earlier circulated guidelines by the department the committee has suggested the following minimum requirements for ingress and egress:-

- (i) Maximum width of drive way should be 2.25 metres.
- (ii) Maximum angle of intersection to drive way with strip pavement should not be less than 60 degree.
- (iii) Maximum distance from any drive way from exterior property line should not be less than 6 metres.
- (iv) Maximum distance from any driveway to any exterior outlet should not be less than 3 meters.
- (v) The maximum distance between curves should not be less than 6.37 metres out of which 3.62 metres and 2.75 metres ingress and egress should be observed.
- (vi) The provision of buffer strip 2.5 x 9.0 metres.

Committee has suggested the above norms on the basis of which retail outlet of the 2/3 wheeler has to be designed by the concerned applicant/company. The committee has also recommended that while assessing the traffic volume the following requirements should be observed:-

- i) A filling station should not be sited too close to an intersection or a traffic island or a bridge or a culvert or a railway level crossing on the main road.
- ii) In case of main road provided along with a service road or a marginal access road, the access to the station should be provided from the service or marginal access road and not from the main road.
- iii) The minimum distance between two 2/3 wheelers fuel stations should be as under:-

Non-urban (Rural) Areas

- | | |
|--|----------|
| a) Undivided carriageway (for both side of carriage way) | 300 Mts |
| b) Divided carriageway (with No gap in median at this location and stretch) | 1000 Mts |

Urban stretches

- | | |
|--|---------|
| a) Undivided carriageway (for both sides of carriage way) | 300 Mts |
| b) Divided carriageway (with no gap in median at this location and stretch) | 300 Mts |

Minor and major junctions/intersections

Junctions/ intersections made by 22ø to 40ø wide road/ streets with the road on which 2/3 wheelers fuel filling station is proposed will be considered as minor junction/intersection, all other junctions/intersections made by more than 40ø wide road/street with the road on which 2/3 wheeler fuel filling station is proposed, will be treated as major junction/intersection.

5. Guidelines for setting up of Filling Stations/Filling-cum-Service Stations along National Highways/Scheduled Roads in Urban Estates and colonies approved by PUDA issued by the Competent Authority, Punjab Urban Planning & Development Authority.

Committee recommended the applicability of these guidelines in PUDA schemes and on scheduled roads along with the above referred 1 to 4 guidelines applicable in the particular areas.

(Approved by the Govt. vide SHUD No. 2016 dt. 29.9.04)
DEPTT. OF TOWN & COUNTRY PLANNING PUNJAB
Endst .No. 2719-41 CTP (Pb)/SP-25 Dt. Chandigarh. The 1-10-2004

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

1. Senior Town Planner, Amritsar/ Jalandhar/ Ludhaina/ Patiala/SAS Nagar/HQ-I & II
2. District Town Planner
Amritsar/Gurdaspur/Jalandhar/Hoshiarpur/Ludhiana/Ferozepur/Faridkot
/Patiala/Sangrur/Bathinda/SAS Nagar/ Fatehgarh Sahib/Mandi Div HQ.
3. Dy.Distt. Town Planner, Kapurthala/Ropar.

Dharam Singh
Chief Town Planner.
Punjab, Chandigarh.

Endst.No. 2742 CTP (Pb)/SP-25

Date: 1-10-2004

A copy is forwarded to Secretary to Minister for Housing & Urban Development w.r. to their No. 476 dt. 29.9.2004 for kind information of Housing Minister.

Dharam Singh
Chief Town Planner.

Punjab, Chandigarh.

Endst.No.2743 CTP (Pb)/SP- 25 dt.1-10-2004

A copy is forwarded to PA/Secretary Housing & Urban Dev. Deptt. w.r.t their No.2016 dt. 29.9.04 for information of Honøble Secretary.

Dharam Singh
Chief Town Planner.
Punjab, Chandigarh.

ਨਗਰ ਅਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ, ਪੰਜਾਬ

ਵੱਲੋਂ,

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ ।

ਸੇਵਾ ਵਿਖੇ,

1) ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਲੁਧਿਆਣਾ/ਪਟਿਆਲਾ/ਜਲੰਧਰ/ਅੰਮ੍ਰਿਤਸਰ/ਐਸ.ਏ.ਐਸ. ਨਗਰ ।

2) ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਲੁਧਿਆਣਾ/ਪਟਿਆਲਾ/ਬਠਿੰਡਾ/ਸੰਗਰੂਰ/ਫਤਹਿਗੜ੍ਹ ਸਾਹਿਬ
/ਫਿਰੋਜ਼ਪੁਰ/ਫਰੀਦਕੋਟ/ਜਲੰਧਰ/
ਹੁਸ਼ਿਆਰਪੁਰ/ਅੰਮ੍ਰਿਤਸਰ/ਗੁਰਦਾਸਪੁਰ/ਐਸ.ਏ.ਐਸ. ਨਗਰ/ਮੰਡੀ
ਮੰਡਲ, ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ।

3) ਡਿਪਟੀ ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਰੋਪੜ/ਕਪੂਰਥਲਾ ।

ਯਾਦ ਪੱਤਰ ਨੰ: 1649-68-ਸੀਟੀਪੀ(ਪਬ)/ਐਸਪੀ-75
ਮਿਤੀ : 22.3.05

ਵਿਸ਼ਾ: ਸਕਰੂਟਿਨੀ ਆਫ ਪੈਟਰੋਲ ਪੰਪ/ਫਿਲਿੰਗ ਸਟੇਸ਼ਨ ਕੇਸਿਜ਼ ।

ਹਵਾਲਾ: ਇਸ ਦਫਤਰ ਦਾ ਮੀਮੋ ਨੰ: 1795-1814-ਸੀਟੀਪੀ(ਪਬ)/ਐਸਪੀ-25,
ਮਿਤੀ 5 ਅਗਸਤ, 2004 ।

2. ਹਵਾਲੇ ਅਧੀਨ ਪੱਤਰ ਦੀ ਕਲੈਰੀਫੀਕੇਸ਼ਨ ਕਰਦੇ ਹੋਏ ਲਿਖਿਆ ਜਾਂਦਾ ਹੈ ਪੈਰਾ -1(ii) ਵਿੱਚ ਆਈ.ਆਰ.ਸੀ.ਗਾਈਡਲਾਈਨਜ਼ ਆਊਟ ਸਾਈਡ ਅਰਬਨ ਏਰੀਆਜ਼ ਬਾਰੇ ਲਿਖਿਆ ਗਿਆ ਸੀ। ਇਸ ਸਬੰਧ ਵਿੱਚ ਸਪਸ਼ਟ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਕਿ ਟੀ.ਸੀ.ਪੀ.ਓ. ਗਾਈਡਲਾਈਨਜ਼ ਮਾਰਚ, 1977 ਦੇ ਪੈਰਾ 5.4.4 ਅਨੁਸਾਰ ਸਟੇਟ ਹਾਈਵੇਜ਼ ਜੋ ਅਰਬਨ ਏਰੀਆਜ਼ ਵਿੱਚੋਂ ਗੁਜਰਦੀਆਂ ਹਨ ਤੇ ਆਈ.ਆਰ.ਸੀ. ਗਾਈਡਲਾਈਨਜ਼ ਅਨੁਸਾਰ ਰਿਕਮੈਂਡਡ ਪ੍ਰੋਕਟਿਸ ਲਾਗੂ ਹੋਣੀ ਹੈ। ਸਟੇਟ ਹਾਈਵੇ ਦਾ ਅਰਥ ਇਸ ਵਿਭਾਗ ਵੱਲੋਂ ਸ਼ਡਿਊਲ ਰੋਡ ਨੂੰ ਹੀ ਇਸ ਮੰਤਵ ਲਈ ਮੰਨਿਆ ਜਾਣਾ ਹੈ। ਇਸ ਲਈ ਆਪ ਜੀ ਵੱਲੋਂ ਪੈਟਰੋਲ ਪੰਪਾਂ ਦੇ ਕੇਸਾਂ ਵਿੱਚ ਜੋ ਸ਼ਡਿਊਲ ਰੋਡ ਸ਼ਹਿਰਾਂ ਦੇ ਅੰਦਰ ਅਰਬਨ ਏਰੀਆਜ਼ ਵਿੱਚੋਂ ਗੁਜਰਦੀਆਂ ਹਨ ਨੂੰ ਆਈ.ਆਰ.ਸੀ.ਗਾਈਡਲਾਈਨਜ਼ ਅਨੁਸਾਰ ਘੋਖਿਆ ਜਾਇਆ ਕਰੇ ।

ਅਰਬਨ ਏਰੀਆਜ਼ ਦੀ ਪਹਿਲਾਂ ਹੀ ਇਸ ਦਫਤਰ ਦੇ ਹਵਾਲੇ ਅਧੀਨ ਪੱਤਰ ਦੇ ਪੈਰਾ 1(i) ਵਿੱਚ ਵਿਖਿਆਨ ਕੀਤਾ ਹੋਇਆ ਹੈ ।

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ ।

ਨਗਰ ਅਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ, ਪੰਜਾਬ

ਵੱਲੋਂ,

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ ।

ਸੇਵਾ ਵਿਖੇ,

1) ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਲੁਧਿਆਣਾ/ਪਟਿਆਲਾ/ਜਲੰਧਰ/ਅੰਮ੍ਰਿਤਸਰ/ਐਸ.ਏ.ਐਸ. ਨਗਰ ।

2) ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਲੁਧਿਆਣਾ/ਪਟਿਆਲਾ/ਬਠਿੰਡਾ/ਫਤਹਿਗੜ੍ਹ
ਸਾਹਿਬ/ਸੰਗਰੂਰ/ਫਿਰੋਜ਼ਪੁਰ/ਫਰੀਦਕੋਟ/ਜਲੰਧਰ/
ਹੁਸ਼ਿਆਰਪੁਰ/ਅੰਮ੍ਰਿਤਸਰ/ਗੁਰਦਾਸਪੁਰ/ਐਸ.ਏ.ਐਸ. ਨਗਰ/ਮੰਡੀ
ਮੰਡਲ, ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ।

3) ਉਪ ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਕਪੂਰਥਲਾ/ਰੋਪੜ ।

ਯਾਦ ਪੱਤਰ ਨੰ: 5616-35-ਸੀਟੀਪੀ(ਪਬ)/ਐਸਪੀ-25,
ਮਿਤੀ : 10.10.2005

ਵਿਸ਼ਾ: 2/3 ਵੀਲੂਰ ਫਿਊਲ ਫਿਲਿੰਗ ਸਟੇਸ਼ਨਜ਼ ਦੀਆਂ ਗਾਈਡ ਲਾਈਨਾਂ ਸਬੰਧੀ ।

ਵਿਭਾਗ ਵੱਲੋਂ ਸਮੇਂ ਸਮੇਂ ਸਿਰ 2/3 ਵੀਲੂਰ ਫਿਊਲ ਰੀਟੇਲ ਆਊਟਲੈਟ ਸਬੰਧੀ ਗਾਈਡਲਾਈਨਾਂ ਜਾਰੀ ਕੀਤੀਆਂ ਗਈਆਂ ਹਨ। ਉਨ੍ਹਾਂ ਵਿੱਚ ਸਰਕਾਰ ਵੱਲੋਂ ਹੇਠ ਲਿਖੀਆਂ ਸ਼ੋਧਾਂ ਇਸ ਮੰਤਵ ਲਈ ਗਠਿਤ ਕੀਤੀ ਕਮੇਟੀ ਦੇ ਸੁਝਾਵਾਂ ਤੋਂ ਪ੍ਰਵਾਨ ਕੀਤੀਆਂ ਹਨ। ਇਨ੍ਹਾਂ ਸ਼ੋਧਾਂ ਤੋਂ ਇਲਾਵਾ ਬਾਕੀ ਗਾਈਡਲਾਈਨਜ਼ ਪਹਿਲਾਂ ਅਨੁਸਾਰ ਹੀ ਹਨ। ਇਨ੍ਹਾਂ ਸ਼ੋਧਾਂ ਹੇਠਲੀਆਂ ਗਾਈਡਲਾਈਨਾਂ ਨੂੰ 2/3 ਵੀਲੂਰ ਫਿਊਲ ਫਿਲਿੰਗ ਸਟੇਸ਼ਨ ਦੇ ਕੇਸ ਵਿਚਾਰਦੇ ਸਮੇਂ ਅਮਲ ਵਿੱਚ ਲੈ ਲਿਆ ਜਾਇਆ ਕਰੇ :-

1) ਤਜ਼ਵੀਜ਼ੀ ਸਾਈਟ ਤੋਂ ਮੇਜ਼ਰ ਜੰਕਸ਼ਨ ਦਾ ਫਾਸਲਾ ਜੋ ਪਹਿਲਾਂ 150' ਸੀ ਨੂੰ ਘਟਾ ਕੇ 100' ਕੀਤਾ ਗਿਆ ਹੈ।

2) ਸੜਕ ਦੇ ਉਸੇ ਪਾਸੇ ਅਤੇ ਸਾਹਮਣੇ ਵਾਲੇ ਪਾਸੇ 2/3 ਵੀਲੂਰ ਫਿਊਲ ਫਿਲਿੰਗ ਸਟੇਸ਼ਨ ਦਾ ਫਾਸਲਾ ਜੋ ਪਹਿਲਾਂ 1000 ਫੁੱਟ ਸੀ ਨੂੰ 90 ਮੀਟਰ ਕਰ ਦਿੱਤਾ ਗਿਆ ਹੈ ।

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ ।

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

To

The Chief Town Planner,
Chandigarh.

Memo. No.18/24/2004-1HG2/3944

Dated, Chandigarh 18/5/06

Subject:

Regarding issuance of N.O.C to petrol pump filling station.

Reference subjected cited above .

2. In super session of earlier Punjab Govt. letter No. 18/24/2004-1HG2/ 3323 dated 25.5.2004 and all previous instructions on the subject. It has been decided that the report of issuing N.O.C for petrol pumps by the District Magistrate will be hence forth sent by the District Town Planners Deputy District Town Planners of the Department of Town & Country Planning at their level to the concerned District Magistrate with in the stipulated period in accordance with the guidelines issued in this behalf.

3. The concerned officers will follow the provisions of various Acts, Rules Instructions and the Guidelines issued by the Government of India and the State Govt. or any other authority established under the law which sending a report to the District Magistrate for N.O.C in such cases. The case will be referred to Government for relaxation if any required in the guidelines giving reasons.

4. The CTP will however dispose off the case already received till 5.5.2006 from the field officers within three days of receipt of this letter in accordance with the provisions of the various Acts Rules. Institutions and the Guidelines issued by the Government of India and the State Government or any other authority established under the laws as stated above.

5. CTP will get the files inspected in the Districts cleared by the field officers at random basis every month himself and or by deputing officers from the headquarter to ensure that the reports sent by the field officers to the D.C. are in accordance with the provision of Acts. Rules and the Guidelines state above and will send such reports to the government every month.

Joint Secretary

ਨਗਰ ਅਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ, ਪੰਜਾਬ

ਪਿੱਠ ਅੰਕਣ ਨੰ: 2794 2816- ਸੀਟੀਪੀ - (ਪਬ)ਐਸਪੀ - 25 ਮਿਤੀ 22-5-2006

ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ ਵਿਭਾਗ ਦੇ :-

- 1.ਸਮੂਹ ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ ;
- 2.ਸਮੂਹ ਜ਼ਿਲਾ ਨਗਰ ਯੋਜਨਾਕਾਰ ;
- 3.ਸਮੂਹ ਉਪ ਜ਼ਿਲਾ ਨਗਰ ਯੋਜਨਾਕਾਰ ;

ਨੂੰ ਸੂਚਨਾ ਅਤੇ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ ।

ਸਹੀ

ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਵਾ: ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ
ਪੰਜਾਬ,ਚੰਡੀਗੜ੍ਹ ।

**Government of Punjab
Department of Public Works (B&R)**

To

The Chief Engineer.
Punjab Roads & Bridges Development Board.
SCO No-210-211, 4th Floor.
Sector-34-A, Chandigarh.

No 7/43/063 B&R (3)
Dated Chandigarh the 11th June, 2007

Subject: Issue of NOC for Petrol pumps

Public Works Minister has desired that the NOC for Petrol Pumps may be issue by the concerned Executive Engineer.

A case is pending in this office for delegating powers to the Executive Engineers for the issue of NOC and Execution of lease deed after approval of Chief Engineer for lease, as per PWD Code.

Mean while, all cases of Petrol Pumps that were sent by the concerned Chief Engineers may be returned to them for approval of lease deed at their own level, and further for issue of the NOC and Execution of lease deed by the concerned Executive Engineer.

Secretary Public Works (B&R)

Endst.No. 7/43/063 B&R. 3/1704

Dated Chandigarh the 11th june,2007

A copy is forwarded to the Chief Engineer, Head Quarter, Patiala for information.

Secretary Public Works (B&R)

OFFICE OF THE CHIEF ENGINEER PUNJAB P.W.D (B & R) BRANCH, PATIALA

Endst.No. 2/P.P./2007/1697-1709 R111/at.

A copy of the above is forwarded to Superintendent Engineer Punjab P.W.D B&R Branch Patiala-1/ Patiala No.2/ Sangrur/ Bhatinda/ Faridkot/ Ferozpur/ Hoshiarpur /Amritsar/Jalandur-I/Jalandur-2/Pathankot/Ludhiana/Chandigarh for information and strict compliance.

Executive Engineer (B & R),
For Chief Engineer, Punjab,
P.W.D B&R Br.Patiala.

DEPARTMENT OF TOWN AND COUNTRY PLANNING PUNJAB

From

The Chief Town Planner,
Punjab, Chandigarh.

To.

1. The Senior Town Planner,
Ludhiana/ Patiala/Jalandhar/
Amritsar/ SAS Nagar
2. The District Town Planner,
Ludhiana/Ferozepur/Faridkot/Sangrur
Bathinda/Jalandhar/Hoshiarpur/Amritsar/
Gurdaspur/SAS Nagar / Fatehgarh Sahib.
3. The Deputy District Town Planner,
Kapurthala / Ropar

Memo No. 3945-62 CTP (PB) / SP-25
Dt. Chandigarh, the 31.08.07

**Subject: Guidelines for setting of petrol pumps in rural areas in Kisan Sewa.
Kendra Scheme.**

In order to facilitate the farmers of Punjab and easy availability of Diesel even in the remote area, Indian Oil Corporation have planned to put up Retail Outlets under Kisan Sewa Kendra Scheme. These will provide all facilities like fertilizers, pesticides and seeds at Retail Outlets so as to make it as one point shop for farmers.

At present no guidelines for setting of such petrol pump are available with the department of Town and country Planning or other agency. In order to facilitate the setting of these retail out lets in rural areas, the following guidelines are approved by the Govt.

1. Minimum size or plot 30mts.x35mts.
2. Minimum width of road in front of site of Kisan Sewa Kendra shall not be less than 4 Karm(22feet)
3. Distance between buffer strip and central line of the front road shall not be less than 6Mts. (since these site are to be permitted on minimum width of 22road, the owner of the site/company shall set back the site to meet the requirement of 6 meter distance). The land left to achieve the distance of 6 mts.between buffer strip

of the retail outlet and centre of line of the road shall be part of this road(public space) and no construction be permitted on this land.

4. Minimum width of drive way shall be 9 mts. for entry and exit.
5. Maximum angle of intersection to drive way with strip pavement shall not be less than 60 degree.
6. Buffer strip shall be 3 mts.X12 mts.
7. Distance from inter section, distance between retail outlets, width of driveway, ruling radium, tangent to tangent distance and all other siting and planning requirements shall be as per IRC guidelines

These guidelines are issued with the approval of the Govt.

Chief Town Planner,
Punjab, Chandigarh.

Endst.No.

CTP (Pb)/

Dt.Chandigarh

Copy is forwarded to the Secretary to Govt. Punjab, Housing and Urban Development Department for information with reference to their Dy.No.1626.dt.23.8.07 for information

Chief Town Planner,
Punjab, Chandigarh



COLONIES

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

Subject : Exemption under section 44 (2) of The Punjab Apartment and Property Regulation Act, 1995

Principal Secretary to Government Punjab, Department of Local Government , may kindly refer to his D.O. No. 309, dated 6.2.2001 on the subject cited above.

1. Punjab Government in the Department of Housing and Urban Development issued a notification No. 2/25/96-2HG2/177 dated 12.1.99 vide this notification powers of exemption under section 44(2) of the Punjab Apartment and Property Regulation Act, 1995 have been exercised, thereby exempting individual land owners in the Town Planning Act, 1911 and Section 275 of Punjab Municipal Corporation Act, 1976 from the purview of the provisions of the above mentioned Act.
2. The provisions of Section 192 (1) (c) of the Punjab Municipal Act, 1911 have been struck down by the Honøble Supreme Court of India, in cases reported as AIR 1994-SC-2550. The Town Planning Schemes are still being formulated by the Local Government Department, ostensibly by obtaining written consent of the land owner that he shall not insist on any compensation for the area under streets etc.
3. In the context, advice of L.R. has been obtained by this Department on the following point :-

öThese so-called Town Planning Schemes on a mere non-statutory pedestal and are thus not covered under the Notification of Exemption dated 12.01.99 issued by our Departmentö

As per legal opinion of L.R. the Honøble Supreme Court in Yogendra Pal and others Vs. Municipality, AIR 1994-SC 2550, has held the provisions of section 192(1) (c) of the Punjab Municipal Act, 1911 and section 203 (1) (c) of the Haryana Municipal Act, 1973 being violative of article 14 of the Constitution and therefore, void w.e.f. the date of the judgment. In para 14 of this judgment, it has been held that this judgment will not prevent the respondent of State Government from suitably amending section 192 (1) (c) of the Punjab Municipal Act and section 203 (1) (c) of the Haryana Municipal Act, as the case may be, and making appropriate provisions in the statutes on the lines of the enactments prevailing in other States for making the town planning scheme such as the Bombay Town Planning Act, 1954. L.R. has further observed that there is nothing on the record of Housing Department to suggest that any amendment has been made in section 192 (1) (c) of the Punjab Municipal Act, 1911, either on the lines of the enactments existing in other States for making the town planning schemes or other wise in order to provide as to how the land belonging to private owners failing in a particular town planning scheme would be transferred in favour of the Municipal Corporation for its use for public purposes and making such a transfer legal in accordance with the

various dealing with the transfer of immoveable property. As per information available, Local Government Department are formulating the town planning schemes by obtaining written consent of the land owner that he shall not insist on any compensation for the area under streets etc. Alienation / transfer of immovable property of the value of more than Rs. 100/- is legally possible by getting the documents of transfer registered under the Indian Registration Act besides completing other formalities. Therefore, such town planning schemes formulated by the Local Government Departments can be said to be on a mere non-statutory pedestal and therefore, these town planning schemes cannot get the benefit of Notification dated 12.1.99 exempting the land owners from the provisions of the Punjab Apartment and Property Regulation Act, 1995.

Sd/-
Additional Secretary, Housing

To
Principal Secretary,
Department of Local Government.

I.D. No. 2/25/96/2HG2/1908, dated 16.5.2001

**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.)

ਪਿਠਾਓਕਣ ਨੰ: 1060-64

ਸੀਟੀਪੀ (ਪਬ)ਜਐਸ ਪੀ-28

ਮਿਤੀ 25/07

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.

É

(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 or forest 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.

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

To

The Chief Administrator,
PUDA,
Chandigarh,

Memo No.13/12/2003-6HGII/
Dated, Chandigarh, the April, 2003.

**Subject :- Role of PUDA in Promoting Housing Projects and other
Urban Infrastructure in the State.**

The matter regarding role of PUDA in promoting Housing Projects & other urban infrastructures etc. has been under consideration of the State Government. It was noted that after the setting up of PUDA its operational role continued to be confined only to the planning and development of Urban Estates with traditional development of residential and commercial sites. It has been felt that PUDA should go beyond the conventional framework of development and allotment of residential and commercial properties and create quality urban infrastructure including real estate components such as Shopping Malls, Luxury Hotels, Software Technology Parks, Airports, Leisure and Entertainment Facility. It has become imperative to draw up a policy framework within the provisions of Punjab Regional and Town Planning Act, 1995 to attract investment in the core real estate projects.

2. In view of the position explained above, it has been decided that PUDA should follow more aggressive policy for bringing investment in the core real estate projects through the Public/Private partnership mode. The procedure which may be followed is detailed as under:-

- (1) The Project Division of PUDA would regularly examine and evolve pre-feasibility studies of various real estate projects at various locations which are found desirable for promotion in order to add quality urban infrastructure in the State. These projects in the areas such as Residential (Apartments, Bungalows , Villas, Group Housing (flats), Houses, Cottages and Farm Houses), Hospitality (Hotels, Resorts/Health Spas), Leisure & Entertainment, (Multiplexes, Cinema Halls , clubs, Entertainment , Amusement Parks, Theme Parks, Water Parks, Golf Course) , Specific Development (Industrial Parks, Residential Townships, IT Parks, Bio-tech Parks, Food and Agro Parks , Retail (Retail Malls, Restaurants/F&B outlets, Super markets/Hypermarkets) , Physical Infrastructure (Airports, Roads/ Highways/

Bridges/Flyovers) , Social Infrastructure (Schools/Colleges, Hospitals, Corporate Offices, Institutes).

- (2) These projects would be worked out for promotion either in the Assisted Sector (maximum PUDA equity of 15%) or, in exceptional cases, in the Joint Sector (maximum PUDA equity of 26%). The equity contribution of PUDA would generally be in the form of land value as contribution for the project.
- (3) PUDA would reach out to various quality investors to disseminate information about these proposed projects through the media, internet, road shows, individual meetings and other methods of partnership solicitation.
- (4) In case an entrepreneur/investor evinces interest in any of the proposed projects, PUDA would carry out a due diligence exercise regarding the entrepreneur/investor regarding his financial, technical and managerial capabilities as well as his experience and other related parameters.
- (5) If the due diligence exercise shows that the entrepreneur/investor is capable of executing the project, the Chief Executive of PUDA (Chief Administrator, PUDA) would sign a MOU with the entrepreneur/investor for further detailed examination of the project within a specified time frame.
- (6) The MOU would be placed before the Authority of PUDA for its consideration and approval.
- (7) If approval is granted by the Authority, the entrepreneur/investor would then get Feasibility Studies, Market surveys etc. conducted in order to establish the commercial viability of the project, If these studies reflect a positive outcome, a Detailed Project Report (DPR) would be got prepared.
- (8) The DPR would be posed for Funding to Financial Institutions and their in principle approval to the Funding pattern proposed in the DPR would be obtained.
- (9) Thereafter, the proposal would got approved by the Authority in PUDA and put up to the existing Project Approval Board (PAB) of the State Government headed by the Chief Minister, for its consideration and approval. In the meetings where agenda of PUDA comes up for consideration, Housing & Urban Development Minister, Secretary Housing & Urban Development and Chief Administrator, PUDA shall be the special invitees.
- (10) If the PAB accords approval to the partnership pattern proposed, PUDA would sign the Financial Collaboration Agreement (FCA) with the selected entrepreneur/investor as per the standard FCA document which already has the of the PAB.

(11) In terms of the MOU, all pre-operative expenses incurred by PUDA would be charged to the said project.

3. It has also been decided that PUDA will prepare Housing Projects in the Urban Areas for the benefit of Economically Weaker Sections of Society.
4. The above decision may be brought to the notice of all concerned.

Endst.No. 13/12/2003-6HGII/2849

Joint Secretary
Dated: 30-4-03

A copy is forwarded to Chief Town Planner, Punjab, Chandigarh for information & necessary action.

Joint Secretary.
A copy is forwarded to Superintendent, Cabinet Affair Branch with his I.D. No. 1/46/2003/- Cabinet/2140, dated 27.3.03 for information.

Joint Secretary

To

Superintendent,
General Administration,
Cabinet Affair Branch.

I.D.N.O. 13/12/2003-6HGII/

dated:

ਨਗਰ ਅਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ ,ਪੰਜਾਬ ।
ਪਿੱਠ ਅੰਕਣ ਨੰ: 1023-28-ਸੀਟੀਪੀ(ਪਬ)/ਐਸਸੀ-28 , ਮਿਤੀ 6.5.03

ਇਸਦਾ ਇੱਕ ਉਤਾਰਾ ਵਿਭਾਗ ਦੇ ਸਮੂਹ ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰਾਂ ਨੂੰ ਸਰਕਾਰ ਤੋਂ ਪ੍ਰਾਪਤ ਵਿਸ਼ੇ ਅਧੀਨ ਦਸਤਾਵੇਜ਼ ਦੀ ਕਾਪੀ ਭੇਜਕੇ ਬੇਨਤੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਇਸ ਸਬੰਧੀ ਅਪਣੇ ਅਧਿਕਾਰ ਖੇਤਰ ਵਿੱਚ ਪੈਂਦੇ ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰਾਂ ਨੂੰ ਵੀ ਜਾਣੂ ਕਰਵਾਉਣ ਦੀ ਖੋਜ ਕੀਤੀ ਜਾਵੇ ਜੀ।

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

**PUNJAB URBAN PLANNING & DEVELOPMENT AUTHORITY,
CHANDIGARH**

To

1. Addl. Chief Administrator(Pb)
PUDA, Chandigarh.
2. Chief Town Planner(Pb)
Chandigarh.
3. Senior Architect,
PUDA, Mohali.
4. Senior Town Planner,
PUDA, Mohali.

No.PUDA/Advisor(Town Planning)2003/1638
Dated 11.8.03

Subject: Norms for commercial areas provided in the colonies approved under the PAPRA ,1995 falling within the municipal limits.

In order to bring objectivity and uniformity in regulating the construction over the commercial areas provided in the colonies approved under the Punjab Apartment and Property Regulation Act, 1995, it has been decided to prescribe norms for the maximum permissible ground coverage, floor area ratio, height, basement area allowed on such sites. In addition the norms for the parking area and also being prescribed in order to ensure provision of adequate parking within commercial site.

2. These norms will be applicable to commercial areas of the approved colonies falling within the municipal areas. The detailed norms are given in annexure 'A'.
3. While approving the layout plan of commercial areas, these norms would be kept in view so that commercial sites conform to the prescribed norms. Before architectural controls of the commercial sites are approved, zoning plan of commercial areas shall also be got prepared from the promoter as an integral part of the Zoning plan of the residential areas before obtaining approval of the Competent Authority. No separate zoning planning of commercial sites shall hence forth be prepared and approved.
4. While prescribing height & FAR on individual sites, it will be ensured that the total built up space proposed on the commercial site is linked to the prescribed parking area norms. Depending upon the parking area available, the FAR on individual sites shall

be permitted. Norms for multi-storyed commercial buildings/towers shall be issued separately.

Sd/-

Competent Authority
-cum-Chief Administrator
PUDA
Dated:

Endst.No.PUDA/Advisor(TP)-2003/

Copy with a copy of norms is forwarded to Chief Town Planner, Deptt.of Local Govt., Sector 27-A, Chandigarh for information with reference to decision taken in the meeting held on 8.7.2003.

Sd/-

Competent Authority
-cum-Chief Administrator
PUDA
Dated 13.8.07

Endst.No.1810-29-CTP(Pb)/SC-7,

Copy is forwarded to the following for information and necessary action:

- i) Senior Town Planner, Amritsar/Jalandhar/Ludhiana/Patiala/SAS Nagar.
- ii) District Town Planner, Amritsar/Jalandhar/Ludhiana/Patiala/SAS Nagar/
Bathinda/Faridkot/Ferozepur/Gurdaspur/Sangrur/Hoshiarpur/Fatehgarh Sahib/Mandi Divn., Chandigarh.
- iii) Deputy Distt. Town Planner, Ropar/Kapurthala.

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

ANNEXURE -A
NORMS FOR FRAMING ARCHITECTURAL CONTROLS OF COMMERCIAL
BUILDINGS/SITES FALLING IN APPROVED COLONIES WITHIN
MUNICIPAL LIMITS UNDER PAPRA, 1995.

1.0 The norms for ground coverage, height, FAR, basement etc. shall be as under:-

Sr. No.	Category	Single Storeyed Booths	Double Storeyed Shops	Shop-cum-Shop/Office
1.	Width of site	Upto 10 feet	Above 10 feet and below 16ø-6ö	16ø-6ö and above
2.	Maximum ground coverage	100% of the site area	80% of the site area	75% of the site area
3.	Maximum Floor Area Ratio (FAR) excluding basement area	1.00	1.60	2.25/2.75
4.	Maximum height of building	12ø-0ö	24ø-6ö	36ø-0ö/48ø-6ö
5.	Number of storeys allowed	1	2	¾
6.	Clear width of corridor (Compulsory)	7ø-0ö	7ø-0ö	8ø-3ö
7.	Basement	<p>i) Permitted for storage only provided technically feasible.</p> <p>ii) Basement permitted to the extent of covered area at Ground Floor except the area under the public corridor.</p> <p>iii) Basement to be accessible from within the shops. No direct access from the public corridor permitted.</p> <p>iv) Provision for air light and ventilation to be made @ 5% of the basement area.</p> <p>v) Area of the basement not to be counted towards FAR.</p> <p>vi) Basement shall have a clear height of 7ø-6ö from floor to sofit to the beam and height of ceiling shall not exceed 8ø-3ö.</p> <p>vii) 10% of the basement are shall be permitted for depression for installation of AC plants. However, no generator shall be permitted to be installed in the basement.</p>	<p>i) Permitted for storage only provided technically feasible.</p> <p>ii) Basement permitted to the extent of covered area at Ground Floor except the area under the public corridor.</p> <p>iii) Basement to be accessible from within the shops. No direct access from the public corridor permitted.</p> <p>iv) Provision for air light and ventilation to be made @ 10% of the basement area.</p> <p>v) Area of the basement not to be counted towards FAR.</p> <p>vi) Basement shall have a clear height of 7ø-6ö from floor to sofit to the beam and height of ceiling shall not exceed 8ø-3ö.</p> <p>vii) 10% of the basement area shall be permitted for depression for installation of AC plants. However, no generator shall be permitted to be installed in the basement.</p>	<p>i) Permitted for storage only provided technically feasible.</p> <p>ii) Basement permitted to the extent of covered area at Ground Floor except the area under the public corridor.</p> <p>iii) Basement to be accessible from within the shops. No direct access from the public corridor permitted.</p> <p>iv) Provision for air light and ventilation to be made @ 10% of the basement area.</p> <p>v) Area of the basement not to be counted towards FAR.</p> <p>vi) Basement shall have a clear height of 7ø-6ö from floor to sofit to the beam and height of ceiling shall not exceed 8ø-3ö.</p> <p>vii) 10% of the basement area shall be permitted for depression for installation of AC plants. However, no generator shall be permitted to be installed in the basement.</p>

In case of commercial sites having openings on both front and rear, then the ground coverage to be permitted in such cases shall be upto 100% of the plot area subject to the conditions that corridors of appropriate width, as specified in para 1.0 above shall be provided in front of each opening and the basement shall be restricted to the entire area of the site excluding the area under corridors. FAR, height, number of storeys, clear width of the corridor shall be governed by the width of the plot and stipulation made above in the case of double storeyed shops/ shop-cum-shop/offices, as the case may be. However , the total coverage shall continue to be governed by the parking requirements mentioned in para 3 below with adequate provision made both in front and rear of the site.

2.0 Approach to upper floors in case of double storeyed shops, shop-cum-shop/offices shall be permitted from the public corridor.

3.0 **PARKING:**

a) Adequate parking shall be made available in the commercial area.

b) Parking requirement shall be calculated @ 1.33 ECS (Equivalent Car Space) for 100Sq.mtr of covered space provided on all floors.

c) 1ECS=22 sq.mtr. for open parking.

d) In case, required parking area works out to be less than the area available in the layout plan, then the covered area on the of commercial sites shall be scaled down . In no case, total covered area on all floors of commercial sites shall exceed the area worked out on the basis of (b) above.

4.0 Adequate provision for public toilets (with minimum one set of toilets for ladies, gents and handicapped) shall be made in the commercial area as per the norms prescribed in the National Building Code.

5.0 Adequate advertisement/display areas shall be provided in the architectural controls However, provision for such display areas shall be made an integral part of control sheets.

6.0 All multi-storeyed buildings having four storeys or above with height of 15 meter or above shall conform to fire safety regulations and would require prior clearance from the Fire Authorities.

7.0 In case of buildings where no basement is provided, depressing of ground floor upto a maximum of three feet is permitted subject to the condition that the depressed floor is made accessible to the physically challenged persons. The

additional height of the ground floor shall in no way be used for creating additional space in the shape of mezzanine floor.

Note:

Based on the above norms, zoning plans for the commercial sites shall be prepared. Based on the zoning plan, architectural control/ building control sheets shall be prepared by the promoter and submitted to the competent authority for approval. Zoning for the commercial sites shall form part of the zoning plan prepared for the residential plots. No separate zoning plan for the commercial site shall be submitted.

ਨਗਰ ਅਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ, ਪੰਜਾਬ

ਵਲੋ

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ

ਸੇਵਾ ਵਿਖੇ

1. ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਜਲੰਧਰ ਜਪਟਿਆਲਾ ਜੰਮਤਸਰ ਜਲੁਧਿਆਣਾ ਜਐਸ. ਏ. ਐਸ. ਨਗਰ ।
2. ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਸੰਗਰੂਰ ਜਵਰੀ ਦਕੋਟਾ ਜਪਟਿਆਲਾ ਜਲੰਧਰ ਜੰਮਤਸਰ ਜਲੁਧਿਆਣਾ ਜਫਿਰੋਜਪੁਰ ਜਬਨਿੰਡਾ ਫਤਿਹਗੜ੍ਹ
ਸਾਹਿਬ ਜਗੁਰਦਾਸਪੁਰ ਜਹਸਿਆਰਪੁਰ ਜਮੰਡੀ ਮੰਡਲ, ਚੰਡੀਗੜ੍ਹ ।

ਯਾਦ ਪੱਤਰ ਨੰ: 2618-37
ਮਿਤੀ: 6. 11. 03

ਸੀਟੀਪੀ(ਪਬ)ਜਐਸਸੀ-7,

ਵਿਸ਼ਾ: ਨਾਰਮਜ਼ ਫਾਰ ਕਮਰਸ਼ਿਅਲ ਏਰੀਆਜ਼ ਪ੍ਰੋਵਾਈਡਿਡ ਇੰਨ ਦਾ ਕਾਲੋਲੀਜ਼ ਅਪਰੂਵਡ ਅੰਡਰ ਦੀ ਪੀ. ਏ. ਪੀ. ਆਰ. ਏ.
1995 ਫਾਲਿੰਗ ਵਿੰਧ ਇੰਨ ਦਾ ਮਿਊਸਪਲ ਲਿਮਟਸ ।

ਹਵਾਲਾ: ਮੁੱਖ ਦਫਤਰ ਦਾ ਪਿੰਨ ਅੰਕਣ ਨੰ: 4888-ਸੀਟੀਪੀ(ਪਬ)ਜਐਸਪੀ-432(ਆਰ), ਮਿਤੀ 25. 10. 07.

ਆਪ ਜੀ ਨੂੰ ਪੰਜਾਬ ਅਰਬਨ ਪਲੈਨਿੰਗ ਐਂਡ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਟੀ ਵਲੋਂ ਪ੍ਰਵਾਨਤ ਕਾਲੋਨੀਆਂ ਵਿਚ ਕਮਰਸ਼ਿਅਲ
ਏਰੀਆ ਸਬੰਧੀ ਜ਼ੋਨਿੰਗ ਨੋਰਮਜ਼ ਦੀ ਕਾਪੀ ਸੂਚਨਾਂ ਤੇ ਯੋਗ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜੀ ਜਾਂਦੀ ਹੈ ।

ਨੱਥੀਜਉਪਰੋਕਤ ਅਨੁਸਾਰ ।

ਸਹੀਜ਼-

ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ(ਸ:ਮੁ),

ਵਾ: ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ ।

Norms for framing zoning plan and development controls of larger Independent commercial sites falling in the approved colonies in urban areas under PAPRA, 1995.

1. The issue of bringing objectivity in evolving architectural controls of the commercial sites carved out in the colonies sanctioned under Punjab Apartment and Property Regulation Act, 1995, falling within municipal limits has been engaging the attention of Competent Authority and it was felt that norms and standards for covered area at ground level, floor area ratio, height, parking, basement etc, must be prescribed.
2. The norms for the smaller commercial sites i.e. booths, double storeyed shops, shops-cum-offices have already been finalised and issued vide letter No.PUDA (Advisor (TP)-2003/1637-41 dated 11.8.2003.
3. The norms for the larger commercial sites were discussed in a meeting held on 14.8.2003 and 10.9.2003 , issued on discussions and it decided that following norms shall be applicable while preparing zoning plans and development controls for such sites:

Sr. No	Item	Prescribed norms
1	Plot size	Minimum 2000sq.yds
2	Ground coverage	Not to exceed 40%
3	Zoned area at ground level	Not to exceed 55%
4	Floor Area Ratio excluding basement area	Not to exceed 2
5	Set backs a. Front & rear b. side	(a)Not less than 20ø0ö (b) Not less than 20ø0ö
	Height of building	Not to exceed 75ø0ö subject to the restrictions otherwise applicable in the area due to fire safety or structural safety regulations, restrictions due to civil aviation requirements.
	Basement	i) Twin level basement permitted. ii) Total area of basement not to exceed the area of plot. iii) Basement permitted within the zoned area. iv) Basement not to be used for habitable purposes. v) Basement to be used for parking storage services with minimum of 75% area earmarked to parking. vi) Basement beyond the ground coverage shall be at the ground level with adequate provision of air, light & ventilation made. vii) Basement to satisfy the public health & structural safety requirement.

		<p>viii) No toilet permitted in the basement area.</p> <p>ix) Area of basement not to count towards FAR.</p> <p>x) Provision of air, lighting and ventilation to made @10% of the basement area at the upper level with mechanical ventilation and artificial lights provided for lower basement.</p> <p>xi) No generator shall be permitted to be installed in the basement.</p> <p>xii) Height of basement to be as per building bye-laws.</p>
	Parking	<p>a. Parking area to be provided @1.50 ECS for every 120Sq.yds. of built up area provided on all floors.</p> <p>b. 1 ECS shall be equivalent to :-</p> <ul style="list-style-type: none"> • 26.5 Sq.yds. for open parking. • 32.5 Sq.yds. for parking under stilts. • 38.5 Sq.yds. for parking in the basement. <p>c. Ground floor level parking shall be 50% of the area available at the ground level excluding the built up area.</p> <p>d. In case, required parking area works out to be less than the area available at all levels then the covered area should be scaled down to the level of available parking as per norms prescribed above at (a).</p>
	Fire safety	<p>Building shall be made safe from fire-hazard and for this purpose following Fire Prevention and Fire Safety measures shall be put in place, these include</p> <p>i. Entry or exit gates of minimum 16 feet width shall be provided with a minimum turning radius of 30 feet Set backs around the building shall be kept free from all encroachments for ensuring free flow of the fire units.</p> <p>ii. Underground/overhead Static Water Tanks of appropriate capacity, exclusively for fire fighting shall be provided.</p> <p>iii. Automatic sprinkler system shall be provided with independent pumping arrangements with overhead connections as secondary source of water supply for the sprinkler system.</p> <p>iv. First Aid Hose Reels system as per ISI specification with 100ø hose of 28mm shall be provided floor wise.</p> <p>v. All types of fire extinguishers provided in the building shall be of ISI mark.</p>

		<ul style="list-style-type: none"> vi. Ceilings of all vertical electrical- telephone fire alarm shaft in the building shall be minimum 2 hours fire resistance with self-closing fire-check door of one hour rating shall be provided in common areas to isolate the staircases, lift, lobbies and passages in order to restrict spread of smoke/fire in the event of fire. vii. Automatic fire/heat/smoke detection system shall be provided with the facility of control panel in control room to be located on ground floor. viii. Public address system involving loud-speakers, talk-back system of each floor with control panel located in the Fire Control room to be provided. The system should be able to clearly announce message to the occupiers including facility of talk-back to the fire control room in case of emergency. ix. Illuminated Exit ways marking signs should be placed in prominent places to give clear directions to the Exit Fire Escape Routes with signs duly supplemented with alternate source of power supply. x. Alternate source of electric supply of suitable capacity should be put in place, complete with automatic main failure panel for the operation of atleast one lift, fire alarm system, exit lights in the basement, tubewell, fire pump in case of failure of city mains. xi. Minimum one lift designed as fire lift shall be provided with fire man switch to facilitate lift services to the fireman in case of emergency. However, it will be desirable if all lifts are provided with fireman switch. xii. Wet Riser system comprising of automatic pumps of the rated capacity of 48 liters/ second of and residual of 3kg/cm² at the higher point should be provided. In addition, following equipment will also be provide on each floor:- <ul style="list-style-type: none"> a) Internal Landing valve b) Standard Branch pipe. c) RRL Hoses 63 mm complete with couplings d) Jackey pump of similar head but discharging 2 to 3 liters capacity per second shall also be provided to cater for the leakages in the
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		system.
	General	<p>(i) Construction of water tanks, solar panels, machine\rooms for lifts, munti for staircase, installation of dish antenna and water tanks shall be permitted on the top floor subject to the following conditions:</p> <p>(a) The construction shall be recessed by minimum of 10 feet from the outer line of the parapet.</p> <p>(b) The maximum height of such portion of buildings shall not exceed 10 feet above the parapet.</p> <p>(c) No habitable construction shall be allowed in the area.</p> <p>(d) No toilet shall be permitted on the terrace.</p> <p>(e) The area of such construction shall not be counted towards the FAR nor the height shall count towards the overall height of the building as prescribed in the para (vi) above.</p> <p>(ii) Open area available at the ground level excluding the area under building, parking and roads shall be used for land scaping.</p> <p>(iii) Building shall be made accessible to physically challenged person, Provisions contained in "The Persons with Disability (Equal opportunities, Protection of Rights and Full Participation) Act, 1995", so far as this relates to planning, designing and construction of public buildings, guidelines and space standards for barrier Free Environment prepared under the said Act, shall also be complied with.</p>

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

To,

1. The Chief Administrator (Competent Authority, PAPRA)
Punjab Urban Planning and Development Authority
PUDA Bhawan, Mohali.
2. Chief Town Planner,
Punjab, Chandigarh.

No. 12/4/2004-4HG-I/6754-55

Dated , Chandigarh, the 28th June 2004.

Subject : Minutes of the meeting regarding Non-Statutory Master Plan, held under the Chairmanship of Shir Raghunath Sahay Puri , Honøble Housing and Urban Development Minister, Punjab at 12.00 Noon on 27-05-2004.

Reference this office Memo NO. 12/4/2004-4HG-I/3789-90 dated 10.06.04 on the subject noted above .

2. Decision taken in the meeting held on 27-05-2004 under the Chairmanship of Honøble Housing and Urban Development Minister, Punjab, conveyed vide letter under reference regarding Non ó Statutory Master Plans prepared by the Department of Town and Country Planning has been reconsidered by the State Government.
3. In partial modification of decision taken in the aforesaid meeting of 27.05.2004, it has been decided that the change of land use in respect of the Non Statutory Master Plans, wherever required in cases of regular license cases under the Punjab Apartment and Property Regulation Act, 1995 as well as in case being dealt by the Senior Town Planners / District Town Planner as Competent Authority under the Punjab Apartment and Property Regulation Act 1995 shall henceforth be get approved at the Administrative Department level.
4. The Chief Town Planner shall submit the case on the single file along with his recommendations and complete facts of the case, to the Administrative Department to facilitate the quick disposal.
5. Licenses / approvals under Punjab Apartment and Property Regulation Act, 1995 shall be finalized only thereafter, although the letters of intent (LOI) may be issued conditionally imposing the condition of the change of land use.
6. Nothing in this communication shall apply to Statutory Master Plans and cases within the Periphery Controlled Area at Chandigarh and no application shall be

entertained without prior change of land use by the State Government and or the Competent Authority.

Sd/-
Joint Secretary Housing and Urban Development.

DEPARTMENT OF TOWN AND COUNTRY PLANNING, PUNJAB

Endst. No. 5302-22 CTP (Pb)/ SP-135 Dated 27-09-05

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

1. Senior Town Planner,
Patiala/Jalandhar/Ludhiana/Amritsar/SAS Nagar (Mohali).
2. District Town Planner,
Amritsar/Gurdaspur/Jalandhar/Hoshiarpur/Ludhiana/ Faridkot/
Ferozepur/ Patiala/ Bathinda /Sangrur/Fatehgarh Sahib/SAS
Nagar/Mandi Division, Punjab, Chandigarh.
3. Deputy District Town Planner,
Kapurthala/Ropar.

Chief Town Planner,
Punjab, Chandigarh

**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)

1. Chief Administrator,
Punjab Urban Planning & Development Authority (PUDA).
PUDA Bhawan,
S.A.S Nagar.
2. Competent Authority ,
Punjab Apartment and Property Regulation Act (PAPRA),
PUDA Bhawan,
S.A.S Nagar.
3. Chief Town Planner, Punjab,
Chandigarh.

NO. 9/83/04-5HG II / 14226-228

Dated, Chandigarh, the 17th December , 2004

Subject : Policy decision regarding granting of licences to develop colonies under the Punjab Apartment and Property Regulation Act, 1995 vis-à-vis the schemes of the Improvement Trusts.

The question of issue of licences to promoters by the Competent Authority, under the Punjab Apartment and Property Regulation Act, 1995, in respect of land where the schemes of Improvement Trusts are being planned or being executed, has been engaging the attention of State Government for a considerable time.

2. It has been noted that in many cases after the promoters have applied to the Competent Authority for grant of licence to develop a colony, under the Punjab Apartment and Property Regulation Act, 1995, the land is subsequently notified by the Improvement Trusts under section 36 of the Punjab Town Improvement Act, 1922. IN same cases, Improvement Trust issues such notifications after a lapse of many months from the filling of such applications by the promoters, with the Competent Authority.
3. A question has been frequently raised as to what policy stance should the Competent Authority under Punjab Apartment and Property Regulation Act. 1995 take in these cases especially considering that the Punjab Apartment and Property Regulation Act, 1995, has over-riding effect over all the other laws including the Punjab Town Improvement Act, 1922, by virtue of section 43 of Punjab Apartment Property Regulation Act, 1995.

4. It is now clarified that as a general policy, the Competent Authority Punjab Apartment and Property Regulation Act (PAPRA) shall be entitled to issue licences against the applications received from the promoters in such cases, provided the land in question has been notified by the Improvement Trust concerned, under section 36 of the Punjab Town Improvement Act, 1922, subsequent to the date of submission such applications. Further the land in question shall be exempted from compulsory land acquisition by Improvement Trust /State Government , even if the Trust scheme is finally sanctioned under section 42 of the Punjab Town Improvement Act, 1922.
5. This policy decision issues with the approval of the Chief Minister, Punjab.
6. It is requested that this policy decision may be communicated to all concerned for information and compliance.

Joint Secretary Housing and Urban Development

Endst. NO. 9/83/04-5HGII/14229-231

Dated 17/12/04

A copy is forwarded to the following for information :-

1. Chief Secretary, Punjab
2. Principal Secretary to Government of Punjab , Department of Finance.
3. Principal Secretary to Government of Punjab , Department of Local Government.

Joint Secretary Housing and Urban Development

Endst. NO. 9/83/04-5HGII/14232-233

Dated 17/12/04

A copy is forwarded to the following for information :-

1. Principal Secretary to Chief Minister, Punjab.
2. Secretary / Housing Urban Development Minister , Punjab.

Joint Secretary Housing and Urban Development

GOVERNMENT OF PUNJAB
DEPARTMENT OF HOUSING & URBAN DEVELOPMENT
(HOUSING-11 BRANCH)
NOTIFICATION

No. 2/3/92-5HG2/454

Dated, Chandigarh, the 18-01-05

In continuation of Punjab Government Notification No. 2/3/97/2HG1/5097 dated 25th June, 2004 and in exercise of powers vested under section 2(1) of 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 appoint the following officers of the ***Department of Town & Country Planning, under the overall administrative control of the Department of Housing & Urban Development***, to exercise and perform all or any of the powers and functions of the Competent Authority under the aforesaid Act and Rules framed there under, within the territorial jurisdiction described below:-

Sr. No.	Designation of Officer	Territorial Jurisdiction (District)	Remarks
1	Senior Town Planner, Amritsar	Amritsar	
2	District Town Planner, Bathinda	Bathinda & Mansa	
3	District Town Planner, Faridkot	Faridkot & Muktsar	
4	District Town Planner, Fatehgarh Sahib	Fatehgarh Sahib	
5	District Town Planner, Ferozpur	Ferozpur & Moga	
6	District Town Planner, Hoshiarpur	Hoshiarpur	
7	Senior Town Planner, Jalandhar	Jalandhar & Nawanshehr	
8	Dputy District Town Planner, Kapurthala	Kapurthala	
9	Senior Town Planner, Ludhiana	Ludhiana	
10	Senior Town Planner, Patiala	Patiala	Except Municipal Towns of Dera Bassi, Zirakpur and Banur
11	Senior Town Planner, Mohali	Ropar District and Municipal Towns of Dera Bassi, Zirakpur and Banur of Patiala District	
12	Distt Town Planner, Sangrur	Sangrur	

2. The powers to grant licences under the aforesaid Act and the Rules framed there under shall, however, be exercised by these Officers only in respect of a Proposed colony, not exceeding an area of gross 10 acres.
3. Nothing in this notification shall diminish or mitigate the powers and jurisdiction of the Chief Administrator, PUDA, vested in him vide the aforesaid Notification No. 2/3/97/2HG11/5097 dated 25th June, 2004.

**Dated, Chandigarh,
18.01.2005**

**Karan Bir Singh Sidhu
Secretary to Government of Punjab,
Department of Housing & Urban Development**

Endst.NO. 2/3/92-5HG2/

Dated Chandigarh, the

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

Endst. No. 2/3/92-5HG2/457

**Secretary Housing & Urban Development
Dated, Chandigarh, the 18 January, 2005**

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

1. Chief Administrator, PUDA, PUDA Bhawan, sector 62, SAS Nagar (Mohali).
2. Chief Town Planner, Punjab, Chandigarh.
It is requested that this Notification may be circulated to all the concerned field officers.

Secretary Housing & Urban Development

DEPARTMENT OF TOWN & COUNTRY PLANNING PUNJAB

Endst. No. 246-65 CTP (Pb)/SC-7 Dt Chandigarh, the 18-1-2005

Copy is forwarded to the following for information and necessary action:

1. Senior Town Planner Amritsar/Jalandhar/Ludhiana/Patiala/SAS Nagar.
2. District Town planner
Amritsar/Gurdaspur/Jalandhar/Hoshiarpur/Ludhiana/Ferozepur/ Faridkot/Patiala /Sangrur/Bathinda/SAS Nagar/Mandi Divn., Chd /Fatehgarh Sahib.
3. Deputy District Town Planner, Kaputhala/Ropar.
Senior Town Planner (HQ)
For Chief Town Planner.
Punjab.

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

Dated: Chandigarh, the 18-01-05

No. 2/3/92 ó 5HG2/458: - Whereas the Governor of Punjab is of the opinion that the procedure to obtain the approval to develop of small colonies in the various parts of the State of Punjab needs to be simplified ,

And, whereas the Governor of Punjab is of the opinion that it would be in the interest of planned and organised Urban Development of the State and also in the interest of the prospective buyers to do so ,

And, whereas the Governor of Punjab is of the opinion that operation of the provisions of the Punjab Apartment and Property Regulation Act, 1995 (Punjab Act No. 14 of 1995) causes undue hardship in cases relating to small promoters and land-owners, which in turn leads to a lower availability of reasonably price plots in well-planned and approved colonies ,

Now, therefore, in exercise of powers vested in him under section 44 (2) of the Punjab Apartment and Property Regulation Act, 1995 (Punjab Act 14 of 1995), the Governor of Punjab is pleased to exempt all the new proposed colonies, up to a gross area of 10 acres, from the provisions of the Punjab Apartment and Property Regulation Act, 1995 (Punjab Act. No. 14 of 1995) (except Section 32) and the procedural requirements connected thereto, subject to strict compliance with procedure and terms and conditions given in the Schedule below:-

SCHEDULE

SIMPLIFICATION OF THE PROCEDURE FOR DEVELOPMENT OF COLONIES IN THE STATE OF PUNJAB UP TO AN AREA OF 10 ACRES.

1. ELIGIBILITY CONDITIONS:

Henceforth, it shall not be mandatory to obtain a formal licence from the Competent Authority under the Punjab Apartment and property Regulation Act, 1995 by any promoter/land owner before developing a colony, subject to the fulfillment of **all** of the following terms and conditions:-

- (a) The gross area of the colony being developed should not exceed 10 acres;
- (b) The title of the land shall be clear and unencumbered and should stand exclusively in the name of the applicant or, where there is more than one applicant, the joint applicants;
- (c) Application may also be submitted by the holder of the General Power of Attorney on behalf of the single or joint land owners, provided the attorney holder has been specifically authorised in this behalf;
- (d) The land-owner (s) should have been registered as a promoter under the provision of the Punjab Apartment and Property Regulation Act, 1995. However, where the applicant is the holder of a Power of Attorney, the attorney holder shall be required to be registered as a promoter and in this case it would not be necessary for the land-owners to be registered as such promoters;
- (e) There should be no default in respect of the payment of the installments of External Development Charges (EDC), or any other sum payable under the Punjab Apartment and Property Regulation Act, 1995 and the rules framed thereunder in respect of any company of which the applicant or any of the land owners is a Director, or any partnership firm of which the applicant or any of the land owners is a partner.
- (f) The lay-out plan, including the services plan, shall be prepared, in case the proposed colony is upto five acres, by an Architect registered with the Council of Architects, whereas a Town Planner, registered with the Institute of Town Planners, may prepare any such plan for any colony;
- (g) However, the lay-out plan of the proposed colony can also be got prepared from the concerned Divisional Town Planner (DTP) of the Department of Town and Country Planning, Government of Punjab, after submitting an official fee of Rs. 10,000/- per gross acre, subject to a minimum of Rs. 50,000/- . The fee shall be exclusive of the cost of the survey, which shall have to be organised by the applicant at his own expense.

2. PROCEDURE FOR SIMPLE APPLICATION:

After the lay-out plan, including the services plan, has been prepared, it shall be submitted in triplicate to the concerned Divisional Town Planner (DTP) of Town and Country Planning Department having jurisdiction, along with the proof of the title of the land. However, where the Senior Town Planner (STP) is stationed in a particular district headquarter, these documents shall be submitted to such Senior Town Planner in respect of such district (and not the entire Zone). The application shall be submitted, along with a Demand Draft in favour of Senior Town Planner or the District Town Planner, as the case may be, at the same rate as prescribed as the licence application fee under the Punjab Apartment and Property Regulation Act, 1995 and the rules framed thereunder (i.e., Rs. 5,000/- per hectare).

2. The applicant shall furnish an irrevocable and unequivocal, written legal undertaking that he shall voluntarily pay all dues on account of the External Development Charges, in accordance with the same rate and the installment schedule, as is normally being assessed under the Punjab Apartment & Property Regulation Act, 1995 and rules thereunder. He shall also undertake to develop the colony in accordance with the lay-out plan that might be finally approved and also undertake to execute to all the internal development works, in accordance with the standards and specifications that are finally approved. The undertaking shall also contain a recital that the applicant shall be responsible for all other statutory compliances and permissions including environmental clearances, if any, required. It shall also declare that no dues are outstanding on account of the External Development Charges (EDC) etc. in terms of paragraph 21 (c).

3. PROCEDURE BEFORE THE SENIOR TOWN PLANNER / DISTRICT TOWN PLANNER:

After the receipt of the application, the Senior Town Planner/District Town Planner concerned shall conduct a summary fact finding inquiry, as regards the title of the land and also as to whether the proposed lay-out plan fits into the general, proposed Urban Development of the area and, in doing so, he shall broadly be guided by the provisions of the Punjab Apartment and Property Regulation Act, 1995 (PAPRA) and the rules framed thereunder, including any Master Plan, including the non-statutory Master Plans, prepared or under preparation by the Department. A spot visit by the Senior Town Planner / Divisional Town Planner shall be mandatory.

However, where any change of land use is involved, the case shall not be finalized at the level of the STP and DTP and a specific recommendation shall be made to the State Government, through the Chief Town Planner, regarding the change of land use required. Further action shall be taken up only after the State Government formally approves the changes of land use.

After the aforesaid summary inquiry, has been completed, the Senior Town Planner/Divisional Town Planner concerned shall issue to the applicant-promoter a Letter of Intent (LOI) formally intimating his intent to approve the proposed colony and, in doing so, he shall also convey the assessment and schedule of payment of the External Development Charges assessed.

Apart from any other reasonable conditions that may be imposed, the following conditions shall be incorporated:-

- (a) The applicant shall be responsible for all statutory clearances, including environmental clearances, if any, required from the Central Government or any of the agencies of the Central Government or from any other Department of the State Government or any of its agencies and this approval in itself shall not be construed as any approval beyond the provisions of the Punjab Apartment and Property Regulation Act, 1995 (PAPRA) and the rules;
- (b) The applicant shall remain exclusively responsible for complying with the provisions any other law for time being in force and in case of any breach or violation thereof, he (the applicant) shall exclusively be liable to face the penal action;
- (c) The construction on individual plots shall be commenced only after the approval of the building plan by the Municipal Authorities concerned, in case the colony is situated within the municipal limits. In other cases, the Punjab Urban Planning and Development Authority (PUDA) Building Rules, 1996/bye-laws shall be applicable, the construction shall be carried out only after getting the building plan approved by the Competent Authority, notified under the Punjab Regional and Town Planning and Development Act, 1995:
- (d) The communication shall, apart from intimating the assessment and schedule of the payment of the External Development Charges (EDC) installments, shall also call upon the applicant to submit a Crossed. "account payee only" Demand Draft in favour of the "Competent Authority-cum-Chief Administrator, PUDA", payable at Chandigarh or SAS Nagar (Mohali), along with a consent letter that the applicant-promoter undertakes to abide by all the terms and conditions of this Notification as well as the Letter of Intent;

- (e) The letter of intent (LOI) shall also call upon the applicant to deposit entire amount in respect of the Punjab Urban Development Fund, payable under section 32 of the Punjab Apartment and Property Regulation Act, 1995 (at the rate of rupee one per square metre), in shape of a demand draft in favour of Chief Administrator, PUDA, payable at Chandigarh/ SAS Nagar (Mohali).
- (f) The letter of Intent (LOI) shall also enjoin upon the applicant to pledge/hypothecate in favour of the State Government immovable property equivalent to Rs. 2.00 lakh per gross acre, in lieu of the Bank Guarantee that is normally required to be furnished under the Punjab Apartment and Property Regulation Act, 1995 and rules framed thereunder, by a regular promoter, as a security for execution of the Internal Development Works approved. The value of the said property shall be reckoned at the rates fixed by the District Collector for the purposes of registration of sale deeds or documents. The property may be situated within or outside the proposed colony. The property shall remain pledged till a Completion Certificate is finally issued by the STP/DTP, in accordance with the procedure laid down in PAPRA Act/rules.

The applicant may instead of hypothecating property as aforesaid, may choose to furnish a Bank Guarantee of equivalent amount in favour of Chief Administrator, PUDA-cum-Competent Authority, PAPRA as stipulated in the Apartment and Property Regulation Act, 1995.
- (g) The lay-out plan, including the Services plan, shall also be returned to the applicant, duly signed and approved by the Senior Town Planner/Divisional Town Planner, as the case may be.

4. ISSUE OF FINAL APPROVAL:

After the applicant-promoter has formally communicated his acceptance of terms and conditions laid down in the Letter of Intent (LOI) and also deposited the first installment of the External Development Charges as assessed, the letter of Intent (LOI) issued by STP/DTP shall be converted into a formal approval to develop the proposed colony.

The STP/DTP shall also endorse a copy of the final letter of approval to:-

- (i) Chief Administrator, PUDA-cum-Competent Authority, PAPRA and the Zonal Additional Chief Administrator, PUDA/Estate Officer, PUDA, concerned ;
- (ii) Deputy Commissioner of the District ;

- (iii) Commissioner of the Municipal Corporation/Executive Officer of the Municipal Council/Nagar Panchayat concerned, in case of a colony situated within the Municipal limits ;

The deposit of the subsequent installments of External Development Charges (EDC) shall be effected and monitored by the concerned Zonal Additional Chief Administrator of PUDA and in case of default, the approval granted under this Notification shall be liable to be cancelled by the Senior Town Planner/Divisional Town Planner concerned, on a report by the Zonal Additional Chief Administrator of PUDA concerned or otherwise, and the colony shall be declared to be an unauthorised. Other penal action may also be initiated in such cases by the Zonal Additional Chief Administrator of PUDA, after such cancellation.

5. RESIDUARY PROVISIONS:

The Senior Town Planner as well as the Divisional Town Planner, acting under this Notification, shall be deemed to be Competent Authority within the meaning of the Punjab Apartment and Property Regulation Act, 1995 and the rules framed thereunder, for the purposes of this Notification and in case any adverse order is passed by the said officer(s), the applicant shall have a right of appeal, as provided under the Punjab Apartment and Property Regulation Act, 1995 and the Rules framed there under.

Nothing in this notification shall preclude an applicant from applying for a regular licence to the Competent Authority, Punjab Apartment and Property Regulation Act.1995.

Extension of existing colonies of the same promoters when contiguous can also be applied for under this notification provided Completion Certificate of the previous colony has been issued.

In case of any doubt in any quarter whatsoever, guidance shall be obtained from the provisions of the Punjab Apartment & Property Regulations Act, 1995 and the rules framed thereunder.

In case any clarification regarding this scheme is required, the matter shall be forwarded to the State Government, in the Department of Housing & Urban Development and the decision of the State Government decision shall be final and binding on all concerned.

Dated, Chandigarh the
18.01.2005

Karan Bir Singh Sidhu
Secretary to Government of Punjab
Department of Housing & Urban Development

Endst. NO. 2/3/92-5HG2/

Dated Chandigarh, the

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

Secretary Housing & Urban Development

Endst. NO. 2/3/92/5HG2/462

Dated Chandigarh, the 18.01.05

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

1. Chief Administrator, PUDA, PUDA Bhawan, Sector 62, SAS Nagar, Mohali.
2. Competent Authority, PAPRA, PUDA Bhawan, Sector 62, SAS Nagar (Mohali)
3. Chief Town Planner, Punjab, Chandigarh,

Secretary Housing & Urban Development

DEPARTMENT OF TOWN & COUNTRY PLANNING , PUNJAB

Endst. No.299-319-CTP(Pb)/SC-7

Dt. Chandigarh, the 19.01.05

Copy of the above is forwarded to the following for information and necessary action:

1. Senior Town Planner, Amritsar/Jalandhar/Ludhiana/Patiala/SAS Nagar.
2. District Town Planner,
Amritsar/Gurdaspur/Jalandhar/Hoshiarpur/Ludhiana/Ferozepur/Faridkot
/Patiala/Sangrur/Bathinda/SAS Nagar/Mandi Divn., Chd/Fatehgarh
Sahib.
3. Deputy District Town Planner, Kapurthala/Ropar.

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

SUMMARY OF GUIDELINES FOR EXAMINATION OF LAYOUT PLANS OF COLONIES UPTO 10 ACRES.

- | | | |
|-------|---|---|
| i) | Conformity of the area of colony with the Master Plan, development, controlled area plan, planning area proposals or any other such documents. | |
| ii) | Whether the area under proposed colony falls within proposals already framed/notified by any development agency like PUDA,PSIEC,MC, Improvement Trust, Colonisation Deptt. for undertaking any development. | |
| iii) | Integration with adjoining built up areas in respect of road net work, services etc. | |
| iv) | Approach road & internal major roads: | 45ø-0ö wide |
| v) | Other internal roads | minimum 35ø wide |
| vi) | Saleable area | as per PAPR Act,1995 and rules thereon |
| vii) | Area under public uses i.e. roads. open spaces, pavements , parks, educational services and other public utilities etc. | óAs above- |
| viii) | Area under public buildings | -As above- |
| ix) | Plotted commercial area | 5% of total area of scheme |
| x) | Educational facilities | Nursery school having minimum area of 0.2 acres |
| xi) | Group Housing & MS flats | As per Annexure-1 attached |
| xii) | Architectural Control of commercial area | As per Annexure-11 attached |
| xiii) | Zoning plan and Development control of Larger independent commercial sites falling in the approved colonies | As per Annexure-111 attached |

ANNEXURE - I

**PROPOSED NORMS FOR GROUP HOUSING UNDER THE PUNJAB
APARTMENT AND PROPERTY REGULATIONS ACT, 1995.**

i)	Minimum plot size	4000 Sq.mtrs.
ii)	Maximum Ground coverage	40%
iii)	Maximum FAR	1.5
iv)	Basement	Below the building to the extent of actual coverage at the ground floor, area not to be counted towards F.A.R. and not to be used for habitable purposes.
v)	Maximum height	As prescribed in the zoning plan.
vi)	Stilts	Stilts permitted under building and when used for parking, area not to be counted towards FAR. However, where both basement and building is constructed on stilts, then coverage in excess of permissible basement are to be counted towards FAR.
vii)	Open spaces and organised parks	Minimum 30% of the area of the site shall be used for landscaping organised park area shall be 15%.
viii)	Parking	As per PUDA (Building) Rules, 1996 However area of the site to be used for roads and parking shall be restricted to 30% of site .
ix)	Balconies	Area under balcony/balconies shall not exceed 15% of the plinth area of the flat. The maximum depth of balconies shall not exceed 6'0" and shall be within the zoned area. Area over and above 15% shall be counted towards FAR.
x)	Community facilities	Area for community facilities such as community centre, recreation hall, crèche, library, reading room, maintenance store, society office shall not exceed 2.5% of the site areas subject to the maximum of 6000 sq.ft. The area shall form part of FAR..
xi)	Fire safety	As per BIS
xii)	Lifts and stair-cases	As per PUDA Rules
xiii)	Structural stability	Building shall be made structurally safe to with-stand any natural disaster and shall be designed by a qualified Structural Engineer as per the provisions of National Building Code.
xiv)	Saleable area (SALEABLE AREA = GROUND COVERAGE X FAR)	55%

Annexure -II

NORMS FOR FRAMING ARCHITECTURAL CONTROLS OF COMMERCIAL BUILDINGS/SITES FALLING IN APPROVED COLONIES WITHIN MUNICIPAL LIMITS UNDER PAPRA, 1995.

1.0 The norms for ground coverage, height, FAR, basement etc. shall be as under:-

Sr. No.	Category	Single Storeyed Booths	Double Storeyed Shops	Shop-cum-Shop/Office
1.	Width of site	Upto 10 feet	Above 10 feet and below 16ø6ö	16ø-6ö and above
2.	Maximum ground coverage	100% of the site area	80% of the site area	75% of the site area
3.	Maximum Floor Area Ratio (FAR) excluding basement area	1.00	1.60	2.25/2.75
4.	Maximum height of building	12ø-0ö	24ø-6ö	36ø-0ö/48ø-6ö
5.	Number of storeys allowed	1	2	¾
6.	Clear width of corridor (Compulsory)	7ø-0ö	7ø-0ö	8ø-3ö
7.	Basement	<p>i) Permitted for storage only provided technically feasible.</p> <p>ii) Basement permitted to the extent of covered area at Ground Floor except the area under the public corridor.</p> <p>iii) Basement to be accessible from within the shops. No direct access from the public corridor permitted.</p> <p>iv) Provision for air light and ventilation to be made @ 5% of the basement area.</p> <p>v) Area of the basement not to be counted towards FAR.</p> <p>vi) Basement shall have a clear height of 7ø-6ö from floor to sofit to the beam and height of ceiling shall not exceed 8ø-3ö.</p> <p>vii) 10% of the basement are shall be permitted for depression for installation of AC plants. However, no generator shall be permitted to be installed in the basement.</p>	<p>i) Permitted for storage only provided technically feasible.</p> <p>ii) Basement permitted to the extent of covered area at Ground Floor except the area under the public corridor.</p> <p>iii) Basement to be accessible from within the shops. No direct access from the public corridor permitted.</p> <p>iv) Provision for air light and ventilation to be made @ 10% of the basement area.</p> <p>v) Area of the basement not to be counted towards FAR.</p> <p>vi) Basement shall have a clear height of 7ø-6ö from floor to sofit to the beam and height of ceiling shall not exceed 8ø-3ö.</p> <p>vii) 10% of the basement area shall be permitted for depression for installation of AC plants. However, no generator shall be permitted to be installed in the basement.</p>	<p>i) Permitted for storage only provided technically feasible.</p> <p>ii) Basement permitted to the extent of covered area at Ground Floor except the area under the public corridor.</p> <p>iii) Basement to be accessible from within the shops. No direct access from the public corridor permitted.</p> <p>iv) Provision for air light and ventilation to be made @ 10% of the basement area.</p> <p>v) Area of the basement not to be counted towards FAR.</p> <p>vi) Basement shall have a clear height of 7ø-6ö from floor to sofit to the beam and height of ceiling shall not exceed 8ø-3ö.</p> <p>vii) 10% of the basement area shall be permitted for depression for installation of AC plants. However, no generator shall be permitted to be installed in the basement.</p>

In case of commercial sites having openings on both front and rear, then the ground coverage to be permitted in such cases shall be upto 100% of the plot area subject to the conditions that corridors of appropriate width, as specified in para 1.0 above shall be provided in front of each opening and the basement shall be restricted to the entire area of the site excluding the area under corridors. FAR, height, number of storeys, clear width of the corridor shall be governed by the width of the plot and stipulation made above in the case of double storeyed shops/ shop-cum-shop/offices, as the case may be. However , the total coverage shall continue to be governed by the parking requirements mentioned in para 3 below with adequate provision made both in front and rear of the site.

2.0 Approach to upper floors in case of double storeyed shops, shop-cum-shop/offices shall be permitted from the public corridor.

3.0 **PARKING:**

e) Adequate parking shall be made available in the commercial area.

f) Parking requirement shall be calculated @ 1.33 ECS (Equivalent Car Space) for 100Sq.mtr of covered space provided on all floors.

g) 1ECS=22 sq.mtr. for open parking.

h) In case, required parking area works out to be less than the area available in the layout plan, then the covered area on the of commercial sites shall be scaled down . In no case, total covered area on all floors of commercial sites shall exceed the area worked out on the basis of (b) above.

4.0 Adequate provision for public toilets (with minimum one set of toilets for ladies, gents and handicapped) shall be made in the commercial area as per the norms prescribed in the National Building Code.

5.0 Adequate advertisement/display areas shall be provided in the architectural controls However, provision for such display areas shall be made an integral part of control sheets.

6.0 All multi-storeyed buildings having four storeys or above with height of 15 meter or above shall conform to fire safety regulations and would require prior clearance from the Fire Authorities.

7.0 In case of buildings where no basement is provided, depressing of ground floor upto a maximum of three feet is permitted subject to the condition that the depressed floor is made accessible to the physically challenged persons. The

additional height of the ground floor shall in no way be used for creating additional space in the shape of mezzanine floor.

Note:

Based on the above norms, zoning plans for the commercial sites shall be prepared. Based on the zoning plan, architectural control/ building control sheets shall be prepared by the promoter and submitted to the competent authority for approval. Zoning for the commercial sites shall form part of the zoning plan prepared for the residential plots. No separate zoning plan for the commercial site shall be submitted.

ANNEXURE-III

Norms for framing zoning plan and development controls of larger Independent commercial sites falling in the approved colonies in urban areas under PAPRA, 1995.

1. The issue of bringing objectivity in evolving architectural controls of the commercial sites carved out in the colonies sanctioned under Punjab Apartment and Property Regulation Act, 1995, falling within municipal limits has been engaging the attention of Competent Authority and it was felt that norms and standards for covered area at ground level, floor area ratio, height, parking, basement etc, must be prescribed.
2. The norms for the smaller commercial sites i.e. booths, double storeyed shops, shops-cum-offices have already been finalised and issued vide letter No.PUDA (Advisor (TP)-2003/1637-41 dated 11.8.2003.
3. The norms for the larger commercial sites were discussed in a meeting held on 14.8.2003, and it was decided that following norms shall be applicable while preparing zoning plans and development controls for such sites:

Sr. No	Item	Prescribed norms
1	Plot size	Minimum 2000 sq.yds
2	Ground coverage	Not to exceed 40%
3	Zoned area at ground level	Not to exceed 55%
4	Floor Area Ratio excluding basement area	Not to exceed 2
5	Set backs c. Front & rear d. side	(a)Not less than 20ø0ö (b) Not less than 20ø0ö
6	Height of building	Not to exceed 75ø0ö subject to the restrictions otherwise applicable in the area due to fire safety or structural safety regulations, restrictions due to civil aviation requirements.
7	Basement	i) Twin level basement permitted. ii) Total area of basement not to exceed the area of plot. iii) Basement permitted within the zoned area. iv) Basement not to be used for habitable purposes. v) Basement to be used for parking storage services with minimum of 75% area earmarked to parking. vi) Basement beyond the ground coverage shall be at the ground level with adequate provision of air, light & ventilation made. vii) Basement to satisfy the public health &

		<p>structural safety requirement.</p> <p>viii) No toilet permitted in the basement area.</p> <p>ix) Area of basement not to count towards FAR.</p> <p>x) Provision of air, lighting and ventilation to made @10% of the basement area at the upper level with mechanical ventilation and artificial lights provided for lower basement.</p> <p>xi) No generator shall be permitted to be installed in the basement.</p> <p>xii) Height of basement to be as per building bye-laws.</p>
8	Parking	<p>a. Parking area to be provided @1.50 ECS for every 120Sq.yds. of built up area provided on all floors.</p> <p>b. 1 ECS shall be equivalent to :-</p> <ul style="list-style-type: none"> • 27 Sq.yds. for open parking. • 33 Sq.yds. for parking under stilts. • 39 Sq.yds. for parking in the basement. <p>c. Ground floor level parking shall be 50% of the area available at the ground level excluding the built up area.</p> <p>d. In case, required parking area works out to be less than the area available at all levels then the covered area should be scaled down to the level of available parking as per norms prescribed above at (a).</p>
9	Fire safety	<p>Building shall be made safe from fire-hazard and for this purpose following Fire Prevention and Fire Safety measures shall be put in place.</p> <p>i) Entry or exit gates of minimum 20 feet width shall be provided with a minimum turning radius of 30 feet. Set backs around the building shall be kept free from all encroachments for ensuring free flow of the fire units.</p> <p>ii) Underground/overhead Static Water Tanks of appropriate capacity, exclusively for fire fighting shall be provided.</p> <p>iii) Automatic sprinkler system shall be provided with independent pumping arrangements with overhead connections as secondary source of water supply for the sprinkler system.</p> <p>iv) First Aid Hose Reels system as per ISI specification with 100ø hose of 28mm shall be provided floor wise.</p> <p>v) All types of fire extinguishers provided in the</p>

		<p>building shall be of ISI mark.</p> <p>vi) Ceilings of all vertical electrical- telephone fire alarm shaft in the building shall be minimum 2 hours fire resistance with self-closing fire-check door of one hour rating shall be provided in common areas to isolate the staircases, lift, lobbies and passages in order to restrict spread of smoke/fire in the event of fire.</p> <p>vii) Automatic fire/heat/smoke detection system shall be provided with the facility of control panel in control room to be located on ground floor.</p> <p>viii) Public address system involving loud-speakers, talk-back system of each floor with control panel located in the Fire Control room to be provided. The system should be able to clearly announce message to the occupiers including facility of talk-back to the fire control room in case of emergency.</p> <p>ix) Illuminated Exit ways marking signs should be placed in prominent places to give clear directions to the Exit Fire Escape Routes with signs duly supplemented with alternate source of power supply.</p> <p>x) Alternate source of electric supply of suitable capacity should be put in place, complete with automatic main failure panel for the operation of atleast one lift, fire alarm system, exit lights in the basement, tubewell, fire pump in case of failure of city mains.</p> <p>xi) Minimum one lift designed as fire lift shall be provided with fire man switch to facilitate lift services to the fireman in case of emergency. However, it will be desirable if all lifts are provided with fireman switch.</p> <p>xii) Wet Riser system comprising of automatic pumps of the rated capacity of 48 liters/second of and residual of 3kg/cm² at the higher point should be provided. In addition, following equipment will also be provided on each floor:-</p> <ol style="list-style-type: none"> Internal Landing valve Standard Branch pipe. RRL Hoses 63 mm complete with couplings
--	--	---

		d) Jockey pump of similar head but discharging 2 to 3 liters capacity per second shall also be provided to cater for the leakages in the system.
10	General	<p>(i) Construction of water tanks, solar panels, machine\rooms for lifts, mumti for staircase, installation of dish antenna and water tanks shall be permitted on the top floor subject to the following conditions:</p> <p>(a) The construction shall be recessed by minimum of 10 feet from the outer line of the parapet.</p> <p>(b) The maximum height of such portion of buildings shall not exceed 10 feet above the parapet.</p> <p>(c) No habitable construction shall be allowed in the area.</p> <p>(d) No toilet shall be permitted on the terrace.</p> <p>(e) The area of such construction shall not be counted towards the FAR nor the height shall count towards the overall height of the building as prescribed in the para (vi) above.</p> <p>(ii) Open area available at the ground level excluding the area under building, parking and roads shall be used for land scaping.</p> <p>(iii) Building shall be made accessible to physically challenged persons.</p>

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

Notification

Dated, Chandigarh, the 20th January, 2005

No. 1/149/96-4HG-1/550- In pursuance to the provisions of Rule 1(3) (iv) of the Punjab Urban Planning and Development Authority (Building) Rules, 1996, the statutory rules framed under the Punjab Regional and Town Planning and Development Act, 1995 (Punjab Act No. 11 of 1995), the Governor of Punjab is pleased to direct that the aforesaid Rules shall also apply to all areas in the State of Punjab, except those falling within the notified limits of any Municipal Corporation, constituted under the Punjab Municipal Corporation Act, 1976 (Punjab Act no. 42 of 1976) or any Municipal Council or Nagar Panchayat constituted under the Punjab Municipal Act, 1911 (Punjab Act no. 3 of 1911) or the local limits of the jurisdiction of the Cantonment Board, constituted under the Cantonments Board Act, 1924 (Central Act No. 2 of 1924).

The Governor of Punjab is further pleased to direct that this Notification shall apply only to buildings proposed to come up on a plot of an area exceeding 500 square metres, unless any part of the plot in question is to secure at least one means of access from any "Scheduled Road" within the meaning of aforesaid Act no. 11 of 1995, in which case this Notification shall apply irrespective of the area of the plot.

3. Nothing in this Notification shall apply to any "factory" within the meaning of the Factories Act, 1948 (Central Act No. LX III of 1948), provided its plan has been sanctioned under the said Act of 1948.

4. This Notification shall come into force with immediate effect.

Dated, Chandigarh,
the 20th Jan, 2005

(KARAN BIR SINGH SIDHU)
Secretary to Government of Punjab,
Department of Housing and Urban Development,

Endst. No.1/149/96-4HG-1/

Dated, Chandigarh, the January, 2005

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

Secretary Housing & Urban Development

Endst. No.1/149/96-4HG-1/552

Dated, Chandigarh, the 20th January 2005

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

1. Chief Administrator PUDA, Mohali,
2. Chief Town Planner, Punjab, Chandigarh.

Secretary Housing & Urban Development

ਨਗਰ ਅਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ, ਪੰਜਾਬ

ਪਿੱਠ ਅੰਕਣ ਨੰ: 584-603 - ਸੀਟੀਪੀ - (ਪਬ)ਐਸਸੀ - 7 ਮਿਤੀ 2-2-2005

ਇਸਦਾ ਉਤਾਰਾ ਵਿਭਾਗ ਦੇ :-

1. ਸਮੂਹ ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ ;
2. ਸਮੂਹ ਜ਼ਿਲਾ ਨਗਰ ਯੋਜਨਾਕਾਰ ;
3. ਸਮੂਹ ਉਪ ਜ਼ਿਲਾ ਨਗਰ ਯੋਜਨਾਕਾਰ ;

ਨੂੰ ਸੂਚਨਾ ਅਤੇ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ ।

ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ, ,(ਸ.ਮੁ.)

ਵਾ: ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ
ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ ।

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

(HOUSING-I BRANCH)

Notification

The 21st January, 2005

No. 1/149/96-4HG1/569- In pursuance to the provisions of section 2(m) of the Punjab Regional and Town Planning and Development Act, 1995 (Punjab Act No 11 of 1995), read with Punjab Urban Planning and Development Authority (Building) Rules, 1996 the statutory rules framed under the aforesaid Act and the Punjab Government, Department of Housing and Urban Development Notification No. 1/149/96-4HG1/550-552, dated 20th January, 2005 the Governor of Punjab is pleased to appoint the following officers of the Department of Town and Country Planning under the overall administrative control of the Department of Housing and Urban Development to exercise the powers of the Competent Authority under the aforesaid rules and the aforesaid Notification within the local limits of their respective territorial jurisdiction :-

S. No.	Size of plot (square metres)	Competent Authority	Remarks
1	500 Sq. metres	Divisional Town Planner (DTP)	
2	5000 Sq. metres	Senior Town Planner (STP)	
3	Over 5000 Sq. metres	Chief Town Planner (CTP)	Plans of Buildings on Plots of size over 25000 Sq. metres shall be sanctioned only with the prior approval of the State Government.

The scrutiny fee already fixed under the Punjab Urban Planning and Development Authority (Building) Rules, 1996, shall be charged but the same shall be deposited into the Government treasury.

Nothing in this Notification shall affect to the existing delegation or allocation of work in respect of the Urban Estates developed by or otherwise under the management of the Punjab Urban Planning and Development Authority (PUDA) and the said work shall continue to be disposed of as before.

This notification shall come into force with immediate effect.

(HOUSING-II BRANCH)

No. 2/3/92-5HG2/573- In continuation of Punjab Government Notification No. 2/3/92-5HG2/454, dated 18th January, 2005 and in exercise of powers vested under Section 2(1) 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 appoint the following officer of the Department of Town and Country Planning under the overall administrative control of the Department of Housing and Urban Development to exercise and perform all or any of the powers and functions of the Competent Authority under the aforesaid Act and Rules framed thereunder within the territorial jurisdiction described below:-

Sr. No.	Designation of Officer	Territorial jurisdiction (District)	Remarks
1	District Town Planner, Gurdaspur	Gurdaspur	

2. The powers to grant licences under the aforesaid Act and the Rules framed thereunder shall, however, be exercised by this officer only in respect of a proposed colony, not exceeding an area of gross 10 acres.
3. Nothing in this notification shall diminish or mitigate the powers and jurisdiction of the Chief Administrator, PUDA, vested in him, - vide the aforesaid Notification No.2/3/97/2HG11/5097, dated 25th June, 2004.

Chandigarh :

The 18th January, 2005

KARAN BIR SINGH SIDHU
Secretary to Government of Punjab,
Department of Housing and Urban Development.

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

NOTIFICATION

Dated Chandigarh, the 17-3-2005

No. 2/3/92-5HG2/2429 The Governor of Punjab is pleased to insert the following in the Schedule under eligibility conditions 1(c) in the procedure to obtain the approval to develop small colonies in the various parts of the state of Punjab, earlier notified vide Government of Punjab, Department of Housing and Urban Development Department Notification No. 2/3/92-5HG2/460 dated 18/01/2005.

OR The promoter shall produce a letter of consent from the land owners as prescribed in the Punjab Apartment and Property Regulation Act, 1995 and the statutory rules framed there under

Karan Bir Singh Sidhu,
Secretary to Government of Punjab,
Department of Housing & Urban Development

Chandigarh the 15th, march, 2005

Endst. No. 2/3/92-5HG2/2430

Dated Chandigarh, the 17-3-2005

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

Secretary Housing & Urban Development Deptt.

Endst.No. 2/3/92/5HG2/2433

Dated Chandigarh, the 17-3-2005

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

Chief Administrator, PUDA, PUDA Bhawan, Sector 62, SAS Nagar (Mohali)
Competent Authority, PAPRA, Puda Bhawan, Sector 62, SAS Nagar (Mohali)
Chief Town Planner, Punjab, Chandigarh

Secretary Housing & Urban Development Deptt.

DEPTT. OF TOWN & COUNTRY PLANNING PUNJAB.

Endst.No./ 1556-75

CTP (PB)/SC-7

Dt. 21/3/05

Copy is forwarded to the following for information and necessary action:

1. Senior Town Planner, Amritsar/Jalandhar/Ludhiana/Patiala/S.A.S.Nagar.
2. District Town Planner Amritsar/Gurdaspur/Jalandhar/Ludhiana/Ferozepur/
Faridkot/Patiala/Sangrur/ Bathinda/SAS Nagar, Mandi Divn., Chd/
Fatehgarh Sahib/Hoshiarpur.
3. Dy District Town Planner, Kapurthala/ Ropar.

Senior Town Planner (HQ)
For Chief Town Planner,
Punjab.

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

Dated Chandigarh, the 12-5-2005

No. 2/3/92-5HG(2)/5141

The Governor of Punjab is pleased to make the following addition to the residuary provisions contained in the Notification No.2/3/92-5HG(2)/ 460, dated 18.01.2005, issued by the Government of Punjab, Department of Housing & Urban Development to the effect that:

“Applications for the extension of colonies approved under this scheme, or applications for the approval of new colonies under this scheme, submitted by the same promoter can also be entertained, provided the total area of the existing approved colony and its extension, or the new colony, as the case may be, does not exceed 10 acres, irrespective of the status of the Completion Certificate”.

The Governor of Punjab, is further pleased to declare that any landowner/promoter is free to apply for approval, under the provisions of the aforesaid Notification dated 18.1.2005 for any colony or colonies, within the aggregate size of less than 10 acres, irrespective of whether they had earlier applied for and obtained a regular license to develop a colony from the Competent Authority, the Completion Certificate of which has still might not have been issued.

Nothing in this notification shall diminish or mitigate the powers and jurisdiction of the Chief Administrator, PUDA, vested in him vide the aforesaid Notification No. 2/3/97-2HGII/5097, dated the 25th June 2004.

Dated, Chandigarh
The

Karan Bir Singh Sidhu
Secretary to Government of Punjab
Department of Housing and Urban Development

Endst.No. 2/3/92-5HG(2)/

Dated, Chandigarh, the 12th May, 2005

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

Secretary Housing & Urban Development

Endst.No. 2/3/92-5HG(2)/5144

Dated, Chandigarh, the 12th May, 2005

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

1. Chief Administrator, PUDA, PUDA Bhawan, Sector 62, SAS Nagar.
2. Chief Town planner, Punjab, Chandigarh.

It is requested that this Notification may be circulated to all the concerned field officers.

Secretary Housing & Urban Development

DEPARTMENT OF TOWN & COUNTRY PLANNING PB.

Endst.No.2722-41-CTP(Pb)/SC-7

Dt. 19/5/05

Copy forwarded to the following for information and necessary action:-

1. Senior Town planner, Patiala/Ludhiana/Jalandhar/Amritsar/SAS Nagar.
2. Distt. Town planner, Patiala/Ludhiana/Bathinda/Sangrur/Fatehgarh Sahib/Jalandhar/Hoshiarpur/Gurdaspur/Amritsar/Faridkot/Ferozpur/SAS Nagar/Mandi Divn.Punjab, Chandigarh.
3. Deputy Distt. Town Planner, Ropar/Kapurthala.

Chief Town Planner,
Punjab Chandigarh.

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

Notification

The 23rd June 2005/6-7-2005

No. 17/17/01-5HGII/6930- In exercise of powers conferred by section 34 of the Punjab Apartment and Property Regulations Act, 1995 (Punjab Act No. 4 of 1995), the Governor of Punjab is pleased to revise Policy on External Development charges with regard to payment of External Development Charges by the promoters in licensed colonies as under :-

1. This policy shall be called New External Development Charges Policy (In short new EDC Policy), 2004.
2. This shall be deemed to have come into force on and with effect from 23rd day of February, 2004.
3. The basic rates of EDC as applicable to various Cities/Towns/Other areas shall be :-

(i)	For corporations Towns (and within 15 Kms of its periphery)	Rs. 3,50,000/-per gross acre
(ii)	AØ class municipal Towns (and within 5kms of its periphery)	Rs. 2,50,000/- per gross acre
(iii)	Other cities/towns and other areas (and within 5kms of its periphery)	Rs. 1,50,000/- per gross acre
(iv)	Commercial/Group Housing/Complexes	Rs. 5,00,000/- per gross acre

In case a colony falls within the periphery of Municipal Corporation and Municipal Council as mentioned above, the higher of the two rates shall be applicable.

4. EDS arrears as per earlier one time settlement policy dated 7th December, 2001 are capitalized from 1st March, 2002 to 29th February, 2004 @ 15% interest per annum which further capitalized @ 1.5% incremental interest till 31st May, 2004. The interest liability for the period from 1st April, 2004 to 31st May, 2004 will be calculated/intimated separately and will be recovered along with last installment of the 80% amount while working out the recoverable amount the amount outstanding against the promoter as on 28th February., 2002 as per terms and conditions of license will be taken as the base line.
5. The 20% of the capitalized amount, which required to be deposited by the promoter by 30th June, 2004 with an undertaking that he will withdraw all appeals, revisions and writ petitions, if any, and will not challenge, this policy in any Court of Law, the basis EDC rates and methodology of calculation, except the

arithmetical calculations (Specimen of undertaking can be obtained from the office of Chief Administrator).

6. The balance 80% shall be deposited in five half yearly installments with 12% interest per annum.
7. Where letter of intent was issued before 7th December, 2001, the previous higher rate of Rs. 7,07,250 per acre etc. shall stand revived, if the promoter fails to deposit at least 20% of the capitalized amount of EDC arrears within the stipulated time-frame i.e. upto 30th June, 2004.
8. In other cases, failure to meet the deadline to deposit 20% of the capitalised amount shall result in penal rate of 18% per annum being charged to calculate the capitalised amount and the subsequent installments of accumulated EDC, arrears shall attract interest @ 15% per annum instead of 12% per annum, in addition the penal action against the promoters under provisions of Punjab Apartment and Property Regulation Act, 1995 and statutory rules, framed there under shall be initiated.
9. Since it is a special one-time concession being offered to the promoters liquidate the old pending arrears, so it is required to voluntarily furnish a written, irrecoverable and legal undertaking in the specified format to the effect that the revised basic rates (except the calculation part) and the schedule of the payment shall not be challenged, in any Court or Tribunal or commission or Appellate/Reversionary Forum whatsoever including the invocation of writ jurisdiction of the courts.
10. All the old cases which may have filed before any judicial/quasi judicial authority regard to EDC shall be withdrawn.
11. In case any promoter fail to deposit the amount as per the above schedule and furnish the required undertaking by due date, it will be presumed that he do not accept this offer and in that event, the old rates of EDC will stand revised in respect of old licences and penal action under Punjab Apartment and Property Regulation Act, 1995 and rules framed there under will be initiated against him.
12. Any previous communication by the Competent Authority adopting a different rates/ schedule/terms and conditions in respect of EDC assessment shall deemed to have been set aside and/or withdrawn but shall be simultaneously deemed to

have been substituted by the new communication to be issued by the Competent Authority in accordance with the directions contained in the statutory orders passed on 23rd Feb , 2004. However, for clarification it is again retreated that if the promoter fails to deposit the amount as per schedule of this policy and furnish the required undertaking the old rates of EDC of the year 1998 shall be charged by the Competent Authority.

13. The Appellate Authority shall dispose of the pending appeals in accordance with this policy and remand the case back to the Competent Authority for action in accordance with this policy. However, where the question in appeal relates to matters other than the EDC rate, the same shall be continued to be heard and decided on merits.

14. This policy has already become operational W.E.F. 23rd Feb., 2004.

Chandigarh :
The 23rd June, 2005

K.B.S.SIDHU
Secretary to Government of Punjab,
Department of Housing and Urban Development.

Endst. No. 17/17/2001-5HGII/

Dated:

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

Sd

Secretary Housing & Urban Development

Endst. No. 17/17/2001-5HGII/

Dated:

A copy is forwarded to the Principal Secretary, Local Government for information and necessary action.

Sd

Secretary Housing & Urban Development

Endst. No. 17/17/2001-5HGII/

Dated:

A copy is forwarded to the Chairman, Licence Holder Colonies Association , SCO No. 523-24, Sector 70, Mohali.

Sd

Secretary Housing & Urban Development

Endst. NO. 17/17/2001/5HGII/6935

Dated: 6-7-05

A copy is forwarded to the following for information and necessary action. It is requested that this notification may be circulated to all the concerned field officers .

1. Chief Administrator, PUDA, PUDA Bhawan, Sector ó 62, SAS Nagar (Mohali).
2. Chief Town Planner, Punjab, Chandigarh.

Secretary Housing & Urban Development.

ਨਗਰ ਅਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ , ਪੰਜਾਬ

ਪਿੱਠ ਅੰਕਣ ਨੰ: 3851-73-ਸੀਟੀਪੀ(ਪਬ)/SC-7 ਮਿਤੀ 12/7/05

ਉਪਰੋਕਤ ਦਾ ਇੱਕ ਉਤਾਰਾ ਹੇਠ ਲਿਖਿਆਂ ਨੂੰ ਸੂਚਨਾਂ ਅਤੇ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਲਈ
ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ :-

1. ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ (ਸ.ਮੁ.)-1 ਅਤੇ 2/ਐਸ.ਏ.ਐਸ.ਨਗਰ/ਪਟਿਆਲਾ/
ਨੁਧਿਆਣਾ/ਜਲੰਧਰ/ਅੰਮ੍ਰਿਤਸਰ।
2. ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ (ਸ.ਮੁ.) /ਮੰਡੀ ਮੰਡਲ ,ਪੰਜਾਬ , ਚੰਡੀਗੜ੍ਹ/ਐਸ.ਏ.ਐਸ.ਨਗਰ/
ਫਤਹਿਗੜ੍ਹ ਸਾਹਿਬ /ਪਟਿਆਲਾ/ਸੰਗਰੂਰ/ਬਠਿੰਡਾ/ਲੁਧਿਆਣਾ/ਫਰੀਦਕੋਟ/ਫਿਰੋਜ਼ਪੁਰ/ਜਲੰਧਰ/
ਹੁਸ਼ਿਆਰਪੁਰ/ਅੰਮ੍ਰਿਤਸਰ/ਗੁਰਦਾਸਪੁਰ ।
3. ਡਿਪਟੀ ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ , ਰੋਪੜ ਅਤੇ ਕਪੂਰਥਲਾ ।

ਸਹਾਇਕ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਵਾ: ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ ,
ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ।

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

NOTIFICATION

Dated Chandigarh, the 24th August, 2005

No. 1/149/96-4HG(1)8298- In partial modification of Punjab Government Notification No. 1/149/96-4HGI/550 dated 20.01.2005, the Governor of Punjab is pleased to direct that the scope of the aforesaid Notification No. 1/149/96-4HGI/550 dated 20.01.2005 shall be extended to cover all plots, irrespective of size, coming up in colonies and Industrial Estates/Parks approved:

- (i) Under the provisions of the Punjab Apartment & property Regulation Act, 1995 (Act No.14 of 1995); or
- (ii) Under the terms and conditions of the conditional exemption accorded under the Punjab Apartment & Property Regulation Act, 1995 or (Act No. 142 of 1997); or
- (iii) and developed by any Punjab Government Board/Corporation or Undertaking including the Punjab Small Industries & Export Corporation Limited (PSIEC) and the Punjab State Electronics Development Corporation Limited,

within the area to which the said Notification dated 20.01.2005 applies.

2. Nothing in this Notification shall affect to the existing delegation of work and powers in respect of the Urban Estate developed by or otherwise under the management of the Punjab Urban Planning and Development Authority (PUDA) and the said work shall continue to be disposed of as before.

3. Nothing in this Notification shall alter the areas of the State to which the Notification dated 20.1.2005 applies

4. The other terms and conditions shall continue to be as embodied the said Notification dated 20.01.2005

5. This Notification shall come into force with immediate effect.

Dated, Chandigarh, the
19th August, 2005

KARAN BIR SINGH SIDHU
Secretary to Government of Punjab,
Department of Housing & Urban Development

Endst. No. 1/149/96-4HG(1)/8299,

Dated, Chandigarh, the 24th August, 2005

Copy of the above is forwarded to the Controller Printing & Stationery, Punjab (with one spare copy).

2. It is requested that this Notification may be published in the Punjab Government Official Gazette (extra-ordinary) and 100 copies thereof be sent to this Department for record.

sd/-

Secretary to Government of Punjab,
Department of Housing & Urban Development

Endst. No. 1/149/96-4HG(1)/8300 Dated, Chandigarh the 24th August, 2005

Copy is forwarded for information and necessary action to:-

1. All Financial Commissioners, Principal Secretaries and Administrative Secretaries to Government of Punjab.
2. All Divisional Commissioners and Deputy Commissioners in the State of Punjab.

Deputy Secretary Housing & Urban Development

Endst. No. 1/149/96-4HG(1)/8301 Dated, Chandigarh, the 24th August, 2005

Copy is forwarded for information and necessary action to:-

1. Chief Administrator, PUDA.
2. Chief Town Planner, Punjab, Chandigarh.
3. All Senior Town Planners and District Town Planners of the Department of Town Planners and District Town Planners of the Department of Town & Country Planning in the State.

Deputy Secretary Housing & Urban Development

Endst. No. 1/149/96-4HG(1)/8302 Dated, Chandigarh, the 24th August, 2005

A copy is forwarded to the President, Council of Architecture, India Habitat Centre, Lodhi Road, New Delhi.

Deputy Secretary Housing & Urban Development

GOVERNMENT OF PUNJAB
DEPARTMENT OF HOUSING & URBAN DEVELOPMENT
(HOUSING BRANCH – II)

To

1. Chief Administrator,
Punjab Urban Planning & Development Authority (PUDA),
PUDA Bhawan, SAS Nagar.
2. Competent Authority,
Punjab Apartment & Property Regulation Act (PAPRA),
PUDA Bhawan, SAS Nagar.
3. Chief Town Planner,
Punjab, Chandigarh.

No. 9/83/04-5HGII/11313

Dated, Chandigarh the: 22/12/05

Subject: Policy decision regarding granting of licenses to develop colonies under the Punjab Apartment and Property Regulation Act, 1995 vis-à-vis the Schemes of the Improvement Trusts.

The policy directions (Qua Improvement Trust) issued vide letter No. 7501-03 dated 26/27.7.2005 are hereby withdrawn with the following clarifications:-

- (a) Improvement Trusts would desist from acquiring areas for which a licence stands issued under PAPRA.
- (b) Improvement Trusts may be permitted to notify the schemes even where applications for grant of licences have been submitted but act formally approved. In such cases, the competent authority would hold such applications in abeyance till such time as the Improvement Trust finally decides the matter.

These instructions will be strictly followed in all future cases.

Deputy Secretary
Housing & Urban Development

Endst No. 9/83/04-5HGII

Dated, Chandigarh the

A copy is forwarded to the following for information:

- 1) Chief Secretary, Punjab.
- 2) Principal Secretary to Government of Punjab, Department of Local Government.
- 3) Director, Local Government, Punjab w.r.t DO No. 9/83/04-5 HGII 7501-6 dated 26/27.5.05.

Deputy Secretary Housing & Urban Development

Endst No. 9/83/04-5HGII/

Dated, Chandigarh the:

A copy is forwarded to the Principal Secretary to Chief Minister, Punjab for information.

Deputy Secretary
Housing & Urban Development

ਨਗਰ ਅਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ, ਪੰਜਾਬ

ਪਿੱਠ ਅੰਕਣ ਨੰ: 123-142 -ਸੀਟੀਪੀ - (ਪਬੋ)ਐਸਸੀ - 7/ ਮਿਤੀ 9-1-2006

ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ ਹੇਠ ਲਿਖਿਆਂ ਨੂੰ ਸੂਚਨਾ ਅਤੇ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ :-

- 1.ਸਮੂਹ ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ ;
- 2.ਸਮੂਹ ਜ਼ਿਲਾ ਨਗਰ ਯੋਜਨਾਕਾਰ ;
- 3.ਸਮੂਹ ਡਿਪਟੀ ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ ;

ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ,

ਵਾ: ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ,ਚੰਡੀਗੜ੍ਹ ।

ਵੱਲੋ

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ
ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ ।

ਸੇਵਾ ਵਿਖੇ

- (1) ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ
ਲੁਧਿਆਣਾ ਜਪਟਿਆਲਾ ਜਲਪਰਜਾ ਮਿਤਸਰਜ ਐਸ. ਏ. ਐਸ ਨਗਰ
- (2) ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ
ਗੁਰਦਾਸਪੁਰ ਜਹਿੰਮਪੁਰ ਜਵਰੀ ਦਕੋਟਾ ਵਿਰੋਜਪੁਰ ਜਬਿੰਡਾ ਜਸੰਗਰੂਰ ਜਵਤਹਿਗੜ੍ਹ ਸਾਹਿਬ
- (3) ਡਿਪਟੀ ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਕਪੂਰਥਲਾ

ਯਾਦ ਪੱਤਰ ਨੰ: 6846-58 ਸੀ.ਟੀ.ਪੀ(ਪਬ)ਜਐਸਪੀ-7
ਮਿਤੀ ਚੰਡੀਗੜ੍ਹ ਦੀ 19.12.2005

ਵਿਸ਼ਾ :- 10 ਏਕੜ ਤੱਕ ਦੀਆਂ ਕਲੋਨੀਆਂ ਨੂੰ ਐਲ.ਓ.ਆਈ. ਜਲਾਇਸੈਸ ਜਾਰੀ ਕਰਨ ਸਬੰਧੀ ।

ਆਪ ਜੀ ਵਲੋਂ ਆਪਣੇ ਅਧਿਕਾਰ ਖੇਤਰ ਵਿੱਚ ਸਰਕਾਰ ਦੇ ਹੁਕਮ ਅਨੁਸਾਰ 10 ਏਕੜ ਤੋਂ ਘੱਟ ਰਕਬੇ ਦੀਆਂ ਕਲੋਨੀਆਂ ਨੂੰ ਲਾਇਸੈਂਸ ਜਾਰੀ ਕੀਤੇ ਜਾਂਦੇ ਹਨ । ਇਸ ਦਫਤਰ ਦੇ ਧਿਆਨ ਵਿੱਚ ਆਇਆ ਹੈ ਕਿ ਆਪ ਜੀ ਵਲੋਂ ਐਲ.ਓ.ਆਈ. ਜਾਰੀ ਕਰਦੇ ਸਮੇਂ ਸਮਰੱਥ ਅਧਿਕਾਰੀ, ਪੁੱਡਾ ਨੂੰ ਕਾਪੀ ਨਹੀਂ ਭੇਜੀ ਜਾਂਦੀ ਜਿਸ ਕਾਰਨ ਉਹਨਾਂ ਵਲੋਂ ਪ੍ਰੋਮੋਟਰ ਤੋਂ ਈ.ਡੀ.ਸੀ. ਜਾਂ ਕੋਈ ਹੋਰ ਬਕਾਇਆ ਜੋ ਰਹਿੰਦਾ ਹੋਵੇ ਸਬੰਧੀ ਸੂਚਨਾ ਆਪ ਜੀ ਨੂੰ ਪ੍ਰਾਪਤ ਨਹੀਂ ਹੁੰਦੀ । ਇਸ ਲਈ ਆਪ ਜੀ ਵਲੋਂ ਜੋ ਵੀ ਐਲ.ਓ.ਆਈ. ਜਾਰੀ ਕੀਤੇ ਜਾਂਦੇ ਹਨ ਉਹਨਾਂ ਦੀ ਕਾਪੀ ਸਮਰੱਥ ਅਧਿਕਾਰੀ, ਪੁੱਡਾ ਭਵਨ, ਸੈਕਟਰ-62, ਐਸ.ਏ.ਐਸ ਨਗਰ ਨੂੰ ਵੀ ਭੇਜੀ ਜਾਇਆ ਕਰੇ ਅਤੇ ਉਹਨਾਂ ਦਾ ਜਵਾਬ ਪ੍ਰਾਪਤ ਹੋਣ ਉਪਰੰਤ ਲਾਇਸੈਂਸ ਜਾਰੀ ਕੀਤਾ ਜਾਇਆ ਕਰੇ । ਜੇਕਰ ਸਮੇਂ ਸਿਰ ਆਪ ਜੀ ਨੂੰ ਸਮਰੱਥ ਅਧਿਕਾਰੀ ਪੁੱਡਾ ਤੋਂ ਈ.ਡੀ.ਸੀ ਦੇ ਨੋ ਡਿਊ ਬਾਰੇ ਸੂਚਨਾ ਪ੍ਰਾਪਤ ਨਹੀਂ ਹੁੰਦੀ ਤਾਂ ਪ੍ਰੋਮੋਟਰ ਨੂੰ ਇਹ ਸੂਚਨਾ ਸਮਰੱਥ ਅਧਿਕਾਰੀ ਪੁੱਡਾ ਤੋਂ ਦਸਤੀ ਹਾਸਲ ਕਰਨ ਬਾਰੇ ਕਿਹਾ ਜਾਇਆ ਕਰੇ ਅਤੇ ਪੁੱਡਾ ਤੋਂ ਨੋ ਡਿਊ ਪ੍ਰਾਪਤ ਹੋਣ ਉਪਰੰਤ ਹੀ ਲਾਇਸੈਂਸ ਦਿੱਤਾ ਜਾਇਆ ਕਰੇ ।

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ
ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ

ਪਿੱਠ ਅੰਕਣ ਨੰ:

ਸੀਟੀਪੀ(ਪਬ)ਜ

ਮਿਤੀ

ਇਸ ਪੱਤਰ ਦਾ ਇਕ ਉਤਾਰਾ ਅਧਿਕਾਰੀ, ਪੰਜਾਬ ਾਹਿਰੀ ਤੇ ਯੋਜਨਾਬੰਦੀ ਅਤੇ ਵਿਕਾਸ ਅਥਾਰਟੀ (ਪੁੱਡਾ) (ਲਾਇਸੈਂਸਿੰਗ ਾਖਾ) ਪੁੱਡਾ ਭਵਨ, ਸੈਕਟਰ-62, ਐਸ.ਏ.ਐਸ ਨਗਰ ਨੂੰ ਸੂਚਨਾ ਅਤੇ ਯੋਗ ਕਾਰਵਾਈ ਲਈ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ ।

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ
ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ

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

To

The Chief Town Planner, Punjab
Chandigarh.

Memo NO. 15/88/2005-5HGII/48

Dated, the. 3/1/06

Subject: - Regarding sanctioned colonies in Punjab upto area of 10 acres.

Reference on the subject noted above.

2. You are aware that the Department of Town and Country Planning has been sanctioning the colonies in Punjab up to area of 10 acres. The Housing & Urban Development, Minister has desired that in order to check that the colony sanctioned has been developed as per sanctioned plan. District Town Plannerø / Senior Town Plannerø of the state be asked to give a certificate issued by the Competent Authority that the colony has been developed as per sanctioned plan and that no additional area has been added by the colonizer in the colony in any illegal way. All Senior Town Plannerø/District Town Plannerø are directed to visit the site of colonies approved by them and furnish necessary certificates within a period of 15 ódays.

Deputy Secretary.

ਨਗਰ ਅਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ , ਪੰਜਾਬ

ਪਿੱਠ ਅੰਕਣ ਨੰ: 83-122-ਸੀਟੀਪੀ(ਪਬ)/ਐਸਸੀ-7 , ਮਿਤੀ 9.1.06

ਉਤਾਰਾ ਹੇਠ ਲਿਖਿਆਂ ਨੂੰ ਸੂਚਨਾਂ ਅਤੇ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਲਈ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ :

1. ਸਮੂਹ ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ ,
2. ਸਮੂਹ ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ ,
3. ਸਮੂਹ ਡਿਪਟੀ ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ ।

ਸਹੀ/-

ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ,

ਵਾ: ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ ,

ਪੰਜਾਬ , ਚੰਡੀਗੜ੍ਹ।

To

The Chief Town Planner, Punjab,
Old Estate Office, Madhya Marg.
Sector-18/A Chandigarh
Memo. No.293/No/CC/CTP

Dated: 21/02/2006

Sub:

Licenses issued to Promoters U/S- 5 of PAPR Act. 1995
From the licenses being received from different STPs/ DTPs, it has been observed that the following given two clauses are not being included in all the licenses:-

1. Promoter will abide by the conditions of the NOC issued/ to be issued from the PPCB, PSEB and M.C. concerned strictly.
2. Promoter will obtain confirmed/ final No objection Certificate issued/ to be issued from Punjab State Electricity Board within 90days of the issue of the license positively and furnish a copy thereof to this office, failing which penal action as per provisions of PAPR Act 1995 shall be initiated.

This may create different contractual obligations for different promoters. Suitable instructions may therefore please be passed on in this regard, so that the aforementioned two clauses are included by all STPs/DTPs in all the licenses being issued by them to different promoters u/s 65 of PAPR Act- 1995. A copy of the instructions so passed may please be made available to this office also for necessary follow up.

Attention in once again drawn towards matter referred vide this office letter No. 180-206 dt. 03.02.06. There has been no response from the STPs/DTPs in the matter, excepting from Patiala, Bathinda & Gurdaspur. Matter may please be pursued vigorously, so that copies of all licenses issued all STPs/DTPs are in variably made available to this office in each case, so that electrification of the colony can be got done as per the set standards and in time, in order that no difficulty is faced later on by the Promoter/residents/buyers in Obtaining electrical connection.

Chief Engineer, Commercial
PSEB, Patiala

ਨਗਰ ਅਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ, ਪੰਜਾਬ

ਪਿੰਨ ਅੰਕਣ ਨੰ:1168-87-ਸੀਟੀਪੀ(ਪਬ)/ਐਸਸੀ-7, ਮਿਤੀ 2.3.06.

ਇਸ ਦਾ ਇੱਕ ਉਤਾਰਾ ਹੇਠ ਲਿਖਿਆਂ ਨੂੰ ਸੂਚਨਾਂ ਅਤੇ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ:-

1. ਸਮੂਹ ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ
2. ਸਮੂਹ ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ
3. ਉਪ ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਰੋਪੜ/ਕਪੂਰਥਲਾ।

ਸਹੀ/-
ਸਹਾਇਕ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਵਾ: ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,

ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ।

PUNJAB POLLUTION CONTROL BOARD
Vatavaran Bhawan, Nabha Road, Patiala

No. GPC/Gen. 419/2006/8309

Dated: 19/07/06

To

The Chief Town Planner, Pb.,
Old Estate Office Building,
Sector 618, Madhya Marg,
Chandigarh,

Subject:- Regarding siting guidelines for setting up of residential colony, by the promoters, in the State of Punjab.

It is brought out that, the Board in its 130th meeting held on 23.11.2005, has decided to adopt the same policy, as adopted by the State Govt., Deptt. Of Industries & Commerce, vide notification dated., 4.3.2005, for setting up of residential colonies in the State. Accordingly, the Board vide letter no. GPC/Gen.419/2006/876-96 Dt. 17.1.2006 (copy enclosed) issued instructions for implementation in the Board. To protect the environment, you are requested to implement the following points while approving the zoning plans of such projects.

1. The Promoter shall develop atleast 50 feet wide strip of broad leaved trees along the boundary wall towards the side nearest to the source of air pollution in case the site of the residential colony is adjoining to the air pollution industrial plant having installed boiler/furnace/significant source of process emissions.
2. The colonizer will put in the condition while making registered deed with the buyer of flat/plot that he (buyer of flat/plot) will have no right to make any complaint against the industry of industrial pollution caused by the existing industries even if the industry is meeting with the prescribed standards.

DA/As above.

(Malvinder Singh)

ਪਿੱਠ ਅੰਕਣ ਨੰ: 4564-80 ਸੀਟੀਪੀ (ਪਬ)/ਐਸਪੀ -350A ਮਿਤੀ 3-8-2006

ਇਸ ਦਾ ਇੱਕ ਉਤਾਰਾ ਹੇਠ ਲਿਖਿਆਂ ਨੂੰ ਸੂਚਨਾ ਅਤੇ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ :-

1. ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ ਪਟਿਆਲਾ/ਲੁਧਿਆਣਾ/ਜਲੰਧਰ/ਅੰਮ੍ਰਿਤਸਰ/
ਐਸ.ਏ.ਐਸ.ਲਗਰ/ਸਦਰ ਮੁਕਾਮ ;
2. ਜ਼ਿਲਾ ਨਗਰ ਯੋਜਨਾਕਾਰ ,ਫਤਹਿਗੜ੍ਹ ਸਾਹਿਬ/ਲੁਧਿਆਣਾ/ਫਰੀਦਕੋਟ/ਬਠਿੰਡਾ/
ਪਟਿਆਲਾ/ਜਲੰਧਰ/ਅੰਮ੍ਰਿਤਸਰ/ਗੁਰਦਾਸਪੁਰ/ਹੁਸ਼ਿਆਰਪੁਰ/ਐਸ.ਏ.ਐਸ.ਨਗਰ/
ਸੰਗਰੂਰ ;

ਸਹਾਇਕ ਨਗਰ ਯੋਜਨਾਕਾਰ, ,

ਵਾ: ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ
ਪੰਜਾਬ,ਚੰਡੀਗੜ੍ਹ ।

PUNJAB POLLUTION CONTROL BOARD

Vatavaran Bhawan , Nabha Road , Patiala

NO. Gen / GPC /F-419/2006/708

Dated : 20-11-2006

OFFICE ORDER

In view of the observations of the Chief Town Planner, Punjab, conveyed vide its Memo NO. 6217 CTP(Pb) /SC-7 dated 19-10-2006, the Board reconsidered the matter relating to siting guidelines for setting up of residential colonies in the State of Punjab in its 133rd meeting held on 26-10-2006 and decided to amend its earlier circular No. GPC/Gen/419/2006/876-96 dated 17-01-2006 as under :-

1. The promoter shall develop atleast 50 feet wide strip of broad leaved trees along the boundary wall towards the side nearest to the source of air pollution in case the site of the residential colony is either within 100 meters to the existing air polluting industrial plant having installed boiler/furnace /significant source of process emissions or from designated industrial area.
2. All the residential colonies located in Industrial Areas, Focal Points and industrial Zones will develop at least 30 feet wide strip of broad leaved trees all along the boundary wall of the residential colony and in other areas, the colonies will develop green belt as per the approved bye-laws of PUDA/Department of Local Self Government and will provide sufficient area for the disposal of treated domestic effluent as per IS: 2490 (Part I)-1981 (amended upto date) either inside or in the vicinity of colony or obtain sewerage connection from the local body.
3. The Board reserves its right not to entertain any complaint regarding mere existence of any industry nearby if the industry complies with the standards prescribed by the Board .
4. The specific case, if any, shall be considered on merit individually.

The above amendments supersede the earlier office order NO. Gen/GPC/F 419/2005/338 dated 06-05-2005.

Tript Rajinder Singh Bajwa, MLA
Chairman

Endst. No. Gen/GPC/F 419/2006 / 27628-632

Dated 20.11.2006

A copy of the above is forwarded to the Senior Environmental Engineer, Punjab Pollution Control Board, Zonal Office, Patiala/Jalandhar/Ludhiana/EPA/GPC for information and necessary action.

Member Secretary

Endst. No. Gen/GPC/F.419/2006 / 27633-644

Dated 20.11.2006

A copy of the above is forwarded to the Environmental Engineer, Punjab Pollution Control Board, Regional Office, Patiala/Ludhiana- I/II/III Jalandhar /Amritsar/ Hoshiarpur/ Batala / Sangrur/ Bathinda / Faridkot and Nodal Office, Mohali for information and necessary action.

Member Secretary

Endst. No. Gen/GPC/F 419/2006 / 27645-650

Dated 20.11.2006

A copy of the above is forwarded to the Senior Environmental Engineer, (P/J/L)/ HWM/EPSEPA, Punjab Pollution Control Board, Head Office , Patiala for information and necessary action.

Member Secretary

Endst. No. Gen/GPC/F.419/2006 / 27651

Dated 20.11.2006

A copy of the above is forwarded to the Administrative Officer, Punjab Pollution Control Board, Head Office, Patiala for information and necessary action.

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

To

The Member (Distribution),
PSEB, Patiala
Memo No:- 13/68/2007-3HG2/
Dated: 12-07-2007

Subject: **Electricity connection to upcoming private colonies.**

This refers to the draft proposal sent by PSEB to this Department related to the above subject.

This is to inform you that the Department of Housing and Urban Development agrees to the terms and conditions mentioned in the draft.

Special Secretary

Endst. No. 13/68/2007-3HG2/5196 Dated. 13/07/07

A copy of the above is forwarded to the following along with a copy of PSEB draft:-

1. The Chief Administrator, PUDA, Mohali
2. The Chief Administrator, GMADA, Mohali
3. The Chief Administrator, GLADA, Ludhiana
4. The Chief Town Planner, Punjab, Chandigarh

Special Secretary.

Sub: Electricity Connections to Upcoming Private Colonies.

As per existing instructions of the Board issued vide CC No. 39/2003 dated 13.6.2003 (ESR ó 44), single point supply connections are to be provided to Govt. Hospitals and residential colonies of PSEB, PAP, Punjab Police, BSF, CRPF and other Government Colonies/private colonies including upcoming colonies with metering at 11 KV under DS tariff. For the upcoming PUDA/PUDA approved colonies, LD system within the colony is to be laid by the developer & the meters to the individual residents in such colonies are to be provided by PSEB by recovering ACD, SCC, and other applicable charges applicable to DS consumers. AS per provisions of the single point supply, the energy consumed at the individual premises should be equal to the total energy recorded at the single point supply meter after allowing losses of 20% in case of HT metering and 17% in case of LT Metering. In case the total consumption of

the individual residents is less than consumption recorded at single point meter less permissible losses then difference is required to be paid by the developer/promoter, which is being resented by all the developers/promoters.

The main spirit behind providing single point supply was to check incidence of theft of electricity in these colonies as such colonies are not easily accessible to checking agencies of PSEB due to restriction at the main entrance gate of such colony.

There is lot of resentment among the developers/residents of such upcoming colonies regarding the provisions of single point supply especially, the colonies, approved prior to the issue of instructions vide CC No. 39/2003 dated 13.6.2003. The developers of such colonies are not agreeing to the provisions of single point supply on the plea that their colonies were approved prior to the 13.6.2003. The promoters/developers of the upcoming PUDA approved colonies are also representing that after obtaining completion certificate and expiry of the period of maintenance they do not have any liability whereas the provision of single point connection of PSEB insist them to pay the gap of charges paid by the individual plot/flat owners, and the charges as per energy recorded at single point supply metering. They have requested that their seems to be no justification for PSEB to insist for single point connections since all the plot/flats are sold by the promoter to individual buyers and only individual connections should be given to the plot holder/flat owner.

To redress the grievances of all the promoters/developers of the upcoming PUDA/PUDA approved/Senior or District Town Planner approved private colonies, it has been decided as under:-

- (i) L.D. System shall be laid down by the PUDA/Developer as per standard design of the Board & IE Rules and detailed sketch of L.D. System alongwith specification of material shall be got approved by PUDA/Developer from respective SE/Operation of the Board and work shall be carried out strictly as per approved sketch. After the L.D. System is completed, the 11 KV system including distribution transformer(s) upto maximum 300 KVA capacity shall be got approved from the C.E.I and L.T Lines shall be inspected by the concerned SDO/Operation of the Board. Thereafter, the L.D. System shall be taken over by PSEB and energized for release of connections to different individual consumers in the Colonies by the Board.
- (ii) The developer shall provide a meter room for each block of flats in which he shall provide MCBs for installation of individual meters of all the residents of that block by PSEB.
- (iii) In large colonies where HT as well as LT system is laid by the developer inside the colony for local distribution pillar boxes/MCBs for housing individual meters shall be provided by the developer near the local distribution transformer(s).

- (iv) The connection shall be released by PSEB to the individual consumers in such colonies after recovering/AOD applicable Service connection charges and other charges as per existing instructions of the PSEB.
- (v) If any commercial activities are carried out within the colony by the developer or society of the colony, such as, Cooperative store, Community Centre, Clubs, Swimming Pool, Gymnasium, Shopping Centre, Street Light, Water Supply, Hospital etc. then individual connection shall be released for such activities under relevant tariff in the name of the developer/society/individual applicant as the case may be.
- (vi) The supply shall be given by PSEB through its own system to the colony at 11 KV/66 KV as per total projected load of the colony and system for receiving PSEB supply at 11 KV or 66 KV shall be provided by the developer.
- (vii) For energy audit PSEB will provide DT meter(s) on all the Distribution transformer(s) and if any theft of energy is suspected within the colony then preventive action as deemed fit shall be taken by PSEB.

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

To

1. The Chief Administrator,
PUDA, Mohali.
2. The Chief Town Planner,
Punjab, Chandigarh.

Memo No:- 18/203/06-6HGII/6247

Dated: 03-08-2007.

Subject: Checking of Revenue details submitted by Promoters/Colonizers.

As you are aware, before granting of License/change of land use for projects, revenue details as submitted by the applicants are verified. As a precautionary measure, it is reiterated that the following points may be kept in mind while verifying the revenue details:

- (1) That no Shamlat deh or Shamlat Hasab Rasad Dar Khewat land is considered for grant of License/Change of Land Use.
- (2) Land, which is a part of any drain is not considered for grant of license/Change of Land Use.

Special Secretary

CC: PS/SHUD for information of the SHUD.

ਨਗਰ ਅਤੇ ਗਰਾਮ ਯੁਜਨਾਬੰਦੀ ਵਿਭਾਗ, ਪੰਜਾਬ

ਪਿਠ ਅੰਕਣ ਨੰ: 3817-37 -ਸੀਟੀਪੀ - (ਪਬੋ)ਐਸਸੀ - 7/ਐਸਪੀ-432 ਮਿਤੀ 28-8-2007

ਇਸਦਾ ਇੱਕ ਉਤਾਰਾ ਹੇਠ ਲਿਖਿਆਂ ਨੂੰ ਸੂਚਨਾ ਅਤੇ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ :-

- 1.ਸਮੂਹ ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ ;
- 2.ਸਮੂਹ ਜਿਲਾ ਨਗਰ ਯੋਜਨਾਕਾਰ ;

ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ,

ਵਾ: ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ
ਪੰਜਾਬ,ਚੰਡੀਗੜ੍ਹ ।

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

NOTIFICATION
The 3rd October 2007.

No. 13/31/2007-6HG2/8001 The Governor of Punjab is pleased to appoint the Chief Administrators of the following Special Urban Planning and Development Authorities as Competent Authorities under section 2(l) of the Punjab Apartment and Property Regulation Act, 1995, within their areas of jurisdiction detailed as below:-

Sr.No.	Competent Authority u/s 2(l) of PAPRA,1995	Area of Jurisdiction
1.	Chief Administrator, Greater Mohali Area Development Authority (GMADA)	Area falling within the jurisdiction of GMADA.
2.	Chief Administrator, Greater Ludhiana Area Development Authority (GLADA)	Area falling within the jurisdiction of GLADA.
3.	Chief Administrator, Bathinda Development Authority (BDA)	Area falling within the jurisdiction of BDA.
4.	Chief Administrator, Patiala Development Authority (PDA)	Area falling within the jurisdiction of PDA.
5.	Chief Administrator, Jalandhar Development Authority (JDA)	Area falling within the jurisdiction of JDA.
6.	Chief Administrator, Amritsar Development Authority (ADA)	Area falling within the jurisdiction of ADA.
7.	Chief Administrator, Punjab Urban Planning and Development Authority (PUDA)	Area of Punjab excluding the areas of jurisdiction mentioned at Sr. No. 1 to 6 above.

Arun Goel
Secretary to Govt. of Punjab
Department of Housing & Urban Development

Endst.No. 13/31/07-6HG2/

Dated :

A copy is forwarded alongwith a spare copy to the Controller, Printing Stationary, Punjab, Chandigarh with the request to publish this notification in the Government Ordinary Gazette and send 200 printed copies to this Department.

Secretary

Endst No. 13/31/07-6HG2/

Dated:

A copy of the above is forwarded to the Accountant General (A&E), Punjab, Chandigarh, for information and necessary action.

Superintendent

Endst. No. 13/31/07-6HG2/8004-11

Dated: 3/10/07

A copy is forwarded to the following for information :-

1. Principal Secretary to Chief Minister, Punjab for information of the Honøble Chief Minister.
2. Special Principal Secretary to Chief Minister, Punjab.
3. Chief Secretary to Government of Punjab, Chandigarh for information.
4. All Heads of Department, Commissioners of Division, Deputy Commissioners in the State of Punjab and Registrar, Punjab and Haryana High Court, Chandigarh.
5. Chief Administrator, PUDA, Mohali.
6. All Chief Administrators, of Special Urban Planning and Development Authorities.
7. Chief Town Planner, Punjab, Chandigarh.
8. Director Public Relations, Punjab, Chandigarh for information.

Superintendent

Endst No. 13/31/07-6HG2/

Dated:

A copy is forwarded to the following :-

1. All Financial Commissioners and Principal Secretaries.
2. All Administrative Secretaries to Government of Punjab for information and necessary action.

Superintendent

ਨਗਰ ਅਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ , ਪੰਜਾਬ

ਪਿੱਠ ਅੰਕਣ ਨੰ: 4600 - 20-ਸੀਟੀਪੀ(ਪਬ)/ਐਸਪੀ-135 ਮਿਤੀ 15.10.07

ਇਸਦਾ ਇੱਕ ਉਤਾਰਾ :-

1. ਸਮੂਹ ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ ,
 2. ਸਮੂਹ ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ ,
 3. ਸਮੂਹ ਡਿਪਟੀ ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ
- ਨੂੰ ਸੂਚਨਾਂ ਅਤੇ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ ।

ਵਾ: ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ ,
ਪੰਜਾਬ , ਚੰਡੀਗੜ੍ਹ।

DEPARTMENT OF TOWN & COUNTRY PLANNING PUNJAB

From

The Chief Town Planner,
Punjab, Chandigarh.

To

1. Chief Administrator,
Punjab Urban Planning and Development Authority, Mohali.
2. Senior Town Planner,
Ludhiana/Patiala/Jalandhar/Amritsar/SAS Nagar.
3. Distt. Town Planner,
Ludhiana/Patiala/Sangrur/Bathinda/Fatehgarh
Sahib/Jalandhar/Amritsar/Hoshiarpur/Faridkot/Ferozepur/
Gurdaspur/SAS Nagar/Mandi Division, Punjab, Chandigarh.
4. Dy. Distt. Town Planner, Ropar/Kapurthala.

Memo No. 4292-4310 CTP(Pb)/SC-7

Dated: Chandigarh ,the 24.9.07

Subject:- Issuance of colony licences under old policy.

As per the decision taken by the Government, the licences to colonies of those promoters to whom L.O.Is. were issued by the Competent Authorities under old policy are to be honoured qua-size.

Chief Town Planner,
Punjab, Chandigarh

Endst. No. CTP(Pb)/ Dt.

Copy is forwarded to the Secretary to Govt. Punjab, Housing and Urban Development Department for information.

Chief Town Planner,
Punjab, Chandigarh

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 6 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
<p><i>High-I</i> Amritsar, Jalandhar, Ludhiana MC limits and area within radius of 5 Kms outside MC limits.</p> <p><i>High-II</i> Ludhiana, Jalandhar, Amritsar (area outside MC limits within radius of 5 Kms to 15 Kms)</p>	<p><i>Medium-I</i> Patiala, Rajpura, Sirhind, Gobindgarh, Khanna, and Phagwara towns and area upto 5 km outside MC limit.</p> <p><i>Medium – II</i> Area 5 Kms on both sides of GT Road (NH-1)</p>	<p><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.</p> <p><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.)</p> <p><i>Low-III</i> All other towns and areas other than included in Category Low-I and Low-II.</p>

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

DEPARTMENT OF TOWN & COUNTRY PLANNING PUNJAB

Endst.No. 4240-66 CTP(PB)/SC-7

Dt. Chandigarh, the 20.9.07

Copy is forwarded to the following for information and necessary action:

1. Senior Town Planner, Amritsar/Jalandhar/Ludhiana/Patiala/SAS Nagar.
2. District Town Planner, Amritsar/Jalandhar/Ludhiana/Patiala/SAS Nagar/
Gurdaspur/Bathinda/Faridkot/Ferozepur/Fatehgarh Sahib/Sangrur/Hoshiarpur/
Mandi Divn, Chandigarh.
3. Deputy District Town Planner, Ropar/Kapurthala
4. The Chief Administrator, PUDA, SAS Nagar.
5. The Chief Administrator,
Greater Mohali Area Development Authority.
6. The Chief Administrator,
Amritsar Development Authority.
7. The Chief Administrator,
Greater Ludhiana Area Development Authority.
8. The Chief Administrator,
Bathinda Development Authority.
9. The Chief Administrator,
Patiala Development Authority.
10. The Chief Administrator,
Jalandhar Development Authority.

Chief Town Planner,
Punjab, Chandigarh

ਨਗਰ ਅਤੇ ਗ੍ਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ, ਪੰਜਾਬ

ਵਲੋ

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ।

ਸੇਵਾ ਵਿਖੇ

1. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਪੁੱਡਾ, ਮੋਹਾਲੀ।
2. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਿਟੀ,
ਮੋਹਾਲੀ।
3. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਗਰੇਟਰ ਲੁਧਿਆਣਾ ਏਰੀਆ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਿਟੀ,
ਲੁਧਿਆਣਾ
4. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਪਟਿਆਲਾ ਅਰਬਨ ਪਲੈਨਿੰਗ ਐਂਡ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਿਟੀ,
ਪਟਿਆਲਾ।
5. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਿਟੀ,
ਅੰਮ੍ਰਿਤਸਰ/ਬਠਿੰਡਾ/ਜਲੰਧਰ।

ਯਾਦਪੱਤਰ ਨੰ: -ਸੀਟੀਪੀ(ਪਬ)/
ਮਿਤੀ

ਵਿਸ਼ਾ: ਓਯੂਵੀਜੀਐਲ ਅਤੇ ਪੁੱਡਾ ਦੀਆਂ ਕਮਰਸ਼ੀਅਲ ਪਾਕਟਾਂ ਦੇ ਐਫ.ਏ.ਆਰ ਅਤੇ ਕਵਰੇਜ
ਸਬੰਧੀ।

ਓਯੂਵੀਜੀਐਲ ਅਤੇ ਪੁੱਡਾ ਦੀਆਂ ਕਮਰਸ਼ੀਅਲ ਪਾਕਟਾਂ ਸਬੰਧੀ ਸਕੱਤਰ ਮਕਾਨ
ਉਸਾਰੀ ਅਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਮਿਤੀ 2.11.2007 ਨੂੰ ਮਨਥਲੀ ਰੀਵੀਯੂ
ਮੀਟਿੰਗ ਸਮੇਂ ਹੋਏ ਵਿਚਾਰ ਵਟਾਂਦਰੇ ਅਨੁਸਾਰ ਓਯੂਵੀਜੀਐਲ ਦੀ ਕਮਰਸ਼ੀਅਲ ਪਾਕਟਸ ਅਤੇ ਅਥਾਰਿਟੀਆਂ
ਦੀ ਕਮਰਸ਼ੀਅਲ ਪਾਕਟਸ ਜਿਹੜੀਆਂ ਕਿ ਚੰਕ ਬੇਸਿਜ਼ ਤੇ ਵੇਚੀਆਂ ਜਾਂਦੀਆਂ ਹਨ ਵਿੱਚ ਐਫ.ਏ.ਆਰ. ਤਿੰਨ
ਕਰਨ, ਕਵਰੇਜ਼ 40× ਦੇਣ ਸਬੰਧੀ ਫੈਸਲਾ ਹੋਇਆ ਹੈ ਤਾਂ ਜੋ ਰੈਵੀਨਿਯੂ ਜਨਰੇਟ ਹੋ ਸਕੇ। ਜਿੱਥੇ ਤੱਕ
ਪਾਰਕਿੰਗ ਅਤੇ ਮਲਟੀ ਲੈਬਲ ਬੇਸਮੈਂਟ ਦਾ ਸਬੰਧ ਹੈ ਉਸ ਬਾਰੇ ਸਰਕਾਰ ਵੱਲੋਂ ਵੱਖਰੇ ਤੌਰ ਤੇ
ਨੋਟੀਫੀਕੇਸ਼ਨ/ਇੰਸਟਰਕਸ਼ਨਜ਼ ਜਾਰੀ ਕੀਤੀਆਂ ਹੋਈਆਂ ਹਨ ਜੋ ਕਿ ਫੋਲੋ ਕੀਤੀਆਂ ਜਾ ਰਹੀਆਂ ਹਨ।
ਬਿਲਡਿੰਗ ਦੀ ਹਾਈਟ ਤੇ ਕੋਈ ਰਿਸਟਰਿਕਸ਼ਨ ਨਾ ਕਰਨ ਬਾਰੇ ਵੀ ਫੈਸਲਾ ਹੋਇਆ ਹੈ ਪਰੰਤੂ ਇਸ ਬਾਰੇ
ਏਅਰਫੋਰਸ ਅਥਾਰਿਟੀ ਤੋਂ ਕਲੀਅਰੈਂਸ ਅਤੇ ਸਟਰਕਚਰ ਸੇਫਟੀ ਸਰਟੀਫੀਕੇਟ ਯਕੀਨੀ ਬਣਾਇਆ ਜਾਣਾ
ਹੈ।

ਉਪਰੋਕਤ ਅਨੁਸਾਰ ਕਾਰਵਾਈ ਕੀਤੀ ਜਾਵੇ।

ਨੱਥੀ/ਉ.ਅਨੁਸਾਰ।

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ,ਚੰਡੀਗੜ੍ਹ।

ਪਿਠ ਅੰਕਣ ਨੰ: 5080-96-ਸੀਟੀਪੀ(ਪਬ)/ਐਸ.ਪੀ-153

ਮਿਤੀ 7.11.07

ਇਸ ਦਾ ਇਕ ਉਤਾਰਾ

1. ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਅੰਮ੍ਰਿਤਸਰ/ਜਲੰਧਰ/ਲੁਧਿਆਣਾ/ਪਟਿਆਲਾ/ਐਸ.ਏ.ਐਸ.ਨਗਰ
2. ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਅੰਮ੍ਰਿਤਸਰ/ਪਟਿਆਲਾ/ਜਲੰਧਰ/ਲੁਧਿਆਣਾ/ਬਠਿੰਡਾ/ਫਿਰੋਜ਼ਪੁਰ/ਫੀਦਕੋਟ/
ਸੰਗਰੂਰ/ਗੁਰਦਾਸਪੁਰ/ਹੁਸ਼ਿਆਰਪੁਰ
3. ਡਿਪਟੀ ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਕਪੂਰਥਲਾ/ਰੂਪ ਨਗਰ

ਨੂੰ ਸੂਚਨਾ ਅਤੇ ਯੋਗ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।

ਸਹੀ/-

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ,ਚੰਡੀਗੜ੍ਹ

Governemnt of Punjab
Departemnt of Housing and urban development
(Housing –I Branch)
Notification

Dated : 26-12-2007

No. 4/149/96-4HG1/10087 In partial modification issued vide letter No. 1/49/96-4HG1/569 Dated 21-01-2005 the following lines from remarks column are hereby deleted :-
• Plan of Buildings on Plots of size over 25000 Sq. metres shall be sanctioned only with the prior approval of the state Government.

2. Other provisions of the said notification dated 21-01-2005 will remain the same.
3. This notification shall come into force with immediate effect.

Arun Goal IAS
Secretary to Government of Punjab
Department of Housing and Urban Development

Dated , Chandigarh
The : 26-12-2007

Endst. No. 4/149/96-4HG1/ 10088 Dated , Chandigarh the : 26-12-2007

A copy with a spare copy is forwarded to the Controller Printing and Stationery , Punjab , Chandigarh for publication of this notification in the Gazette (Extra ordinary) 100 copies of this notification may be supplied for official use after publication.

Additional Secretary

Endst. No. 4/149/96-4HG1/ 10089-97 Dated , Chandigarh the : 26-12-2007

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

1. Chief Town Planner, Punjab, Chandigarh
2. Chief Administrator, PUDA, GMADA, GLADA, ADA, BDA, JDA and PDA.
3. Superintendent, Housing -2 Branch .

Superintendent

CC:-
PS/SHUD

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

To,

1. All Chief Administrators-Cum-Competent Authorities
Under the Punjab Apartment and Property Regulation Act, 1995
2. Chief Town Planner,
Punjab, Chandigarh.

Memo. NO. 17/17/1/5HG2/353-54
Dated Chandigarh, the 11th January , 2008

Subject : Approval of residential colonies less than requisite minimum area.

The representations of Colonizers/ Promoters regarding approval of the colonies on an area less than the minimum requisite area submitted before 17th July, 2007 to Competent Authorities under the Punjab Apartment and Regulation Act, 1995 was discussed in the meeting held on 11th January, 2008 under the Chairmanship of Hon^{ble} Chief Minister Punjab. It has been decided that all those cases irrespective of size of colony which stand submitted to different Competent Authorities under PAPR act. 1995. Before 16th July 2007 may be considered by the respective competent Authorities for issue of licenses, provided it qualifies the latest Town Planning norms and the requirements under PAPR Act 1995. However, the Promoter shall pay at new rates notified for different potential zones in respect of CLU, EDC and License fee.

2. Policy regarding allowing commercial projects on existing 80ft. wide roads was also discussed keeping in view the position that even some of the State /Schedule Roads are not 80 ft. wide . For better traffic management commercial activity needs to be decentralized . Thus it was decided that commercial complexes may be allowed on existing 60 ft. wide roads with the condition that Promoter shall leave the land for road widening from his own site to make the road 80 ft. wide so that ultimately 80 ft. road width is achieved. .

Additional Secretary

DEPARTMENT OF TOWN AND COUNTRY PLANNING PUNJAB

Endst. No. CTP(Pb)/ Dated

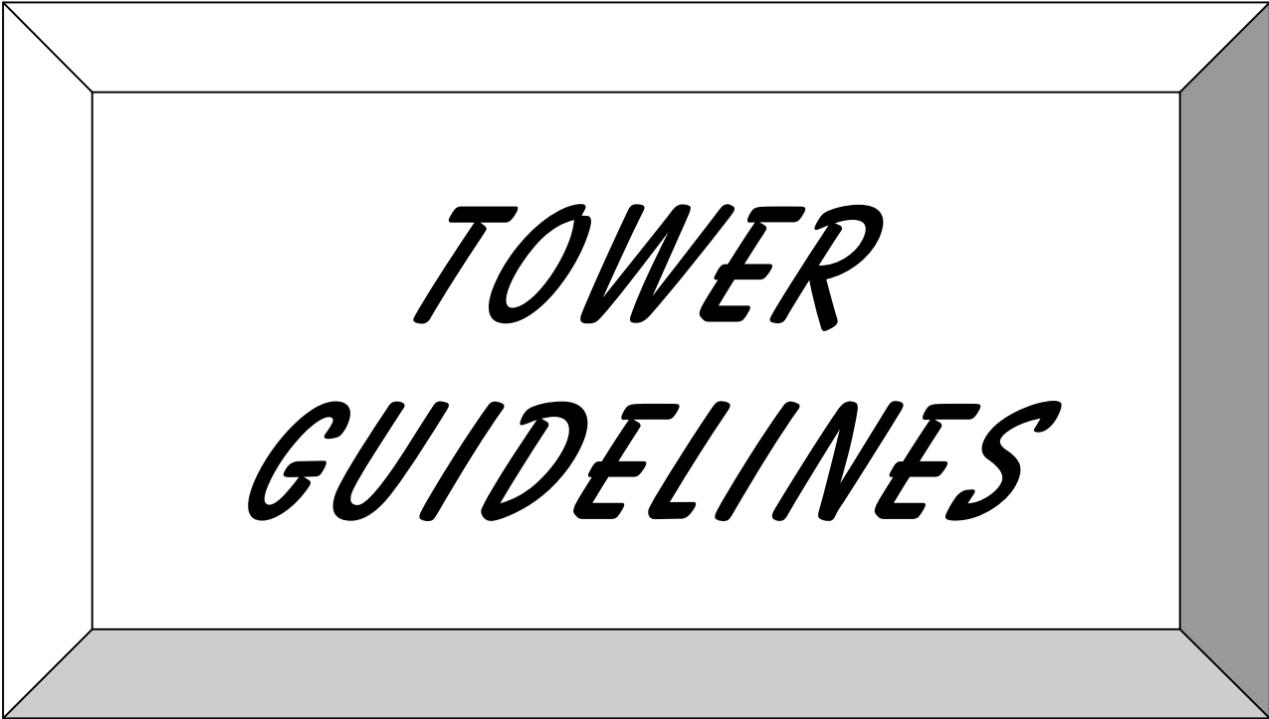
A copy is forwarded to

1. The Senior Town Planner,
Ludhiana/ Patiala / Jalandhar/ Amritsar/ SAS Nagar.
2. The District Town Planner,
Ludhiana/ Ferozepur / Faridkot/ Sangrur/ Bathinda/ Jalandhar / Hoshiarpur /
Amritsar/ Gurdaspur/ SAS Nagar/ Fatehgarh Sahib.
3. The Deputy District Town Planner,
Kapurthala/ Ropar.

For information and necessary action,

Chief Town Planner,
Punjab, Chandigarh

.



***TOWER
GUIDELINES***

**DEPARTMENT OF LOCAL GOVERNMENT
(CHIEF TOWN PLANNER)
1-B, SECTOR-27-A, CHANDIGARH**

To

The Mayor,
Municipal /Corporation,
Amritsar, Jalandhar, Ludhiana, Patiala & Bathinda.

The Commissioner,
Municipal Corporation,
Amritsar, Jalandhar, Ludhiana, Patiala & Bathinda.

The Regional Deputy Director,
Local Govt., Punjab,
Amritsar, Jalandhar, Ludhiana, Patiala, Bathinda and Ferozepur.

Memo No.CTP-(LG)-ATP-2004/1543-1558,
Dated, Chandigarh, the 16 July, 2004.

Subject: Permission for installation of Towers and Exchange node sites for providing state of art telephony and other services to the citizens of Punjab.

In continuation of the memo No.12/137/2001-3LG-1/11981, dated 24.9.2001 on the subject cited above, a copy of the guidelines as approved by Honøble C.M. Punjab received through the Department of Information and Technology issued vide No.1/172/2003-SSM(HRD)/DIT/4185, dated 13.7.04 is sent herewith for further necessary action. It is requested that rates may be charged as per guidelines approved by the Government and also to intimate the number of such towers installed by the various companies in each Municipal area. The information should reach the Government by 31.7.2004. The following are the companies/institutions, which are generally installing the towers in the State:-

1. Spice
2. Airtel
3. H.F.C.L. (Connect)
4. Reliance
5. Hutch
6. Banks (may be small towers)
7. Indian Oil Companies
8. B.S.N.L.
9. Tata
10. Stock Exchanges &
11. Misc.

The total amount to be charged from each company/agency on account of installation of towers so far may be intimated. It has also been desired by the Government to inform that in future, this will be the sole responsibility of the concerned Commissioner/Executive Officer of the Municipal Corporation/Council/Nagar Panchayat to ensure that no tower is allowed to be installed without permission and without charging the installation charges. It is also intimated that this item will be discussed in the next monthly meeting to know the extent of income and number of towers installed by each company,

For DDRs only:-

It is requested that a copy of the above instructions may be sent immediately to all the President s/E.Os of Municipal Councils/Nagar Panchayats and Chairman/E.Os of Improvement Trusts for information and necessary action.

Sd/-

Chief Town Planner(LG)

Dated:

Endst.No,CTP(LG)ATP/2004-

In continuation of the Endst. No.12/137/2001-3LG-1/11982, dated 24.9.2001 on the above subject a copy of the above is forwarded to all the Deputy Commissioners of the State for information and necessary action , if any.

Sd/-

Chief Town Planner(LG)

**DEPARTMENT OF LOCAL GOVERNMENT
(CHIEF TOWN PLANNER)**

To

The Mayor,
Municipal Corporation,
Amritsar, Jalandhar, Ludhiana, Patiala & Bathinda.

The Commissioner,
Municipal Corporation,
Amritsar, Jalandhar, Ludhiana, Patiala & Bathinda.

The Regional Deputy Director,
Local Govt., Punjab,
Amritsar, Jalandhar, Ludhiana, Patiala Bathinda and Ferozepur.

Memo No.CTP-(LG)-SDE-2005/1644-1659
Dated, Chandigarh, the 3 August, 2005.

Subject: Permission for installation of Towers and Exchange node sites for providing state of art telephony and other services to the citizens of Punjab.

In continuation of the memo No.CTP(LG)-ATP-2004/2435-50, dated 16.9.2004 on the subject cited above, a copy of the guidelines regarding correct structures installed by telecom operators in the state sent by Department of Information & Technology vide No.1/172/2003-SMS-(HRD)/DIT/5639, dated 30.8.2004 duly approved by Honøble Chief Minister Punjab is sent herewith for further necessary action.

For DDRS only:-

It is requested that a copy of the above instruction may be sent immediately to all the President / EOs of Municipal Council/Nagar Panchayat and Chairman/EOs Improvement Trusts for information and necessary action.

Sd/-
Chief Town Planner

Endst.No,CTP(LG)ATP/2004-2451-67

Dated: 3.8.05

In continuation of the Endst.No.CTP(LG)/ATP/2004/2451-67, dt. 16.9.2004 the above subject a copy of the above is forwarded to all the Deputy Commissioner of the State for information and necessary action, if any.

Sd/-
Chief Town Planner

No.1/172/2003-SSM(HRD)/DIT/
Government of Punjab,
Department of Information Technology,
SCO 193-95, Sector-34-A, Chandigarh,
Tele: 2604395, 2604892, 2661808, 2600971

Dated:

To

Additional Secretary,
Local Government,
Room No.506, 5th Floor,
Mini Secretariat, Chandigarh.

Subject: Policy Guidelines for Cordect Structures installed by Telecom Operators in the State.

Refer to our Departmental letter No.1/172/2003-SSM(HRD)/DIT/4185, dated 13.07.04 regarding the policy guidelines for CDMA/BTS towers for the purpose of the Right of Way Policy issued by Government of Punjab from time to time.

As an amendment to the existing policy guidelines for CDMA/BTS Towers, I am directed to inform that the following policy guidelines approved by the Government of Punjab for Cordect Structures installed by telecom operators in the State have been added in the existing policy for CDMA/BTS towers:

1. There would be no one time charges for installation of Cordect structures.
2. Rs. 1500/- as annual charges to be paid by the Telecom Licensees within the limit of Local Bodies/ PUDA for installation of Cordect structures.

The cordect structures have different parameters than the CDMA/BTS towers installed by the Telecom Operators at various places in the State of Punjab. These differences are reproduced below for your reference:

- a) The height of the CDMA tower installed is generally between 20 to 40 meters whereas in the case of cordect structures (technically names as distributed cellular base stations), it is only between 6 to 9 meters that is even lesser than a two storied building.
- b) The weight of the CDMA tower is approximately 3.5 tones to 4.5 tones but in the case of cordect structure it is only 0.2 tone.
- c) The area covered by a CDMA tower is 10 KMs and would cover about 3500 subscribers but in the case of a cordect structure it is only 700 meters and would cover only 80-100 subscribers, hence the revenue collected would be very nominal.

Sd/-
SSM
DOIT, Punjab.

No.1/172/2003-SSM(HRD)/DIT/5639
30.8.2004

Dated

A copy is forwarded to Chief Town Planner (LG), Department of Local Government, Punjab, 1-B, Sector-27A, Chandigarh for information and necessary action.

Sd/-
SSM
DOIT, Punjab.

No.1/172/2003-SSM(HRD)/DIT/

Dated 30.8.2004

A copy is forwarded to Sh. M.P. Singh, Head Administration, HFCL Infotel Ltd., B-71, Phase-VII, Industrial Focal Point, Mohali , Punjab for information and necessary action.

Sd/-
SSM
DOIT, Punjab.

No.1/172/2003-SSM(HRD)/DIT/4185
Government of Punjab
Department of Information Technology,
SCO 193-95, Sector-34-A, Chandigarh,
Tele: 2604395, 2604892, 2661808, 2600971

Dated:13.07.04

To

Additional Secretary,
Local Government,
Room No.506, 5th Floor,
Mini Secretariat, Chandigarh.

Subject: Policy guidelines of Free Right of way to be given to the Telecom Operators as per the decision of CMM.

Refer to meeting held on 08.06.2004 between worthy CS and Principal Secretary, Local Government in which the policy being followed by the various states for installation charges for towers was discussed.

In the meeting it was decided to recommend Rs. 10,000 as one time charges for installation of Towers and Rs. 5,000/- as annual charges to be paid by the Telecom licensees within the limits of Local Body/PUDA.

In the meeting, it was also decided to follow the simplified procedure for according permission for setting up the telecom towers. Antennas being followed by Delhi Municipal Corporation, the details of which would be notified by the Department of Local Government along with the simplified application forms.

It was further decided that a maximum time period of one week would be allowed to the concerned Municipal Corporation. Committees to grant permission for setting up of Towers/Antennas after receiving the completed application form for approval of Town/Antennas for the concerned Telecom Service Provider.

These decisions have been approved by Hon^{ble} CM Punjab.

Sd/-
SSM
DOIT, Punjab.

**DEPARTMENT OF LOCAL GOVERNMENT
(CHIEF TOWN PLANNER)
I-B, SECTOR 27-A, CHANDIGARH**

To

The Mayor,
Municipal Corporation,
Amritsar, Jalandhar, Ludhiana, Patiala & Bathinda.

The Commissioner,
Municipal Corporation,
Amritsar, Jalandhar, Ludhiana, Patiala & Bathinda.

The Regional Deputy Director,
Local Govt., Punjab,
Amritsar, Jalandhar, Ludhiana, Patiala, Bathinda and Ferozepur.

Memo No.CTP-(LG)-ATP-2004/2435-50
Dated, Chandigarh, the 16 September, 2004.

Subject: Permission for installation of Towers and Exchange node sites for providing state of art telephony and other services to the citizens of Punjab.

In continuation of the memo No.CTP(LG)-ATP-2004/1543-1558, dated 16.7.2004 on the subject cited above, a copy of the format on pattern of Municipal Corporation Delhi regarding regularization of the existing towers and for grant of permission for installation of Towers and Exchange node sites is sent herewith for further necessary action please.

Sd/-
Chief Town Planner(LG)

Endst.No,CTP(LG)ATP/2004-2451-67

Dated: 16.9.04

A copy of the above is forwarded to all the Deputy Commissioners of the State for information and necessary action, if any. This is in continuation of the Endst. No.CTP(LG)-ATP-2004/1559-75, dated 16.7.2004 on the above subject .

Sd/-
Chief Town Planner(LG)

Annexure-A

**Draft of notice for regularization of Towers/Antenna
Municipal Corporation/Council.....**

No.

Dated:

To

Mr.Mrs./Ms/

**Subject:- Erection of the tower/antenna without a valid permit in property
 No.....**

Your attention is invited on the subject mentioned above. The tower alongwith cabin has been erected in property No.....without the valid approval from the Municipal Corporation/Municipal Council. It has been observed that so far no request has been received for getting the structure regularized. You are hereby given an opportunity to get the structure regularized, failing which Municipal Corporation /Council will proceed as per law to get the unauthorized structure removed. The structures shall be regularized on the following terms and conditions.

An application shall have to be made to the Municipal Corporation/Council for regularization of the tower/antenna along with cabin put up on property No./roof top of the building No.....located at.....The application should be made along with the following documents:-

1. Consent letter of Property/Building owner.
2. Four sets of Ferro Prints and two Prints on tracing cloth/tracing film.
3. Structural safety certificate from any one of the following institutes.
 - a) Indian Institute of Technology(IIT), Delhi.
 - b) Central Building Research Institute(CBRI), Roorkee.
 - c) Rail India Technical and Economic Services Ltd.(RITES), Delhi.
 - d) National Council for Building Material, Faridabad.
 - e) Indian Institute of Technology(IIT), Roorkee.
 - f) Punjab Engineering College Chandigarh.
 - g) Thapar Institute of Technology Patiala.
 - h) Guru Nanak Engineering College, Ludhiana.
 - i) Recognised Structural Engineer.
4. A one time permission charges of Rs.10,000/-per tower as building application tax and Rs.5000/-per tower as annual license renewal fee.

5. In case the tower is shared by any other cellular operator/operators, an additional amount of Rs.7500/- per sharing shall be payable.
6. An indemnity bond shall be given on a stamp paper of Rs.100/- duly attested by the competent authority indemnifying Municipal Corporation/Council in case of accident or any cause arising due to concerned company's installations.
 - i. That they shall be solely responsible for any damage to the building and for public safety from the tower erected on property No.....situated at.....
 - ii. In case of buildings which were unauthorized or which may be so declared at a later point of time, permission for installation of towers on it shall be granted on fulfillment of all the above conditions. However, that shall not imply any change whatsoever in the status of the unauthorized building and shall be without prejudice to the right of Municipal Corporation/Municipal Council to demolish the said building through the due process of law. In undertaking such a demolition Municipal Corporation/Municipal Council will not be under any obligation to send prior intimation to the owner of tower, nor will it be liable for loss of the tower as a consequence of demolition of the unauthorized building. The operators shall indemnify Municipal Corporation/Municipal Council to this effect.
7. That the applicant shall submit an undertaking on stamp paper of Rs.10/- duly attested by the competent authority to the effect that they shall take special precautions for fire safety and lightning.
8. That permission shall not be granted for any listed heritage building or for any other building prohibited for any new construction.
9. That the applicant shall furnish to assessor (House Tax) and Commissioner/Executive Officer of Municipal Corporation /Municipal Council as the case may be, copy of the agreement concluded between the cellular or basic telecom operator and the owner of the building. A proof in this regard is to be submitted by the applicant to the building branch of the local authority.
10. Generator sets installed at the tower site to cater to the power requirements of the antenna should conform to the noise and emission norms prescribed by PPCB. An N.O.C. to this effect is to be submitted from PPCB.
11. The license shall share the towers for fixing their respective antenna provided that the prescribed conditions are duly fulfilled so as to ensure curtailing of multiplex towers and optimizing the use of the existing one.
12. In case of any complaint against such tower construction, the same shall be referred to the office of Director General, Cellular Operators Association of

India and Secretary General, Association of Basic Telecom Service to investigate the complaints and take remedial measures wherever necessary.

You are hereby requested to apply for regularization of the already erected tower and submit the documents as asked for within 15days,falling which the Municipal Corporation /Municipal Council will have to proceed with the action under various provision of PMC Act, 1976/PM Act,1911.

Commissioner/Executive Officer

Chief Town Planner(LG.)

Draft for application for erection of Towers/Antenna

No.

Dated:

To,

The Commissioner / Executive Officer
Municipal Corporation/Municipal Council

Subject : Application for regularization/erection of the Tower/ Antenna.

Sir,

I/We have erected /intend to erect a tower/antenna along with cabin on property no. / Rooftop of the building NO. _____ located at _____. As per procedure laid down in the Building Byelaws, I/we/am/are enclosing the following documents.

1. Consent letter of Building owner,
2. Four sets of Ferro Prints and two prints on tracing cloth/tracing film,
b) Structural safety certificate from _____
3. That I/we are enclosed a demand draft/call deposit receipt No. amounting to Rs. _____ in favour of commissioner/ Executive Officer drawn on _____ Bank as one time permission charges (building application tax) @Rs. 10000/- per tower and an additional amount of Rs. _____ as annual license fee @Rs. 5000/- per tower for the year _____ to _____
4. That I/we are enclosing an indemnity bond on a stamp paper of Rs. 100./- duly attested by the competent authority indemnifying Municipal corporation / Municipal Council to the effect.
 - a) That I/We shall be solely responsible for any damage to the building and for public safety from the tower erected on property No. _____ situated at _____.
 - b) That I/We fully understand that In case of building, which were /are unauthorized or which may be so declared at a later point of time , permission for installation of towers shall be granted on fulfillment of all the above conditions but shall not imply any change whatsoever on the status of the unauthorized building and shall be without prejudice to the right of Municipal Corporation/Municipal Council to demolish and said building through the due process of law. In undertaking such demolition Municipal Corporation /Municipal Council will not be under any obligation to send prior intimation to the owner of the tower, nor will it be liable for loss of the tower as a consequences of demolition of the unauthorized building.

5. That I/We are enclosing an undertaking on stamp paper of Rs. 10/- duly attested by the competent authority to the effect that I/We shall take special precautions for fire safety and lightening.
6. That I/We are enclosing a proof that I/We furnished to Assessor and Commissioner/Executive Officer of Municipal corporation/Municipal Council a copy of the agreement concluded between me/us and the owner of the building.
7. That I/We shall furnish an NOC from PPCB for the generator sets to be installed at the tower site to cater to the power requirements of the antenna after the same is inspected by PPCB.

You are requested to; regularize / to grant for erection of tower.

Applicant

Encl. as above.

INDEMNITY BOND FOR ERECTION OF TOWER AND ALLIED BUILDINGS.

This indemnity bond is executed by Shri/M/S.....resident of(hereinafter called the owner) in favour of Municipal Corporation/Council/Nagar Panchayat /Improvement Trust ,as the case may be,(hereinafter called the Local Authority).

Whereas the owner has submitted to the Local Authority plans for regularization/sanction of erection of tower & allied building over plot No.....under the provisions of Punjab Municipal Corporation Act,1976 and the byelaws made there under.

And whereas the local Authority has agreed to regularize/sanction the aforesaid construction subject to the condition that the owner shall indemnify the Local Authority in the event of any loss or damage caused to the adjoining building/properties on account of the construction of the said erection of tower and buildings either at the time of digging of the foundation or in the course of its construction or even thereafter and also against any claim of any concern thereto.

And whereas the owner has agreed to execute an indemnity bond to the above effect and also to abide by the terms imposed by the Local Authority to the grant of sanction of erection of tower/allied buildings.

NOW THIS DEED WITNESSES

- 1) That in consideration of the sanction of the plans of the owner for regularization/ construction of the erection of tower and allied building the owner undertake that he/they shall at all times keep the Local Authority harmless and free from any liability, loss or damages following from any injury or damage caused to either adjoining properties or to any person as a consequence of the construction of tower and allied buildings at the time of digging of its foundation or during the course of its construction or at anytime thereafter.
- 2) The owner agrees and undertake that in the event of any claim made by any person or persons against the Local Authority either in respect of the sanction granted by the Local Authority to the owner for erection of tower and building or in respect of the construction or the manner of construction of the erection of tower and building by the owner or the consequences flowing from the said sanction the owner shall be responsible and liable and not the Corporation.
- 3) The owner agrees and undertakes to indemnify the Local Authority full in respect of any amount which the Corporation may be required to pay to any persons either by way of compensation of damages or on any other account as a result of any claim or suit or any other proceedings concerning the sanctioning of the construction of the erection of tower and building or the making thereof and also in respect of costs and expenses which the Local Authority may incur on defending any action.

- 4) Without prejudice to the above undertaking the owner hereby binds itself to pay to the Local Authority to the full extent any amount which the Local Authority may be required to pay person in connection with, relating to or concerning the sanctioning of the erection of tower and allied building or the making thereof.
- 5) That I/we fully understand that in case of buildings which were/are unauthorized or which may be so declared at a later point of time, permission for installation of towers shall be granted on fulfillment of all the above conditions but shall not imply any change whatsoever on the status of the unauthorized building and shall be without prejudice to the right of Municipal Corporation/Municipal Council to demolish the said building through the due process of law. In undertaking such demolition Municipal Corporation/Municipal Council will not be under any obligation to send prior intimation to the owner of the tower, nor will it be liable for loss of the tower/allied structure as a consequences of demolition of the unauthorized building.
- 6) The owner further agrees and undertakes that this bond shall remain in full force and effect till the owner faithfully observes and performs the undertaking herein before contained.

In witness whereof the owner above names has signed this bond on this.....day of.....at.....

INDEMNIFIER

**DEPARTMENT OF LOCAL GOVERNEMENT PUNJAB
(CHIEF TOWN PLANNER)**

To

The Mayor,
Municipal Corporation,
Amritsar, Jalandhar, Ludhiana, Patiala & Bathinda.

The Commissioner,
Municipal Corporation,
Amritsar, Jalandhar, Ludhiana, Patiala & Bathinda.

The Regional Deputy Director,
Local Govt. Punjab,
Amritsar, Jalandhar, Ludhiana, Patiala , Bathinda & Ferozepur.

Memo No.CTP(LG)-SDE-2005/1986-2001,
Dated Chandigarh, the 30 September 2005.

Subject: Land use charges for construction of RCC manhole chambers on the routes of optical Fibre cable laid on various Municipal roads/lands within the Municipal Limits by telephone companies.

In continuation of the memo No.8/78/2000-1LG-4/5499, dated 2.5.2001 the matter regarding subject cited above has been considered at the Govt. level. It has been decided to fix annual lease money @ Rs.1000/-per Manhole. The following are the terms and conditions for construction of manholes:-

1. The amount will be deposited in advance every year in cash or demand draft of Rs. 20000/- per manhole in the form of Fix Deposit.
2. The structure of the manhole will be designed as per the norms of Indian Road Congress(IRC) and to the satisfaction of the ULB.
3. The top level of the manhole will be as per existing road level and whenever the road level is changed, the agency will be bound to finish it to the road level at its own expenses.
4. The agency will be responsible for maintenance and upkeep of the manholes from time to time.
5. The agency will be responsible for obstruction free flow of traffic and loss of any Govt. or Private property during and after the construction of manhole.
6. If any manhole comes in the way of approved alignment of any proposed water supply ,sewerage or any other service, the agency will be bound to shift or remove the manhole/cable.
7. Municipal Corporation or its executing agency shall not be responsible for any loss or damage caused to the manhole or cables during the execution and maintenance of above services.

8. Any road cut made by the agency during execution or maintenance, the agency will be liable to pay the road cut charges as per the ULBs norms.
9. The agency will make changes in the location/alignment of manhole at its own cost wherever required by the ULB and will be bound to obey any directions of the Govt. issued from time to time.
10. In case of dispute the decision of the Secretary, Local Govt. Punjab, Chandigarh will be final.
11. The agency shall have to enter into an agreement on a stamp paper of Rs.300/-

For DDRs only:-

It is requested that a copy of the above instructions may be sent immediately to all the Presidents/EOs of Municipal Council/Nagar Panchayat and Chairman /EOs Improvement Trusts for information and necessary action.

Sd/-
Chief Town Planner(LG)

GOVERNMENT OF PUNJAB
DEPARTMENT OF LOCAL GOVERNEMENT

To

The Mayor,
Municipal Corporation,
Amritsar, Jalandhar, Ludhiana, Patiala & Bathinda.

The Commissioner,
Municipal Corporation,
Amritsar, Jalandhar, Ludhiana, Patiala & Bathinda.

The Regional Deputy Director,
Local Govt. Punjab,
Amritsar, Jalandhar, Ludhiana, Patiala, Bathinda & Ferozepur.

Memo No.CTP(LG)-SDE-2006/1099-1114,
Dated Chandigarh, the 17 July 2006.

Subject: Land use charges for construction of RCC manhole chambers on the routes of optical Fibre cable laid on various Municipal roads/lands within the Municipal Limits by telephone companies.

Reference: This office letter No.CTP(LG)-SDE-2005/1986-2001, dt.30.9.2005.

It has come to the notice of the Govt. that there is ambiguity in the foregoing para and point No.1 of the above referred letter dated 30.9.05, so the foregoing para and point no.1 may be read as under:-

The operators/companies may either deposit every year Rs.1,000/- per manhole in advance with the concerned ULB's as annual lease money in cash/demand draft or Rs.20,000/-per manhole may be deposited by the company in the form of FDP in the name of concerned ULBs with the objective that the interest incurred on the FDR may be treated as annual lease money.

It has further been decided by the Govt. that to ensure that money deposited by the operator/company in the form of FDRs is not encashed or utilized by the ULBs for any other purpose, the FDR shall be made in the joint names of concerned ULBs and the concerned DDR

Sd/-
Chief Town Planner(LG)

GOVERNMENT OF PUNJAB
DEPARTMENT OF LOCAL GOVERNEMENT
(CHIEF TOWN PLANNER)

To

The Mayor,
Municipal Corporation,
Amritsar, Jalandhar, Ludhiana, Patiala & Bathinda.

The Commissioner,
Municipal Corporation,
Amritsar, Jalandhar, Ludhiana, Patiala & Bathinda.

The Regional Deputy Director,
Local Govt. Punjab,
Amritsar, Jalandhar, Ludhiana, Patiala , Bathinda & Ferozepur.

Memo No.CTP(LG)-ATP-2006/1810-1825,
Dated 8.12.2006.

Subject: Permission for installation of towers and exchanged node sites for providing state of Art telephonic and other services to the citizens of Punjab.

I have been directed to inform you that the policy guidelines on the subject noted above were circulated vide memo No.CTP(LG)-ATP-2004/1543-1558 dated 16th July 2004.

2. The installation of towers and other infrastructure on residential building in the Municipalities was challenged in different writ petitions including the CWP No.8627 of 2004- Jagbir Singh and others versus state of Punjab, and the Hon'ble High Court in its interim order dated 11th May 2006 while adjourning the further hearing "Sine Die" had ordered that there will be no further construction of any tower except in the non residential area and that too after the necessary sanction has been taken as per policy(dated 16.7.2004).
3. Cellular operators Association of India had failed a SLP(Civil) bearing No.14372 of 2006 in CWP No. 8627 of 2004,referred above and the Hon'ble Apex Court in its interim order dated 13.11.06 was pleased to order that "till further orders, the operation of the impugned orders is stayed".
4. Accordingly ,the orders passed by the Hon'ble Apex Court may be taken on record and further action taken on the policy dated 16.7.04,referred above, in due course ,as here to before.

Sd/-
Chief Town Planner(LG)

**DEPARTMENT OF LOCAL GOVERNEMENT PUNJAB
(CHIEF TOWN PLANNER)**

To

The Mayor,
Municipal Corporation,
Amritsar, Jalandhar, Ludhiana, Patiala & Bathinda.

The Commissioner,
Municipal Corporation,
Amritsar, Jalandhar, Ludhiana, Patiala & Bathinda.

The Regional Deputy Director,
Local Govt. Punjab,
Amritsar, Jalandhar, Ludhiana, Patiala , Bathinda & Ferozepur.

Memo No.CTP(LG)-SDE-2007/56-71,
Dated ,Chandigarh,the 16 January,2007.

Subject: Clarification regarding tower/antenna of the Cordeck Structure.

A policy guidelines giving specifications and installation charges etc.regarding cordeck structure installed by telecom operators in the State vis-a-vis difference in the parameters of CDMA/BTS Towers and cordeck structure were circulated to all the ULBs vide memo No.CTP(LG)-SDE-2005/1644-59,dated 3.8.2005 .An advice was sought by EO,MC,Nakodar as to how much charges are to be levied on a cordeck tower installed by a telecom company which has a weight of 0.33 tones against the prescribed maximum weight of 0.2 tones as per policy guidelines. A clarification in this regard was sought from the Deptt. of I.T. As per the clarification given by the Deptt. of IT vide memo no.1/2000/99-SM(H)/DTT/8982,dated 22.12.2006 it has been clarified that the weight of the cordeck structure may vary from 0.2 to 0.4 tones as per the structure design. weather conditions and stability requirements instead of weight or cordeck structure 0.2 tones as conveyed earlier vide memo dated 3.8.2005..So ,it is informed that the specifications of cordeck structure as already circulated vide CTP(LG)-SDE-2005/1644-59,dated 3.8.2005.

For DDRs only:-

It is requested that a copy of the above instruction may be sent immediately to all the Presidents/EOs of Municipal Council/Nagar Panchayat and Chairman/EOs Improvement Trust for information and necessary action.

Sd/-
Chief Town Planner(LG)

Endst.No.CTP-(LG)-SDE-2007/72-90,

Dated:16.1.2007

In continuation of the Endst.No.CTP(LG)-SDE-2005/1660-76, dated 3.8.06 on the above subject a copy is forwarded to all the Deputy Commissioner of the State for information and necessary action if any.

Sd/-
Chief Town Planner(LG)

PUNJAB URBAN PLANNING & DEVELOPMENT AUTHORITY MOHALI
(POLICY BRANCH)

To

All Estate Officers,
PUDA
No. PUDA- Policy- A-2-2005/684-19
Dated 8.2.2005

Subject: - Revised policy for granting permission to installation of Communication Towers/Antennae to be installed by Tele-Com Operations in areas falling under the purview of PUDA.

Kindly refer to this office letter no. PUDA Policy A-2-2003/5110-16 dated 22.7.2003 which laid down policy regarding granting permission to installation of Communication Towers in areas falling under the purview of PUDA.

2. Keeping in view the policy formulated in the areas falling in the Municipal areas in the State by the Government of Punjab in the Department of Information & Technology, it has been decided to lay down the revised policy in suppression of the earlier policy circulated vide letter dated 22.7.2003.

3. The Finance & Accounts Committee of PUDA in its 44th meeting held on 8.1.2005 considered the issue vide item No. 44.17. After considering issues involved hardship caused and difficulties encountered by the allottees and the Tele-Communication Companies, the committee has decided as under:-

3.1 Installation/regularization of Communication Towers/Antennae will be Permitted.

- i) On built up portion of the commercial, industrial, institutional sites and residential premises.
- ii) On the open space within the commercial, industrial, institutional sites and residential premises outside the prescribed setbacks. Area covered by the parking and earmarked for any other amenity will not be permitted for installation of tower.

3.2 No installation of tower shall be permitted on any listed heritage building or for any other building prohibited for any new construction. Request to grant permission/regularization for installation of Communication Tower/Antennae shall be received in the office of concerned Estate Officer in form AT-1 along with bank draft for Rs. 10,000/- (Rs. Ten thousand only) per tower as building application tax. Separate applications will be submitted for each tower. The application shall be accompanied by:

- I) Consent letter of Property/Building owner.
- II) Four sets of Ferro Prints and two prints on tracing cloth/tracing film.
- III) A Bank draft of Rs. 10,000/- (Ten thousand only) drawn in favour of concerned Estate Officer.
- IV) Structural safety certificate from any one of the following Institutes.
 - i) Indian Institute of Technology (IIT) Delhi.
 - i) Central Building Research Institute (CBRI), Roorkee.
 - i) Rail India Technical and Economic Services Ltd. (RITES), Delhi.
 - i) National Council for Building Material, Faridabad.
 - i) Indian Institute of Technology (IIT) Roorkee.
 - i) Punjab Engineering College Candigarh.
 - i) Thappar Institute of Technology Patiala.
 - i) Guru Nanak Engineering college Ludhiana.
 - i) Recognised Structural Engineer.
- v) An indemnity bond shall be given on a stamp paper of Rs. 100/- duly attested by the competent authority indemnifying PUDA in case of accident or any cause arising due to concerned company's installations in annexure AØ
- vi) That the applicant shall submit an under taking on stamp paper of Rs. 10/- duly attested by the competent authority to the effect that they shall take special precautions for fire safety and lightening.
- vii) That the applicant shall furnish to assessor (House Tax) and PUDA, copy of the agreement concluded between the cellular or basic telecom operator and the owner of the building. A proof in this regard is to be submitted by the applicant to the Estate Officer concerned.
- viii) Generator sets installed at the tower site to cater to the power requirements of the antennae should conform to the noise an emission norms prescribed by Punjab pollution Control Board (PPCI An NOC to this effect is to be submitted from Punjab Pollution Control Board (PPCB.)

4.1 In case the tower is shared by any other cellular operator/operators, a additional amount of Rs. 7500/- (Rs. Seven thousand five hundred only) per sharing shall be payable.

5. Each application received in the office of Estate Officer for installation of Communication Tower/Antenna shall be examined in the terms of :

- i) Suitability of site/building.
- ii) Structural safety of the building/site where tower is to be installed.
- iii) Structural safety of tower/antennae.
- iv) Location and distance from High Tension Electric line, if any.
- v) Maximum height permitted in the area.
- vi) Height Restrictions due to air- funnel or due to location of defend installation including restrictions by any statutory authority.

6. The licensee shall share the towers for fixing their respective antenna provided that the prescribed conditions are duly fulfilled so as to ensure curtailing of multiple towers and optimizing the use of the existing one.

7. In case of any complaint against such tower construction, the same shall be refereed to the office of Director General cellular operators association of India and Secretary General, Association of basic Telecom Service to investigate the complaints and take remedial measures wherever necessary.

8. After the case is examined and clearance from Town Planning, Engineering wing, architectural Wings are obtained, permission to install towers will be granted on form ST-I subject to the following conditions:-

- i) Height of the tower shall be within the permissible limits. In case the building/site falls in an air-funnel or any other prohibited area, then prior permission of height etc. of such authority shall be obtained.
- ii) Construction at site shall be in accordance with the structural/construction details submitted with the plan and shall be carried out under the supervision of a qualified structural engineer.
- iii) Constructed tower shall be of the design and structure, as approved by the authority and shall be erected under the guidance and supervision of a qualified engineer.
- iv) Structural safety of the building and tower shall be the responsibility of the telecommunication company.
- v) Permission granted shall be valid for a period of 1 year which can be renewed further on annual basic on payment of Rs.5, 000/-.
- vi) No change in the location, plan or design of the tower shall be made without prior approval of the sanctioning authority.
- vii) Estate Officer or any officer/official duly authorized by him will have the right to inspect the site and structure at all times without any prior notice.

- viii) Annual periodic report shall be submitted by the operator about the safety of building and the installation right to inspect the site and structure at all times without any prior notice.
 - ix) Company shall be liable to pay all taxes, fees, charges etc. which may be levied by any authority from time to time.
 - x) In case of violation of any terms and conditions, permission granted can be withdrawn or cancelled at any time. However, before withdrawing/cancellation of permission, an opportunity, to the operator company shall be provided.
 - xi) The permission granted can also be withdrawn at any time in the public interest.
- 8.1 In case of refusal, Estate Officer shall communicate the decision on form RT-1, specifying the reasons for such refusal.
- 8.2 In case any tower of the antenna is erected without a valid permit in the property, the Estate Officer concerned shall issue notice to the land/building owners for getting the structure regularized in form RT-2.
9. All application for installation of Communication tower/antenna shall be disposed off within a period of two weeks from their receipt in the office of Estate Officer.
10. The above policy shall be application with immediate effect.

Administrative Officer (Policy)
for Chief Administrator.

Endst. No. PUDA- Policy-A-2-2005/691-696

Dated: 8.2.2005

A copy of above is forwarded to All ACAs, PUDA for information and necessary action.

Administrative Officer Policy
for Chief Administrator.

The Spice Communication Pvt.Ltd.
The Bharati Mobile Ltd.(Airtel).
The HFCL Infocom Ltd.
The Hutch Ltd.
The Tata Tele Services.
The BSNL.

Administrative officer (policy)
for Chief Administrator.

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

To

The Chief Town planner,
Punjab, Chandigarh.
No.18/137/2005-1HG2/8738
Dated: 12/9/05

Subject: Policy / Guidelines for granting permission for installation of Communication Towers/Antennae by Tele-com operators in areas outside Municipal/PUDA limits.

In order to Streamline the installation of communication tower/antennae by telecom operators in areas outside municipal and PUDA limits, the following guidelines are issued. All concerned are requested to adhere to these guidelines while examining/processing the cases for granting permission for erection of communication towers in the state of Punjab.

1. Request to grant permission/regularization for installation of towers/antennae shall be received in the office of respective District Town planner, who shall be the competent authority for grant of permission for erecting tower/antennae, along with bank draft of Rs. 50,000/- (Rupees Fifty Thousand only) as one time non refundable charges for installation of towers.
2. Separate application will be submitted for each tower and the application shall be accompanied by;
 - i) Consent letter of land/building owner or proof of ownership.
 - ii) Four sets of Ferro prints with two prints on tracing film of sanctioned site plan indicating location of tower along with dimensions of site and dimensions of tower including its maximum height etc. High tension electric line if existing near by should also be indicated on the plan.
 - iii) Bank draft of Rs. 50,000/- (Rupees Fifty Thousand only), drawn in favour of District Town planner concerned.
 - iv) Soil bearing capacity of any recognized agency, if erected on any building, the company concerned shall furnish structural safety certificate from any of the recognized institute.
3. An indemnity bond shall be given on a stamp paper of Rs. 100/- duly attested by the competent authority indemnifying DTP concerned, against any loss arising due to concerned company's installations.

4. That the applicant shall submit an undertaking on stamp paper of Rs. 10/- duly attested by the competent authority to the effect that they shall take special precautions for fire safety and lightening.
5. That the applicant shall furnish to DTP, a copy of the agreement concluded between the cellular or basic telephone operator and the owner of the land/building.
6. Generator sets installed at the tower site to cater to the power requirements of the antennae should conform to the noise and emission norms prescribed by the Punjab Pollution Control Board (PPCB). An NOC to this effect is to be submitted from Punjab Pollution Control Board (PPCB).
7. The licensee shall share the towers for fixing their respective antenna provided that the prescribed conditions are duly fulfilled so as to ensure curtailing of multiple towers and optimizing the use of existing one. In case the tower is shared an additional amount of 25,000/- (Rupees Twenty Five Thousand only) per sharing shall be payable.
8. Each application received in the office of DTP for installation/regularization of communication tower/antennae shall be examined in the terms of;
 - i) Suitability of site/building. The site shall conform to master Plan/controlled area plan and planning area proposals. In case the site, where tower is to be installed falls in Chandigarh Periphery Controlled Area of Punjab, then prior permission of Competent Authority shall be obtained by the respective telecom operator.
 - ii) Soil bearing capacity/structural safety of the site/building where tower is to be installed.
 - iii) Structural safety of tower/antennae.
 - iv) Location and distance from High Tension Electric Lines if any.
 - v) Maximum height permitted in the area.
 - vi) Height restrictions due to air-funnel or due to location of defense installations including restrictions imposed by any statutory authority.
9. Installation of tower shall not be permitted within one kilometer from heritage site or any other area prohibited for new constructions.

10. In case of any complaint against such tower construction, the same shall be referred to the office of Director General, Cellular Operators Association of India and Secretary General, Association of basic Telecom Service to investigate the complaints for remedial measures.
11. Once the case is examined in view of the parameters listed in para 8 permission to install tower will be granted subject to the following conditions.
 - i) Height of the tower shall be within the permissible limits. In case the building/site falls in an air-funnel or any other prohibited area, then prior permission of height etc. of such authority shall be obtained.
 - ii) Construction at site shall be in accordance with the structural/construction details submitted with the plan and shall be carried out under the supervision of a qualified engineer.
 - iii) Constructed tower shall be of the design and structure, as approved by the authority and shall be erected under the guidance and supervision of a qualified engineer.
 - iv) Structural safety of the building and tower shall be the responsibility of the telecommunication company.
 - v) Permission granted shall be valid for a period of 10 years which may be renewed on payment of Rs. 10,000/- (Rupees Ten Thousand only) for further 10 years.
 - vi) No change in the location, plan or design of the tower shall be made without prior approval of the sanctioning authority.
 - vii) Company shall be liable to pay all taxes, fees, charges etc. Which may be levied any authority from time to time.
 - viii) In case of violation of any terms and conditions permission granted can be withdrawn and cancelled at any time. The permission granted can also be withdrawn at any time in the public interest. However, before withdrawing the cancellation of permission, an opportunity, to the operator company shall be provided.
12. once the application with all documents is received by the competent authority, permission should be granted usually within 7 days time but not later than 15 days.

Secretary to Government Punjab,
Housing & Urban Development Department

Endst.No.18/137/2005-1HG2

Dated:

Copy is forwarded to the following for information and necessary action:

4. All the Deputy Commissioners in the State of Punjab.
5. All Telecom Operators in the State of Punjab.

Secretary to Government Punjab
Housing & Urban Development Department

ਨਗਰ ਅਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ , ਪੰਜਾਬ

ਪਿੱਠ ਅੰਕਣ ਨੰ: 5069-88 ਸੀਟੀਪੀ(ਪਬ)/ਐਸਪੀ-402 , ਮਿਤੀ 13-9-2005

ਇਸਦਾ ਉਤਾਰਾ :

1. ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ ,ਲੁਧਿਆਣਾ/ਪਟਿਆਲਾ/ਅੰਮ੍ਰਿਤਸਰ/ ਜਲੰਧਰ/
ਐਸ.ਏ.ਐਸ.ਨਗਰ
2. ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ , ਲੁਧਿਆਣਾ/ਪਟਿਆਲਾ/ਅੰਮ੍ਰਿਤਸਰ/ ਜਲੰਧਰ/
ਐਸ.ਏ.ਐਸ.ਨਗਰ/ਫਰੀਦਕੋਟ/ਫਿਰੋਜ਼ਪੁਰ/ਬਠਿੰਡਾ/ਸੰਗਰੂਰ/ਫਤਹਿਗੜ੍ਹ ਸਾਹਿਬ/
ਹੁਸ਼ਿਆਰਪੁਰ/ਮੰਡੀ ਮੰਡਲ ਚੰਡੀਗੜ੍ਹ/ਗੁਰਦਾਸਪੁਰ
3. ਡਿਪਟੀ ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ , ਰੋਪੜ/ਕਪੂਰਥਲਾ

ਨੂੰ ਸੂਚਨਾ ਅਤੇ ਯੋਗ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ

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

**GREATER MOHALI AREA DEVELOPMENT AUTHORITY,
PUDA BHAWAN ,SECTOR-62,SAS NAGAR(MOHLAI)**

To

1. The additional Chief Administrator,
GMADA, Mohali.
2. Estate Officer,
GMADA, Mohali.

No.GMADA/Project/2007/
Dated:

Subject: Revised Policy for granting permission to installation of Communication Towers/Antennae to be installed by Tele-Com Operations in Areas falling under the purview of PUDA.

Your attention is invited to letter No.5110-16,dated 22.7.2003,684-90,dated 8.2.2005 and 8738,dated 12..9.05 and 2703-06,dated 14.12.06 issued by Punjab Urban Planning and Development Authority on the subject cited above. The matter has been re-considered and revised policy for granting permission to installation of Communication Towers/Antennae to be installed by Tele-Com Operations in areas falling under the purview of GMADA has been formulated which is as under:-

- 1.0 Installation/regularization of Communication Towers/Antennae will be permitted:-
 - i) on built up portion of the commercial, industrial, institutional sites;
 - ii) on the open space within the commercial, industrial, institutional sites outside the prescribed setbacks. Area covered by the parking and earmarked for any other amenity will not be permitted for installation of tower;
- 1.1 No installation of tower shall be permitted on any listed heritage building or for any other building prohibited for any new construction.
- 2.0 Request to grant permission/regularization for installation of Communication Towers/Antennae shall be received in the office of Estate Officer, Mohali in form AT-1 alongwith band draft for Rs.1,00,000/-(Rs. One lacs only) per tower. Separate applications will be submitted for each tower. The application shall be accompanied by:-
 5. Consent letter of Property/Building owner;
 6. Four sets of Ferro Prints and two prints of tracing cloth/tracing film.
 7. A bank draft of Rs.1,00,000/-(One lacs only) drawn in favour of Estate Officer, GMADA, Mohali.

8. Structural safety certificate from any one of the following institutes;

- a. Indian Institute of Technology(IIT),Delhi.
- b. Central Building Research Institute(CBRI),Roorkee.
- c. Rail India Technical and Economic Services Ltd.(RITES),Delhi.
- d. National Council of Building Material,Faridabad.
- e. Indian Institute of Technology(IIT),Roorkee.
- f. Punjab Engineering College Chandigarh.
- g. Thappar Institute of Technology Patiala.
- h. Guru Nanak Engineering College, Ludhiana.
- i. Recognized Structural Engineer.
 - i. An indemnity bond shall be given on a stamp paper of Rs.100/- duly attested by the Competent Authority indemnifying GMADA in case of accident or any cause arising due to concerned company's installations in annexure-'A'
 - vi) That the applicant shall submit an undertaking on stamp paper of Rs.10/-duly attested by the competent authority to the effect that they shall take special precautions for fire safety and lightening.
 - vii) That the applicant shall furnish to assessor(House Tax)and GMADA, Copy of the agreement concluded between the cellular or basic telecom operator and the owner of the building. A proof in this regard is to be submitted by the applicant to the Estate Officer, Mohali.
 - viii) Generator sets installed at the tower site to cater to the power requirements of the antennae should conform to the noise and emission norms prescribed by Punjab Pollution Control Board(PPCB).An NOC to this effect shall be obtained from Punjab Pollution Control Board (PPCB) and be enclosed with the application.

2.1 In case the tower is shared by any other cellular operator/ operators, an additional amount of Rs.50,000/-(Rs.Fifty thousand only) per additional telephone operator shall be payable.

3.0 Each application received in the office of Estate Officer for installation of Communication Tower/Antennae shall be examined in the terms of:

- i) Suitability of site /Building.
- ii) Structural safety of the building/site where tower is to be installed.
- iii) Structural safety of tower/antenna.

- iv) Location and distance form High Tension Electric line, if any.
 - v) Maximum height permitted in the area.
 - vi) Height Restrictions due to air-funnel of due to location of defence installations including restrictions imposed by any statutory authority.
- 4.0 The license shall share the towers for fixing their respective antenna provided that the prescribed conditions are duly fulfilled so as to ensure curtailing of multiple towers and optimizing the use of the existing one.
- 5.0 In case of any complaint against such tower construction, the same shall be referred to the office of Director General, Cellular Operators Association of India and Secretary General, Association of basic Telecom Service to investigate the complaints and take remedial measures wherever necessary.
- 6.0 After the case is examined and clearance from Town Planning , Engineering and Architectural Wings of GMADA are obtained, permission to install towers will be granted on form ST-1 subject to following conditions:-
- i) Height of the tower shall be within the permissible limits. In case the building / Site falls in an air-funnel or any other prohibited areas, the prior permission of height etc. of such authority shall be obtained.
 - ii) Construction at site shall be in accordance with the structural / construction details submitted with the plan and shall be carried out under the supervision of a qualified structural engineer.
 - iii) Constructed tower shall be of the design and structure, as approved by the authority and shall be erected under the guidance and supervision of a qualified engineer.
 - iv) Structural safety of the building and tower shall be the responsibility of the telecommunication company.
 - v) Permission granted shall be valid for a period of 1 year which can be renewed further on annual basis on payment of Rs.50,000/-
 - vi) No change in the location, plan or design of the tower shall be made without prior approval of the sanctioning authority.
 - vii) Estate Officer or any officer/official duly authorized by him will have the right to inspect the site and structure at all times without any prior notice.
 - viii) Annual periodic reports shall be submitted by the operator to the Estate Officer about the safety of building and the installation.
 - ix) Company shall be liable to pay all taxes, fees, charts, etc. which may be levied by any authority from time to time.
 - x) In case of violation of any terms and conditions, permission granted can be withdrawn or cancelled at any time. However, before withdrawing/ cancellation of permission , an opportunity of hearing, to the operator company shall be provided.

- xi) The permission granted can also be withdrawn at any time in the public interest.
- 7.0 In case of refusal ,Estate Officer shall communicate the decision on form RT-1, specifying the reasons for such refusal.
- 8.0 In case any tower of the antenna is erected without a valid permit in the property, the Estate Officer, GMADA, Mohali shall issue notice to the land/building owners for getting the structure regularized in form RT-2.
- 9.0 All applications for installation of Communication tower/ antenna shall be disposed off within a period of 2 weeks from their receipt in the office of Estate Officer.

This policy shall be applicable with immediate effect.

Sd/-
Additional Chief Administrator(Policy)
for: Chief Administrator.

Endst. No.GMADA/Policy/2007/4581-82, Dated: 27.7.2007.

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

1. Chief Town Planner, GMADA, Mohali.
3. Architect, GMADA, Mohali.

Sd/-
Additional Chief Administrator(Policy)
for: Chief Administrator.

Endst. No.GMADA/Policy/2007/4583-89, Dated: 27.7.2007.

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

1. The Spice Communication Pvt.Ltd,Industrial Area,SAS Nagar.
2. The Bharati Mobile Ltd.(Airtel),SAS Nagar.
4. The HFCI Infotel Ltd.SAS Nagar.
5. The Reliance Infocom Ltd. SAS Nagar.
6. The Hutch Ltd.SAS Nagar.
7. The TATA Tele Services, AS Nagar.
8. The BSNL,SAS Nagar.

Sd/-
Additional Chief Administrator(Policy)
for: Chief Administrator.



***SCHEDULED
ROADS***

Copy Memo NO. 1476-85-CTP (Pb)/SP-107, Dated Chandigarh the , 5.6.1975 from the Chief Town Planner, Punjab, Chandigarh address to the Senior Town Planner (South) Punjab, Chandigarh (2) the Senior Town Planner, (North) Amritsar, (3) The Divisional town Planner, Amritsar/ Jullundhur/ Ludhiana/ Patials/ Bhatinda/ Ferozepur/ Pathankot / Mandi Division / Punjab, Chandigarh.

Subject :- Declaration of Controlled Areas.

In separate references it has been indicated by that certain controlled Areas come within the extended Limits of Municipal Committees . It has been intimated by the Government that any controlled Area which comes within the extended limits of the Municipal Committee the provision of controlled Area Act will be still operative. This may kindly be kept in view while dealing with the controlled Areas.

DA/Nil.

SD/-
Divisional Town Planner(Hqr.)
For Chief Town Planner, Punjab,
Chandigarh.

DEPTT.OF TOWN & COUNTRY PLANNING PUNJAB

From

Chief Town Planner,
Punjab, Chandigarh.

To,

- 1) Senior Town Planner,
SAS Nagar/ Patiala/ Ludhiana /Jalandha/Amritsar/HQ.1&II
- 2) District Town Planner,
S.A.S.Nagar/Mandi Divn.,Chd./Ludhiana/Amritsar/Jalandhar/
Patiala /Fatehgarh Sahib / Sangrur/ Faridkot/ Ferozepur/
Hoshiarpur/ Gurdaspur/Bathinda.
- 3) Deputy Distt.Town Planner, Kapurthala/Ropar.

Memo No.3592-3613-CTP(Pb)/SP-107,
Dated 15.12.98

Subject: Operation of Controlled Area Development Plans consequent upon
extension of Municipal Limits of Cities & Towns.

Copy of letter No.CA-I(CA-57)85/1718, dt. 17.1.85 in connection
with the subject is sent herewith for dealing cases pertaining to issue of No Objection
Certificates for various building activities falling in the development plans of Controlled
Areas within the municipal limits of cities & towns in Punjab.

Sd/-

DA/As above.

Chief Town Planner,
Punjab, Chandigarh.
Dt.

Endst.No. CTP(Pb)/
Copy is forwarded to :-

1. Commissioner,
Municipal Corporation,
Jalandhar/Amritsar/Patiala/Ludhiana.

Sd/-

DA/Copy of letter.

Chief Town Planner,
Punjab, Chandigarh.
Dt.

Endst.No. -CTP(Pb)/

Copy is forwarded to:

1. Addl.Chief Administrator,
Mohali/Patiala/Ludhiana/Bathinda/Amritsar.

Sd/-

DA/Copy of letter.

Chief Town Planner,
Punjab, Chandigarh.

Endst.No.3514-15

CTP(Pb)/SP-107

Dt.15.12.98

Copy with a copy of letter is forwarded to the following for information and necessary action :-

1. Senior Town Planner,
Municipal Corporation, Jalandhar.
2. Municipal Town Planner,
Municipal Corporation
Ludhiana/Jalandhar/Amritsar/Patiala.

DA/As above..

Sd/-
Chief Town Planner,
Punjab, Chandigarh.
Dt.15.12.98

Endst.No.3516-CTP(Pb)/SP-107

Copy with a copy of letter is forwarded to the Director, Local Govt. Department, Punjab, Chandigarh for information and necessary action :-

DA/As above.

Sd/-
Chief Town Planner,
Punjab, Chandigarh.

Copy of Memo No.CA-I(CA-57)85/1718, dated 17.1.85 addressed to the Director, Local Govt. Punjab, Chandigarh from the Govt. of Punjab, Directorate of Housing & Urban Development, Chd.

Subject: Implementation of the Punjab Scheduled Roads & Controlled Areas Restrictions of unregulated Development Act,1963.

This Department of Housing & Urban Development is the Administrative Department for the Implementation of the provisions of Punjab Scheduled Roads and Controlled Areas Restrictions of un-regulated Development Act,1963, This Act was extended to the State of Punjab on 30th Nov.1963 with the main objective to prevent haphazard and substandard Development alongside the Scheduled Roads, Bye-pass and in the Controlled Areas declared in the State and further to see that Development of the Urban Areas carried out in a planned and systematic way. Under this Act no construction of any kind can take place in the Controlled Areas declared as such under the provisions of this Act and also within 30 metres in the case of Scheduled Roads, 100 metres in the case of bypass from the P.W.D. boundary without the permission of the Director. All the Deputy Commissioner, Sub-Divisional Officers(C) and various officers of the Town Planning Department as well as your Department have been delegated the powers of the powers of the 'Director' under the said Act, but it has been observed that the object of the Act is not being achieved to the desired extent.

2. Uptill recently there was doubt as to whether the provisions of this Act were applicable in the Controlled Areas or parts thereof which subsequently were included. The Legislative Department and given advise that a Controlled limits of a Municipal Commissioners ceases to be a Controlled Areas as a result of its inclusion within the Municipal limits and the above said Act, 1963 does not operate therein. To clear this doubt the development was approached by this Department to amend the Punjab Scheduled Roads and Controlled Area Restrictions of unregulated Development Act,1963 suitably. But recently, we have come across a ruling of the Hon'ble Punjab & Haryana High Court at Chandigarh given in Civil Writ Petition No.3778 of 1976- Mahant Ram & Others Vs. State of Punjab and Others. The Hon'ble High Court of Punjab and Haryana has ruled that the area which has once been declared Controlled Area does not ceases to be so, just because it is subsequently included within the Municipal Limits. This ruling clinches the who whole issue and the apprehensions created buy the erroneous opinion tendered by the Legislative Deptt. stand completely dispelled. A copy of the judgment is sent herewith for your information and necessary action.
3. In the circumstances you are requested to, ale home the provisions of law to all the Municipal Committees/Corporations. As you know various officers of your Department have been delegated the powers the Director under the above said Act, so that implementation of the provisions of the said Act within the Municipal Limits is fully ensured. You are therefore further requested to emphasize upon the said officers to take speedy and effective steps, in regard to the removal of unauthorised constructions and encroachments within the Municipal Limits, in order that the

object of the Act is fully achieved. This directorate may also be informed about the progress made in this respect by the officers of your Department, every month.

4. Hope it will receive your full kind attention.

Sd/-

Director.

Endst.No.CA-I(CA-57)85/1719-25

Dated 17.1.1985.

1. Chief Town Planner, Punjab,
2. All Senior Town Planner &
Divisional Town Planner.
3. All D.C.'s & All S.D.O's(Civil)
in the State.
4. Chief Engineer,PWD(B&R),Patiala.
5. All Legal Assistants(Field)

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

NOTIFICATION

The 5th October, 1995

No. 2/10/95-2HG1/4959:- In exercise of the powers conferred by Sub-Section(1) of Section 143 of the Punjab Regional and Town Planning and Development Act, 1995 (Punjab Act No. 11 of 1995), and all other powers enabling him in this behalf, the Governor of Punjab is pleased to specify a distance of one hundred metres on either side of the road reservation of a by-pass and thirty metres on either side of the road reservation of any scheduled road, excluding the parts of such scheduled road which is situated within the limits of a local authority for the purposes of one aforesaid Act.

No. 9/10/95-2HG1/4960

J.N.L. SRIVASTAVA
Principal Secretary to Govt. of Pb.,
Department of Housing and Urban Dev.
Dated: Chandigarh, the 5.10.95

A copy is forwarded to the Controller Printing & Stationery Punjab, Chandigarh and he is requested to publish this notification in the Punjab Govt. Gazette (Extra-ordinary) & send 1000 copies to this department.

Sd/-
Under Secretary

No. 9/10/95/-2HG1/4961-63

Dated: Chandigarh, the 5.10.95

A copy of each is forwarded for information and necessary action:-

1. Chief Administrator, Punjab, Urban Planning & Dev. Authority.
2. All Executive Engineers (B&R) in the State of Punjab.
3. Chief Town Planner, Punjab, Chandigarh.

Sd/-

Under Secretary

OFFICE OF THE CHIEF TOWN PLANNER, PUNJAB.

No. 3775-95

CTP (Pb)/sp-421/L-P-

Dated 11-10-95

Copy is forwarded to the following for information & necessary action:-

1. Senior Town Planner,
Amritsar/Jalandhar/Ludhiana/Patiala/SAS Nagar.
2. Distt. Town Planner,
Amritsar/Jalandhar/Ludhiana/Patiala/SAS Nagar/Gurdaspur/
Bathinda/Fatehgarh Sahib/Sangrur/Faridkot/Ferozepur/ Hoshiarpur/ DTP
(Mandi) DTP (HQ).
3. Deputy Distt. Town Planner,
Kapurthala/Ropar.

Senior Town Planner (HQ),
For Chief Town Planner,
Punjab, Chandigarh

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

Notification, The 22nd November, 1995

NO. 9/10/95-2HG-I/5808: In continuation of the Government of Punjab, Department of Housing and urban Development Notification No. 9/10/95-2HG-I/4959 Dt. 5.10.1995, and in exercise of the powers conferred by sub-section (1) of section 143 of the Punjab, Regional and town Planning and Development Act, 1995, Punjab Act No. 11 of 1995) and all other powers enabling in this behalf , the Governor of Punjab is pleased to specify , for the purpose of a aforesaid sub-section (1) of section 143 , a distance of :-

- (a) Five metres, on either side of the road reservation of that part of a scheduled road, which falls in the area of Municipal Corporation or Class-I municipality and
- (b) Ten metres, on either side of the road reservation of that part of a scheduled road, which falls in the are of any other municipality.

Sd /-
PRINCIPAL SECRETARY TO GOVT. OF PUNJAB,
DEPTT. OF HOUSING AND URBAN DEVELOPMENT

No. NO. 9/10/95-2HG-I/5809

Dt. Chandigarh, the 22nd November, 1995

A copy is forwarded to the Controller, Printing & Stationary, Punjab , Chandigarh and he is request to publish this notification in the Pb. Govt. Gazette (Extra Ordinary) and send 1000 copies to this department.

Sd- 22-11-1995
(O.P. Popli)
Under Secretary

NO. 9/10/95-2HG-I/5810-12

Dt. Chandigarh, the 22nd November, 1995

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

1. Chief Administrator, Punjab Urban Planning and Dev. Authority.
2. All Executive Engineers (B&R) in the State of Punjab.
3. Chief Town Planner, Punjab, Chandigarh.

Sd- 22-11-1995
(O.P. Popli)
Under Secretary

NO. 9/10/95-2HG-I/5813

Dt. Chandigarh, the 22nd November, 1995

A copy is forwarded to the Principal Secretary to Govt. Punjab, Department of Local Govt. with the request that the strict and meticulous compliance of this notification may kindly be ensued by all the Municipal Corporations and all Municipalities in the State of Punjab.

Sd- 22-11-1995
(O.P. Popli)
Under Secretary

NO. 9/10/95-2HG-I/5814

Dt. Chandigarh, the 22nd November, 1995

A copy is forwarded to the Secretary to Government, Punjab, Department of P.W.D (B&R) for information and necessary action.

Sd- 22-11-1995
(O.P. Popli)
Under Secretary

OFFICE OF CHIEF TOWN PLANNER, PUNJAB

Endst. No. 4520-41

CTP(Pb) /L-12/SP-107 Dated 27-11-95

Copy is forwarded to the following the information necessary attraction :-

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

Punjab, Chandigarh.

for Senior , Town Planner(HQ)
Chief Town Planner,

From

The Chief Town Planner,
Town and Country Planning Department,
Punjab, Sector 18-A, Chandigarh.

To

1. Senior Town Planner, Patiala/ Jalandhar/ Ludhiana /Amritsar/ SAS Nagar.
2. District Town Planner, Amritsar/ Gurdaspur/ Jalandhar/ Hoshiarpur/ Ludhiana/ Faridkot/ Ferozepur/ Patiala/ Bathinda/ Sangrur/ Fatehgarh Sahib/ SAS Nagar/ Chandigarh (Mandi Division)-
3. Deputy district Town Planner, Kapurthala / Ropar.

Memo No. 639-58

CTP-(PB) SP-107

Dt. Chandigarh the 5.2.1996

Subject:

Prescription of building line along Scheduled Roads & Bye-Passes Observance of provisions of section 143(1) of the Punjab Regional and Town Planning & Development Act, 1995 (Act No. 11 of 1995) during preparation of Town planning/ Development Schemes/ Urban Estates / Industrial Focal Points etc.

1. Unlike the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development) Act, 1963(since repealed), the Act No. 11 of 1995 is applicable within municipal areas as well. However, varying distances from the road reservation have been prescribed in respect of different classes of towns for prohibiting erection or re-erection of any building etc. the specific provisions are contained in the Act itself.
2. Read together, it may be inferred that the building lines, prescribed along by-passé & scheduled roads would be as under:-

(A) By-pass:

100 meters from the edge of the road reservation i. e. from the boundary of the total land width.

(B) Scheduled Roads:

(I) Rural Areas: 30 meters from the road reservation.

(II) Urban Areas:

(a) Within the limits of Municipal Corporation and Class-I Municipality: 5 meters from the road reservation.

(b) Within the limits or any other Municipality. 10metres from the Road reservation.

4. You are requested to observe the above mentioned stipulations at the time of preparing the layout plans / zoning plans. Further, utilization of 30/metre wide spaces along the Scheduled Roads/ Bye pass be proposed in accordance with the provisions of Section 143 the Act No. 11 of 1995.

Chief Town Planner,
Punjab, Chandigarh

Endst.No. 659 CTP (Pb)/SP/107 Dated.Chd. the 6.2.96 1996.

Copy is forwarded to the Director, Local Government Department. Punjab Chandigarh, for information and necessary action.

Chief Town Planner,
Punjab, Chandigarh.

Endst No. 660 CTP (Pb) SP-107 Dt. Chd. The 6.2.96 1996

Copy is forwarded to the Director of Industries, Punjab Chandigarh, for the information of all concerned.

Chief Town Planner,
Punjab, Chandigarh.

Endst No. 661 CTP (Pb)/ SP. 107 Dt. Chd. The 6.2.96 1996

Copy is forwarded to the Chief Administrator, Pb. Urban Planning & Developments Authority, Sector 17, Chandigarh. With reference to memo. N. R-3-PUDA(F-169/Policy) /5346. Dt. 30.1.96.

Chief Town Planner.
Punjab, Chandigarh

From

The Chief Town Planner,
Punjab, Chandigarh.

To

The District Town Planner,
Amritsar.

Memo No. 1612 CTP (Pb) / L-12
Dated: 10-4-96

Subject: Issuance of notices u/s 143(1) of the Punjab regional & Town Planning & Development Act, 1995.

Reference: Your memo. No. 665 DTP (A) /AC-10(A) dated 13.3.1996.

2. No powers have been vested with any of officer of the Town & Country Planning Deptt. Punjab under various sections contained in Chapter XIV relating to Control and Development along Scheduled Roads of the Punjab Regional and Town Planning & Development Act, 1995. Therefore, no action is required to be taken by the field offices of this department in-so-for as it is concerned with the exercises of legal powers.

In case any person desires to seek any clarification he may contact the concerned authorities direct.

Chief Town Planner,
Punjab, Chandigarh.

DEPTT.OF TOWN & COUNTRY PLANNING PUNJAB

From

Chief Town Planner,
Punjab, Chandigarh.

To,

- 4) Senior Town Planner,
SAS Nagar/ Patiala/ Ludhiana /Jalandha/ Amritsar/HQ.1&II
- 5) District Town Planner,
S.A.S.Nagar/Mandi Divn., Chd./Ludhiana /Amritsar/ Jalandhar/
Patiala / Fatehgarh Sahib /Sangrur/ Faridkot/ Ferozepur/
Hoshiarpur/ Gurdaspur/ Bathinda.
- 6) Deputy Distt.Town Planner, Kapurthala/Ropar.

Memo No.3592-3613-CTP(Pb)/SP-107,
Dated 15.12.98

Subject: Operation of Controlled Area Development Plans consequent upon extension of Municipal Limits of Cities & Towns.

Copy of letter No.CA-I(CA-57)85/1718, dt. 17.1.85 in connection with the subject is sent herewith for dealing cases pertaining to issue of No Objection Certificates for various building activities falling in the development plans of Controlled Areas within the municipal limits of cities & towns in Punjab.

Sd/-

DA/As above.

Chief Town Planner,
Punjab, Chandigarh.
Dt.

Endst.No. CTP(Pb)/
Copy is forwarded to :-

5. Commissioner,
Municipal Corporation,
Jalandhar/Amritsar/Patiala/Ludhiana.

Sd/-

DA/Copy of letter.

Chief Town Planner,
Punjab, Chandigarh.
Dt.

Endst.No. -CTP(Pb)/

Copy is forwarded to:

2. Addl.Chief Administrator,
Mohali/Patiala/Ludhiana/Bathinda/Amritsar.

Sd/-

DA/Copy of letter.

Chief Town Planner,
Punjab, Chandigarh.

Endst.No.3514-15

CTP(Pb)/SP-107

Dt.15.12.98

Copy with a copy of letter is forwarded to the following for information and necessary action :-

1. Senior Town Planner,
Municipal Corporation, Jalandhar.
6. Municipal Town Planner,
Municipal Corporation
Ludhiana/Jalandhar/Amritsar/Patiala.

DA/As above..

Sd/-
Chief Town Planner,
Punjab, Chandigarh.
Dt.15.12.98

Endst.No.3516-CTP(Pb)/SP-107

Copy with a copy of letter is forwarded to the Director, Local Govt. Department, Punjab, Chandigarh for information and necessary action :-

DA/As above.

Sd/-
Chief Town Planner,
Punjab, Chandigarh.

**Department of Housing and Urban Development
(Housing –I Branch)**

NOTIFICATION

No. 8/2/2001-4HGI/ 7778

Dated Chandigarh 31.10.02

In exercise of the powers conferred by section 2(Zi) of the Punjab Regional and Town Planning and Development Act. 1995 and all other powers enabling, in this behalf, the Governor of Punjab is pleased to extend the earlier notified scheduled road in the schedule of the Act at Sr. No. 13 namely Ambala ó Patiala-Sangrur ó Barnala- Bathinda Road, to Ambala-Patiala-Sangrur-Barnala- Bathinda-Malout-Abohar, upto the Border with Rajasthan towards Hanumangarh Road.

Dated: Chandigarh the,
24th October, 2002.

Rakesh Singh
Secretary to Government of Punjab
Deptt.of Housing & Urban Development.

No. 8/2/2002-4HGI/

Dated: Chandigarh the,

A copy is forwarded to Controller, Printing and Stationery, Punjab, Chandigarh for printing in the Punjab Government Gazette. 100 copies of the same be supplied to this office.

Sd/-
Special Secretary

No. 8/2/2001-4HGI/

Dated: Chandigarh the,

A copy is forwarded to Chief Administrator, PUDA, Chandigarh, and reference to his letter No. R-2(F-169-2)/2002/2802 dated 17.9.2002 for information.

Sd/-
Special secretary Housing.

No. 5/2/2002-4HGI/7781

Chandigarh the, 31.10.02

A copy is forwarded to Chief Town Planner, Punjab, Chandigarh, with reference to his U.O.No. 1069-CTP (Pb) SP-107 Dt 31.12.01.

Sd/-
Special secretary Housing.

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

N O T I F I C A T I O N

No. 13/13/2000-1HG.2/ 2045

Dated, Chandigarh; 3-4-2003

In Exercise of the powers conferred by section 2(zi) of the Punjab Regional and Town Planning and Development Act 1995 and all other power enabling him in this behalf, the Governor of Punjab is pleased to include Jalandhar-Hoshiarpur Road and Jalandhar-Nakodar Road at Sr.No.25&26 of the schedule.

Dated, Chandigarh;
The; 3-4-2003

RAKESH SINGH
Secretary to Government of Punjab
Deptt. Of Housing & Urban Development.

Endst. No.18/13/2000-1Hg.2/

Dated, Chandigarh

A copy is forwarded to the Controller, Printing and stationery Punjab Chandigarh for printing it in the Punjab Government Gazette (Extra Ordinary) 100 copies of the same be supplied to this office for official use.

Additional Secretary Housing.

Endst. No.18/13/2000-1Hg.2/2047

Dated, Chandigarh; 22-5-03

A copy is forwarded to C.T. P. with reference to his letter No.105/CTP/ (PB) SP-107 dated 22.1.02 for information.

Additional Secretary Housing

Endst. NO. . No.18/13/2000-1Hg.2/

Dated, Chandigarh;

A copy is forwarded to C.A. PUDA with reference to his letter No PUDA-R-2-F-169)2001/17044 dated 5.11.2001 for information and necessary action.

Additional Secretary Housing

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

NOTIFICATION

No. 8/2/2001-4HG-1/14429 dated 23rd Dec, 2004.

In exercise of powers conferred by section 2 (zi) of the Punjab Regional and Town Planning and Development Act., 1995 and all other powers enabling in this behalf, the Governor of Punjab is pleased to include the following roads in the list earlier notified (up to Sr. No. 26) as scheduled roads:-

1. Morinda ó Kurali Road.
2. Morinda (from Km. 0.00 to 6.783) with off take at Km. 61.816 and meeting after crossing the Sirhind ó Morinda railway line at Km. 67.800 of Ludhiana ó Chandigarh Road i.e., National Highway 22.
3. Kiratpur Sahib ó Garha Morah Road (Part of N.H. 21).
4. Kharar ó Banur ó Tapla Road up to Haryana Border.
5. S.A.S. Nagar ó Chunni ó Sirhind ó Patiala Road.
6. Patiala ó Nabha ó Malerkotla ó Jagraon ó Nakodar Road.
7. Gobindgarh ó Nabha Bhawanigarh Road.
8. Ludhiana ó Malerkotla Sangrur Patran ó Munak Road upto Haryana Border.
9. Khanna- Samrala ó Machhiwara ó Rahon ó Nawanshehar Road.
10. Phagwara ó Banga ó Nawanshehar ó Balachaur Road.
11. Phagwara (from Km. 79.85 to Km. 89.385) i.e., taking off from Phagwara ó Banga Road to National Highway ó 1.
12. Hoshiarpur ó Phagwara Road.
13. Hoshiarpur Road up to Himachal Border (N.H. 70).
14. Nakodar ó Kapurthala ó Bhulath ó Tanda Road.
15. Rayya ó Batala ó Dera Baba Nanak Road.
16. Batala ó Sri Hargobindpur Road.
17. Gurdaspur ó Kahnowan ó Sri Hargobindpur Road.
18. Gurdaspur ó Tibbri Cantt. ó Purana Shalla ó Naushera Pattan ó Mukerian Road.
19. Dakha Mullanpur ó Barnala ó Mansa ó Sardulgarh Road upto Haryana Border.
20. Nakodar ó Moga ó Barnala (Part of N.H. 71) Road.
21. Makhu ó Zira ó Faridkot Road (Part of N.H. 15) Road.
22. Muktsar ó Kotkapura Road.
23. Ferozepur ó Muktsar ó Malout ó Dabwali Road up t o Haryana Border.

24. Fazilka ó Abohar Road.
25. Kurali ó Majra ó Mullanpur ó Chandigarh Road upto Chandigarh Border.
26. Dera Bassi ó Bhagwanpur- Barwala Road upto Haryana Border.
27. Bhankharpur ó Mubarakpur ó Ramgarh Road upto Haryana Border.
28. Road from Sirhind ó Patiala Road passing through D.C.W. Complex and connecting Rajpura ó Patiala Road (with off-take at K.M. 4.149 and meeting with Rajpura ó Patiala Road at KM 4.384).

Secretary to Government Punjab,
Housing & Urban Development
Department, Chandigarh
Dated, Chandigarh the

Endst. No. 8/2/2001-4HG1

A copy is forwarded to the Controller, Printing and Stationery, Punjab, Chandigarh for printing it in the Punjab Government Gazette (extra ordinary) 100 copies of the same be supplied to this office for official use.

Secretary to Government Punjab,
Housing & Urban Development
Department, Chandigarh
Dated, Chandigarh the

Endst. No. 8/2/2001-4HG1/14430
23.12.04

A copy is forwarded to Chief Administrator , PUDA , Mohali with reference to the letter no. 2652-CTP(Pb)/SC-107 of CTP , Pb.,for information and necessary action.

Superintendent

Endst. No. 8/2/2001-4HG1/

Dated, Chandigarh the

A copy is forwarded to Chief Town Planner, Punjab , with reference to his letter no. 2652-CTP(Pb)/SC-107 for information and necessary action.

Superintendent

ਨਗਰ ਅਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ , ਪੰਜਾਬ

ਪਿੱਠ ਅੰਕਣ ਨੰ: 4018-37- ਸੀਟੀਪੀ(ਪਬ)/ਐਸਪੀ-107 , ਮਿਤੀ 29-12-2004

ਇਸਦਾ ਇੱਕ ਉਤਾਰਾ ਹੇਠ ਲਿਖਿਆਂ ਨੂੰ ਸੂਚਨਾਂ ਅਤੇ ਯੋਗ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ :

1. ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ , ਲੁਧਿਆਣਾ/ਪਟਿਆਲਾ/ਅੰਮ੍ਰਿਤਸਰ/ ਜਲੰਧਰ/ ਐਸ.ਏ.ਐਸ.ਨਗਰ
2. ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ , ਲੁਧਿਆਣਾ/ਪਟਿਆਲਾ/ਅੰਮ੍ਰਿਤਸਰ/ ਜਲੰਧਰ/ ਐਸ.ਏ.ਐਸ.ਨਗਰ/ਫਰੀਦਕੋਟ/ਫਿਰੋਜ਼ਪੁਰ/ਬਠਿੰਡਾ/ਸੰਗਰੂਰ/ਫਤਹਿਗੜ੍ਹ ਸਾਹਿਬ/ ਹੁਸ਼ਿਆਰਪੁਰ/ਮੰਡੀ ਮੰਡਲ ਚੰਡੀਗੜ੍ਹ/ਗੁਰਦਾਸਪੁਰ
3. ਡਿਪਟੀ ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ , ਰੋਪੜ/ਕਪੂਰਥਲਾ

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

From

The Chief Engineer, Punjab,
P.W.D.B&R, Branch,
Patiala.

To

The Chief Administrator,
Punjab Urban Planning & Development Authority,
SCO-63-64. Sector 17-C
Chandigarh.

Memo No.

L.C.

Dated:

Sub:- Notification of Schedule Roads-Regarding.

Kindly refer to the Notification issued vide Govt. of Punjab Department of Housing and Urban development (Housing Branch) vide No.8/2/2001-4-H.G.I. dated 23.12.2004.

In this connection it is to inform that below mentioned schedule Roads are National Highways:-

1. Grand Trunk Road (From Haryana boundary to Amritsar and on the border with Pakistan) (NH-1). (Now under the control of National Highways Authority of India starting from Haryana boundary upto Jalandhar)
2. Jullundur-Tanda-Dasuya-Mukerian-Pathankot Road upto the border with Jammu & Kashmir state. {NH-1A} (Under the control of National Highways Authority of India)
3. Ambala-Kalka Road (Portion falling in the territory of the State of Punjab) {NH-22}.
4. Amritsar-Pathankot Road {NH-15}.
5. Chandigarh-Ropar-Nangal-Una-Hoshiarpur-Tanda-Amritsar Road. {NH-21} (upto Chandigarh-Ropar Road).
6. Amritsar-Sarhali-Harikeri-Makkhu-Ferozepur-Fazilka Road.
i) NH-15 up to Abohar.
7. Chandigarh Samrala-Ludhiana Road. (NH-95).
8. Gurdaspur -Amritsar-Makkhu-Ferozepur- Fazilka Road.
i) NH-15 upto Makkhu.
9. Ludhiana-Ferozepur Road. {NH-95}.
10. Ambala-Patiala-Sangrur-Barnala-Bathinda road.

- i) Ambala-Rajpura (NH-1)
 - ii) Rajpura-Patiala (NH-64).
- 11. Bathinda-Kotkapura-Ferozepur -Road. {NH-15} (Bathinda-kotkapura Rest is SH).
- 12. Patiala-patran-Narwana Road.
 - i) Patiala Patran SH.
 - ii) Patran-khanouri-Narwana upto Haryana Boundary NH-71.
- 13. Chandigarh-Rajpura Road (commencing from the point where the PB. Boundary) {NH-64}.
- 14. Chandigarh-Ambala Road (commencing from the point where the PB. Boundary starts and touches the Ambala Kalka road near Bassi) {NH-22}.
- 15. Bathinda-Dabwali Road upto Punjab Boundary. {NH-64-A}.
- 16. Jalandhar-Nakodar Road. (Jalandhar-Nakodar-Moga-Barnala-Sangrur-Patran) {NH-71}.
- 17. Jalandhar-Hoshiarpur road. {NH-70}.
- 18. Kiratpur Sahib-Garha Morah Road (Part of NH-21) {NH-21}.
- 19. Hoshiarpur-Road upto Himachal Border. {NH-70}.
- 20. Nakoder-Moga-Barnala (Part of NH-71) Road. {NH-71}.
- 21. Makhu-Zira-Faridkot (Part of NH-11.15) Road (NH-15)
- 22. Ferozepur-Mukatsar-Malout-Dabwali Road upto Haryana Border.
 - i) Ferozepur-Mukatsar SH.
 - ii) Malout-Dabwali NH-10.
- 23. Fazilka-Abohar Road.{NH-10}.

Thus U/S-4 of National Highways Act 1956 the National Highways, shall vest in union and for the purpose of this Act Highways include

- i) All lands appurtenant there to whether demarcated or not.
- ii) All bridges, Culverts, tunnels, causeways, carriage ways and her structure constructed on or across such Highways and
- iii) All fences, trees, posts and boundary furlong and mile stone of such Highways or any land appurtenant to such Highways.

The Govt. of India, Ministry of Surface Transport New Delhi vide their letter no. RW/NH-1 2037/516/99/N dated 11.08.1999 (Copy attached) specified area of width of 150 mtr , so , that no building Activity is allowed within this Control area width keeping in view requirements of land for future development of Highways.

Whereas under PUDA Act it is 30mtr on either side of road reservation for any schedule road, and 100 mtr. on bye pass 5mtr in A class Municipal Corporation and 10mtr falling under other Municipalities.

It is further added, that the control of National Highways (Land & Traffic) Act-2002, Read with general clauses Act-1897 (10 of 1897) has been enacted to provide for control of land within National Highways, right of way and traffic moving on the National Highways and also for removal of unauthorized occupation thereon, an U/S 23(i) of this Act, all lands forming parts of Highways which vest in the Central Govt., all which do not already vest in the Central Govt., but have been acquired for the purpose of the Highways shall, for the purpose of this Act, and other Central Act, be deemed to be property of the Central Govt, as owner thereof. It is u/s 3 of this Act , the Govt. of India, has declared Executive Engineer, Pb.PWD,B&R, as authority for Highway administration. Even before enactment of this Act, the encroachments of National Highways were to be removed under the provision of Public Premises Act 1971 applicable to the Govt. of India property, & not under provision of Public premises Act 1973 applicable to Punjab state properties. It is pertinent to mention here the Punjab Govt. Deptt. of PWD, B&R, is performing the function under National Highways Act 1956.

Thus keeping in view the position explained above you are requested to review the Notifications issued under PUDA Act-1995, and delete the National Highways from Schedule roads notified under the PUDA Act so as to avoid any legal complication while implementing the provisions of PUDA Act-1995, and directions of Govt. of India as Regards National Highways being Different.

DA/As above

Endst.No.36-LC-95/128 LC

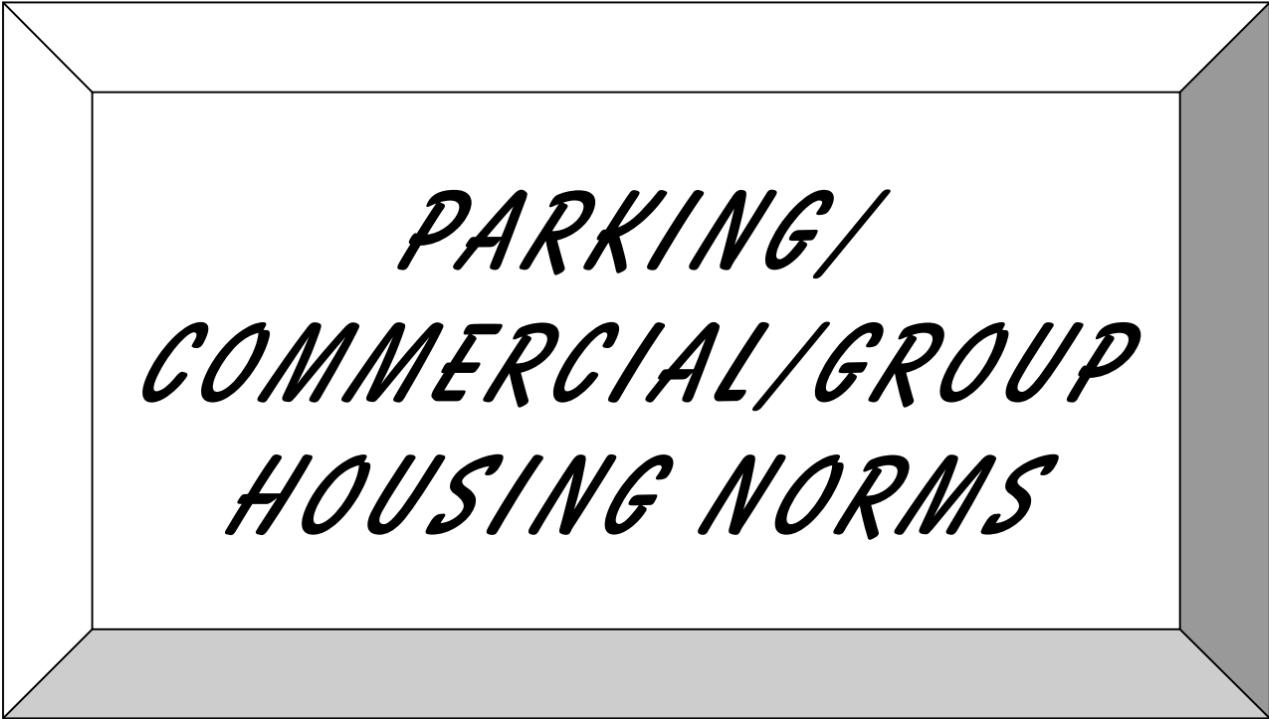
Chief Engineer, Punjab (NH)
P.W.D.B&R Branch,
Patiala.

Dated: 6/6/05

A copy of the above is forwarded to:-

1. Addl. Chief Administrator, PUDA, Ludhiana/Patiala/Senior Town Planner PUDA, Mohali for information & necessary action please.

Chief
Engineer, Punjab,(NH),
PWD, B&R Branch,
Patiala.



*PARKING/
COMMERCIAL/GROUP
HOUSING NORMS*

PUNJAB URBAN PLANNING AND DEVELOPMENT AUTHORITY
(TOWN PLANNING WING)

To

- 1) Addl. Chief Administrator (HQ), PUDA, Mohali
- 2) Chief Town Planner, Punjab, Chandigarh
- 3) Chief Town planner (LG), Punjab, Chandigarh
- 4) Chief Architect, Punjab, Chandigarh.
- 5) Advisor Technical, PUDA, Mohali.
- 6) Senior Architect, PUDA, Mohali.
- 7) Ado (Licencing). PUDA, Mohali

Memo No. PUDA-TPW/06/6893

Dated: 26-10-06

Sub:- Minutes of the meeting held on 12-10-06 at 3.30 P.M. under the Chairmanship of Chief Administrator , PUDA (Competent Authority under PAPR Act 1995) regarding Norms for Group Housing under PAPR Act, 1995 and Norms for Multiplexes in PUDA schemes.

Enclosed please find a copy of the minutes of meeting on the above subject, for information & necessary action.

DA/as above

For Chief Town Planner,
PUDA, Mohali

Endst.No.PUDA-TPW/06/ dated,
Copy along with copy of the minutes of meeting is forwarded to Secy/CA for the kind information of Chief Administrator, PUDA, Mohali.

For Chief Town Planner,
PUDA, Mohali.

ਨਗਰ ਅਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ , ਪੰਜਾਬ
ਪਿੱਠ ਅੰਕਣ ਨੰ: 156-ਸੀਟੀਪੀ(ਪਬ)/ਐਸਸੀ-7 , ਮਿਤੀ 15.1.07

ਜਾਂਦਾ ਹੈ : ਇਸਦਾ ਇੱਕ ਉਤਾਰਾ ਹੇਠ ਲਿਖਿਆਂ ਨੂੰ ਸੂਚਨਾਂ ਅਤੇ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ

1. ਸਮੂਹ ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ,
2. ਸਮੂਹ ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ ,
3. ਉਪ ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ ਰੈਪੜ/ਕਪੂਰਥਲਾ

ਨੱਥੀ/ਓ.ਅਨੁਸਾਰ।

ਸਹਾਇਕ ਨਗਰ ਯੋਜਨਾਕਾਰ
ਵਾਸਤੇ ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ,ਚੰਡੀਗੜ੍ਹ।

Minutes of the meeting held on 12-10-06 at 3.30 P.M. under the Chairmanship of Chief Administrator, PUDA (Competent Authority Under PAPR Act, 1995) regarding Norms for Group Housing under PAPR Act, 1995 and Norms for Multiplexes in PUDA schemes.

The following were present:-

- 1) Sh. Vikas Garg, IAS
ADDL. Chief Administrator (HQ), PUDA
- 2) Sh. Dharm Singh, Chief Town Planner, Punjab
- 3) Sh. M.S. Aujla, Chief Town Planner (LG)
- 4) Sh. D.P. Bajaj, Advisor (Technical) PUDA
- 5) Sh. K.K. Kaul, Chief Town Planner, PUDA
- 6) Sh. Satinder Singh, Senior Architect, PUDA,
- 7) Sh. Pawan Sharma, Architect (Planning), PUDA
- 8) Sh. Surinder Singh, Architect O/o Chief Architect, Punjab.
- 9) Sh. Hardip Singh Walia, Admn. Officer (Licencing), PUDA.
- 10) Sh. D.R. Soni, Planning Officer, PUDA.

A) Norms for Group Housing under PAPR Act, 1995

CTP, PUDA informed that Rule 21 of Punjab Apartment and Property Regulation Rules, 1996 States that "In the areas falling within the Jurisdiction of municipality, the rules or regulations or bye-laws of the municipality regulating the matters specified in section 20, shall be applicable and in the areas falling outside the jurisdiction of a municipality, the building rules made under the Punjab Regional and Town Planning and Development Act, 1995 (Punjab Act 11 of 1995), shall mutatis mutandis be applicable." In a meeting held on 5-7-2001 under the chairmanship of then Chief Administrator, PUDA (Competent Authority under PAPR Act, 1995), It was decided that FAR of 1.5 and ground coverage as 40% be adopted for Group Housing/MS Flats under the PAPR Act, 1995.

CTP, PUDA also informed that representations have been received from the promoters to allow FAR & ground coverage as per the M.C. norms for colonies located within M.C. Areas. The M.C. norms provide FAR as 2.0 & ground coverage as 50%. CTP (LG) informed that though M.C. Rules have provision for FAR of 2.0, but it has not been allowed anywhere in the State. MC norms are also being reconsidered to provide FAR as per the National Building Code. He informed that FAR varying between 1.20 to 1.5 would be optimum, considering the NBC.

After detailed deliberations, the following decisions were taken:-

- a) FAR for Group Housing within and outside MC areas shall be kept as 1.50 for colonies being developed under PAPR Act, 1995.
- b) Maximum Ground Coverage shall be restricted to 40%.

B)

Norms for Multiplex Sites within PUDA schemes

It was informed in the meeting that no specific policy for Multiplexes is existing in PUDA. The policy framed by Local Govt. was perused. It was observed that the policy provides for FAR of 1.50 and ground coverage as 40%. It was also brought out in the meeting that under the Mega Projects, Multiplex are allowed FAR of 3.0 and ground coverage as 50%. The comparative provisions of FAR and ground coverage in Haryana, UT, Lucknow and Noida were also perused. After detailed deliberations, the following decisions were taken:-

- a) FAR of 2.0 shall be allowed for Multiplex sites in PUDA schemes. If at any stage, FAR is increased at any level after the auction of the site, proportionate additional price shall be chargeable.
- b) Maximum ground coverage shall be 40%

The meeting ended with the vote of thanks to the Chair.

(SOM PARKASH)
CHIEF ADMINISTRATOR,
PUDA, SAS NAGAR.

ਪੰਜਾਬ ਸਰਕਾਰ
ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ
(ਮਕਾਨ ਉਸਾਰੀ-1 ਸ਼ਾਖਾ)

ਸੇਵਾ ਵਿਖੇ:

ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਪੁੱਡਾ,
ਪੁੱਡਾ ਭਵਨ, ਸੈਕਟਰ-62, ਮੋਹਾਲੀ।

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ।

ਮੀਮੋ ਨੰ: 2/1/2002-4ਮਓ1(ਪਾਰਟ-2)/578,
ਮਿਤੀ 18.1.07.

ਵਿਸ਼ਾ: ਬਿਲਡਿੰਗ ਬਾਏ ਲਾਅਜ਼ ਵਿਚ ਸੋਧ ਕਰਨ ਬਾਰੇ-ਨਾਰਮਜ਼ ਆਫ ਗਰੁੱਪ ਹਾਊਸਿੰਗ
ਅਤੇ ਮਲਟੀ ਪਲੈਕਸ।

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਦੇ ਸਬੰਧ ਵਿਚ।

2. ਮਿਤੀ 20.11.2006 ਨੂੰ 11.30 ਵਜੇ ਸਵੇਰੇ ਮਾਨਯੋਗ ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਸਥਾਨਕ
ਸਰਕਾਰ ਪੰਜਾਬ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਹੋਈ ਮੀਟਿੰਗ ਦੀਆਂ ਪ੍ਰੋਸੀਡਿੰਗਜ਼ ਆਪ ਨੂੰ ਸੂਚਨਾਂ ਅਤੇ
ਅਗਲੇਰੀ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜੀਆਂ ਜਾਂਦੀਆਂ ਹਨ।

ਸਹੀ/-
ਸੁਪਰਡੈਂਟ

ਪਿਠ ਅੰਕਣ ਨੰ: 2/1/2002-4ਮਓ1(ਪਾਰਟ-2)

ਮਿਤੀ:

ਉਪਰੋਕਤ ਦਾ ਇੱਕ ਉਤਾਰਾ ਸੁਪਰਡੈਂਟ ਮਕਾਨ ਉਸਾਰੀ-2 ਨੂੰ ਸਮੇਤ ਪੱਤਰ ਦੇ
ਨਾਲ ਨੱਥੀ ਕਰਕੇ ਸੂਚਨਾਂ ਅਤੇ ਅਗਲੇਰੀ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।

ਸੁਪਰਡੈਂਟ

ਨਗਰ ਅਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ, ਪੰਜਾਬ

ਪਿਠ ਅੰਕਣ ਨੰ: 351-ਸੀਟੀਪੀ(ਪਬ)/ਐਸਸੀ-7,

ਮਿਤੀ 25.1.07.

ਇਸ ਦਾ ਇੱਕ ਉਤਾਰਾ ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਪਟਿਆਲਾ/ ਲੁਧਿਆਣਾ/ ਜਲੰਧਰ/
ਅੰਮ੍ਰਿਤਸਰ/ ਐਸ. ਏ. ਐਸ. ਨਗਰ ਨੂੰ ਸੂਚਨਾਂ ਅਤੇ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।

ਸਹੀ/- , ,
ਵਾ: ਮੁੱਖ ਤਾਲਮੇਲਰ ਅਤੇ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ।

**DEPARTMENT OF LOCAL GOVERNMENT, PUNJAB
(CHIEF TOWN PLANNER)**

To

1. Principal Secretary,
Department of Housing and Urban Development,
Punjab.
2. Director-cum-Secretary,
Department of Information and Technology, Punjab.
3. Chief Administrator,
PUDA.
4. Chief Town Planner,
Town and Country Planning Wing,
Department of Housing and Urban Development,
Punjab.
5. Commissioner,
Municipal Corporation.
Amritsar, Jalandhar, Ludhiana & Patiala.

Memo No CTP ó (LG) ó ATP-(G)-2007/35

Dated, Chandigarh, the 19th January, 2007\

**Subject Regarding amendment of Building Byelaws/Norms of Group
Housing and Multiplex.**

Please find enclosed herewith a copy of the minutes of the meeting held on 20.11.2006 under the Chairmanship of Principal Secretary, Deptt of Local Govt. Punjab regarding amendment of Building Byelaws/Norms of Group Housing and Multiplex for information and necessary action.

Asstt. Town Planner
For Chief Town Planner (LG)

Endst. No. CTP ó(LG)-ATP (G)-2007

Dated, Chandigarh, the:

- A copy is forwarded to
1. PS/PSLG for kind information of PSLG.
 2. PS/DLG SIG for kind information of DLG SLG.
 3. Joint Director (Legal) for kind information.

Asstt. Town Planner
For Chief Town Planner (LG)

Minutes of the meeting held under the Chairmanship of Sh. B.R Bajaj, IAS Principal Secretary Local Govt., Deptt. Punjab on 20.11.2006 at 11:30 AM in Pb. Civil Sectt.

Chandigarh regarding amendment of Building Byelaws/ Norms of Group Housing and Multiplex.

The following attended the meeting.

1. Sh. A.R. Talwar, IAS, Principal Secretary, Department of Housing & Urban Department.
2. Sh. M.P. Singh, IAS Director-cum-Secretary, Department of Local Government.
3. Sh. K.S.Kang, IAS, Commissioner, Municipal Corporation, Amritsar.
4. Sh. S.S.Johal, IAS, Commissioner, Municipal Corporation, Jalandhar.
5. Sh. Pawan Sharma, Architect, Punjab Urban Development Authority.
6. Sh. Rajinder Sharma, Chief Coordinator Planner, Department of Housing & Urban Department.
7. Sh. M.S. Aujla, Chief Town Planner, Department of Local Government.

At the outset of the meeting of PSLG apprised the members that as per existing Municipal Building Byelaws a Group Housing project can be sanctioned on a minimum plot of 1000 square yards, with maximum 50% ground coverage maximum FAR 1:2.00 and maximum height upto 70 feet 6 inches. PSHUD brought to the notice of PSLG that as per PUDA norms a Group Housing project can be sanctioned on a minimum plot of 4840 square yards with maximum 40% ground coverage, maximum FAR 1:1.50, minimum road width of 45 feet and density of dwelling units ranging from 40 to 80 dwelling units per acre.

CTP (LG) informed that as per National Building Code 2005 the minimum plot size prescribed for Group Housing is 3000 square meters (3586.67 square yards) ground coverage ranges from 30% to 35% and FAR ranges from 1:0.50 to 1:1.75 depending upon the net residential density in dwelling units per acre which ranges from 10 DUs per acre to 70 DUs per acre, maximum height equal to 1.5 times, the width of the road abutting plus the front open space subject to Air Safety Regulations. Traffic circulation and Fire Safety Norms and the minimum road width prescribed is 30 feet for building height up to 50 feet and minimum 40 feet wide road for building height more than 50 feet.

After detailed deliberations, it was decided that no Group Housing shall be permitted on road width less than 40 feet and the minimum plot size shall be 3500 square yards. Regarding the other norms, the following decisions were taken:

Road Width	Ground Coverage	FAR	Maximum Height	Density of Dwelling Units per acre inclusive of mandatory 10% DUs to be reserved for EWS.
40 feet to less than 60 feet	40%	1:1.20	50 feet (maximum four Stories)	60
60 feet and above	35%	1:1.50	1.5 times the width of the road abutting plus the front open space subject to Air Safety Regulations, Traffic Circulation and Fire Safety Norms	60

Regarding minimum set backs, parking and other provisions like distance between blocks community spaces it was decided that the same would be worked out keeping in view the NBC provisions and would be specified accordingly.

Thereafter, the norms pertaining to Multiplexes and Commercial buildings were discussed. CTP (LG) apprised that at present the norms of parking for multiplexes are @ 1ECS for 40 Sq. Yds. Of covered area on all floors whereas as per NBC the norms for parking work out to be 1 ECS for 44 Square Yards assuming that in a multiplex 60% area is used for commercial, 25% for cinema and 15% for food courts. After detailed deliberations considering the road network available in the towns of Punjab and NBC provisions, it was decided that the existing norms in the Municipal Building Byelaws for parking and other provisions of Multiplexes are in order and should be retained as such.

PSHUD informed that as per PUDA Rules maximum FAR being permitted for commercial Buildings is 1:1.5 whereas Local Government is permitting FAR of 1:3.00 which is on a very higher side and is not sustainable in view of the available infrastructure. It was decided that the norms for commercial buildings should also be worked out as per NBC Norms and the same be discussed separately.

CMC, Amritsar pointed out that due to large variation in plot sizes, the front building line in cases where change of land use has been permitted is becoming irregular which requires to be maintained. After deliberations, it was decided that the front building line in the cases where change of land use is permitted may be kept in accordance with house line as prescribed in the sanctioned scheme or the front parking space required as per Building Byelaws which ever is higher.

The meeting ended with a vote of thanks to the chair.

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

To

1. The Chief Administrator,
Punjab Urban Planning and Development Authority,
Mohali,
2. The Chief Administrator,
GMADA, Mohali,
3. The Chief Administrator,
Greater Ludhiana Area Development Authority,
Ludhiana,
4. The Chief Administrator,
Patiala Development Authority,
Patiala,
5. The Chief Town Planner,
Punjab, Chandigarh

Memo No: 08/6/07-4HG1/4734-38

Dated: 26-06-2007

Subject: Parking Norms for Commercial, Institutional & Group Housing Complexes/Basement of Stilts.

In order to meet the increasing requirement of parking (pending the amendment in PUDA Building Rules, 1996,) it has been decided to adopt the following norms while approving the Projects/ Building Plans of different categories falling outside the Municipal Limits:

Parking Norms

Sr. No	Category of building	Parking Norms
1.	Commercial Buildings	3 ECS per 100 sq.mts covered area on all the floors.
2.	Institutional Buildings	2 ECS per 100 sq.mts covered area on all the floors.
3.	Group Housing	2. ECS per 100 sq.mts covered area on all the floors.

NOTE: The one ECS shall be counted as below:-

- (a) 23 Sq.mts for open parking.
- (b) 28 Sq.mts for parking in the stilts or ground floor.
- (c) 32 Sq.mts for parking in the basement.

Basement

Multi level basement will be allowed behind the building in zoned area except in set-backs provided it is proposed for parking purposes only and satisfy the Public Health and Structural requirements.

Stilt

Stilt under the building will be allowed to extend up to 3 meters beyond the building block except in the set-backs provided it is used for parking only. No construction shall be allowed on the extended portion of the Stilt.

These instructions/decisions of the Government shall come into force with immediate effect. These shall also be applicable to the building plans already approved where construction is yet to start on the spot.

Special Secretary

Endst No. 08/06/07 ó 4HG1/4739-41

Dated 26-06-2007

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

1. All Additional Chief Administrators, PUDA/GMADA/GLADA/PDA.
2. All Senior Town Planners, Punjab.
3. All District Town Planners, Punjab.

Special Secretary

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

1. The Chief Administrator,
Punjab Urban Planning and Development Authority,
Mohali,
2. The Chief Administrator,
GMADA, Mohali,
3. The Chief Administrator,
Greater Ludhiana Area Development Authority,
Ludhiana,
4. The Chief Administrator,
Patiala Development Authority,
Patiala,
5. The Chief Town Planner,
Punjab, Chandigarh

Memo No: 17/17/01-5HG2/7656-60
Dated: 19-09-2007

**Subject: Parking Norms for Commercial, Institutional & Group Housing
Complexes/Basement of Stilts.**

Reference : Memo No: 08/6/07-4HG1/4734-38 Dated: 26-06-2007

In partial modifications of the parking norms (pending amendment in PUDA Building Rules , 1996) following have been decided for adoption while approving the project / Building plans of different categories.

A. - Parking Norms

Sr. No	Category of building	Parking Norms
1.	Group Housing	2 ECS for 100 sq. mts covered area on all floors subject to maximum 3 ECS per dwelling unit.
2.	Multi Level Parking	Multi level parking on the ground shall be allowed free of FAR but shall be counted towards permissible ground coverage
3.	Height of Building	There shall be no restriction on the height of building subject to clearance form Air Force Authorities and fulfillment of other rules such as set backs, distance between buildings etc. However structural safety and fire safety requirements as per National building Code shall be compulsory.

NOTE: The one ECS shall be counted as below:-

- (d) 23 Sq.mts for open parking.
- (e) 28 Sq.mts for parking in the stilts or ground floor.
- (f) 32 Sq.mts for parking in the basement.

3. These instructions / decision of the Govt. shall come into force with immediate effect. These shall also be applicable to the projects whose building plans have already been approved but the construction is yet to start on spot.

Secretary
Department of Housing and Urban Development.

Endst NO. 4209-33 CTP (PB) SC-7/ SP -477 `Dt Chandigarh the 20-09-07

Copy is forwarded to the following for information and necessary action.

The Chief Administrator,
Amritsar Development Authority

The Chief Administrator,
Greater Ludhiana Area Development Authority,
Ludhiana,

The Chief Administrator,
Bathinda Development Authority

The Chief Administrator,

Patiala Development Authority,

The Chief Administrator,
Jalandhar Development Authority,

Senior Town Planner, Amritsar / Jalandhar/Ludhiana/Patiala/ SAS Nagar

District Town Planner, Amritsar / Jalandhar/Ludhiana/Patiala/ SAS Nagar /
Gurdaspur/Bathinda/Faridkot/Ferozepur/Fatehgar Sahib /
Sangrur/Hoshiarpur/Mandi Divn, Chandigarh.

Deputy District Town Planner, Ropar/ Kapurhala

Chief Town Planner
Punjab , Chandigarh



MULTIPLEX

From

The State Town Planner,
Punjab, Chandigarh.

To

The Divisional Town Planner,
Amritsar/Jalandhar/Ludhiana/
Patiala/ Pathankot & Mandi.

Memo.mo.8509-14 STP/c-42
Dated Chandigarh the 28th Nov 69.

Subject:-

Issue of Licenses for Cinematograph Act Exhibition under the Act,1952.

This office has written a letter to the Home Secretary to Govt. Punjab, Chandigarh vide No. 2921-STP/c-42 dated 21.4.69 regarding the clarification of the Rule 19 (ii) which is read as under:-

ö The frontage shall be considered of adequate length if they form about half of the total boundaries of the site of the building excluding recesses and projections. Provided that if they are less than half, a license shall not be granted without the previous sanction of Government.ö

2. Further this office gives its opinion as under Interpreting this rule, this organisation had held the view that the frontage of the cinema site/plot, should be about half of the total length of the 4 sides of the proposed building. This was clearly clarified by giving the diagram in which cinema plot is considered as A,B,C,D with its frontage as A,B on the road. Proposed building is considered as LMNP.
3. It was further clarified that AB should be equate the about half of (LM+MN+NP+PL).
4. The Govt. vide its No 9514-7H-69/28716, dated 17.11.69 (copy enclosed) has confirmed the views taken by this office. This is for your information & necessary action while checking the building applications.

D.A.Copy of letter.

State Town Planner,
Punjab, Chandigarh.

Copy of letter No.9514-7H-69/29716, Dated 17.11.69 from the Home Secretary to Government, Punjab, to the State Town Planner, Punjab, Chandigarh.

Subject:- Issue of licenses for Cinematograph Act exhibitions under the Act,1952.

Reference correspondence resting with your memo. No. 6460-STP/c-42, dated the 12th Sept, 1969 on the subject noted above.

2. The matter has been considered by Govt, The view taken by you is correct. But for the purposes of calculating frontages the length of all the roads and open space or public ways on which the site about, will have to be taken into consideration.

PUNJAB GOVT.GAZ., MARCH 17,1972 (PHGN. 27, 1893 SAKA) 21

19. Site:- (1) The building:-

- (a) Shall not be within a radius of-
- (i) Sixty meters, if it is sound proof,
- (ii) Two hundred meters, if it is not sound proof,

From a place of worship, cremation ground, graveyard cemetery, recognized educational institution , any residential institution attached to such educational institution, Public hospital or an orphanage containing one hundred or more inmates and shall not contravene any provision of a town planning or development scheme sanctioned by the State Government under any law for the time being force.

Explanation:- The radius of sixty meters or two hundred meter as the case may be, shall be measured from the exit of the auditorium of the cinema building to the entrance of any one of the palaces referred to above.ö

2. (Note:- The radius of one furlong shall be measured from the exit of the auditorium of the cinema building to the entrance of any one of such Public Place/Institution.

- (b) shall no way offend against traffic laws, and either (c) be detached building:

Provided that the minimum distance it stands a part from other buildings shall not be less than 20 feet, and the surrounding space shall be unobstructed and shall be such as will enable the persons who are to be accommodated to disperse rapidly in the event of fire or panic and as will permit of the approach of fire-engines and fire appliances:

Provided further that in the case of the building which accommodates more than one thousand persons the distance it stands apart from other buildings shall be such as the licensing authority may require by special order in writing.

Or (d) shall abut upon and have frontage of adequate length to two or more public ways or open spaces from which there are at all times free means of exit. The public ways or open spaces shall be of such width as will enable the persons who are to be accommodated to disperse rapidly in the event of fire and as will permit the approach of fire engines and fire appliances:

Provided that one of them shall have a clear width of at least 35 feet including footpaths and shall be a through road:

Provided further that in the case of buildings which accommodate more than one thousand persons, the public ways or open spaces shall be of such

width and the frontage thereto of such length as the licensing authority may require by special order in writing.

- (ii) The frontages shall be considered-of-adequate length in they form about half of the total boundaries of the site of the building excluding recesses and projections:

Provided that if they are less than half, a licence shall not be granted without the previous sanction of Government.

- (iii) The building shall not be constructed underneath or on top of any part of any other building without the special consent in writing of the licensing authority.

20. No, portion of the building shall be occupied or used as a factory, workshop or for storage purposes or as a hotel or for residential purposes or for the preparation or sale of food or drink, except as the licensing authority may by written order permit.

21. External walls:- (i) The building shall have external or any walls of brick, mud, stone, corrugated iron or concrete.

- (ii) Where the buildings is in close proximity to another building shall be separated there from by walls and structures of fire resisting materials in a manner to be approved by the licensing authority and openings in the walls or in any part of the building such as maybe liable to communicate fire shall overlook the neighboring building.

- (iii) Any opening in the building overlooking an adjacent site in which an inflammable structure is erected or upon which inflammable material is stored shall be protected to the satisfaction of the licensing authority.

22. Structural requirements ó (i) All floors, galleries, tiers, columns, joints, trusses, stairways and landings in the buildings of fire-resisting material.

- (ii) Partition shall be made of fire-resisting material or of wood not less than 1¾ö thick and certified by the Executive Engineer to be hard wood.

- (iii) The building shall have a roof. All ceilings and Panels shall be made of fire-resisting material or from compressed or synthetic material treated against flaming which has been certified by the Executive Engineer to be suitable for the purpose intended.

- (iv) All floors including galleries, landings and corridors supports shall be capable of supporting a static load of one pound per square foot and, as in alternative loading, every

landing shall be strong enough to support a point load of this pounds places in any position.

- (v) Where the First tier or gallery extends over the stalls, between the floor of the stalls and such tier or gallery shall not in any part be less than 10 feet, the height between the floor of the highest part of the gallery and the lowest part of the ceiling over the same shall not in any part be less than 12 feet, the height between any the tier and tier or ceiling above it shall, in no case, less then 8 feet.

Substituted by Punjab Government Notification No. 8124
(c)-H- dated the 16th September, 1955.

**GOVERNMENT OF PUNJAB
DEPARTMENT OF INDUSTRIES & COMMERCE**

NOTIFICATION

DATED: 8.9.2003

No.5/58/2002/5IB/2725. whereas, with a view to facilitate the development of Industry in the State, Government of Punjab have notified the "Industrial Policy-2003" vide No. 5/58/2002/11B/968 dated 26.3.2003, which inter-alia provides for Grant of Concessions to Multiplex Complexes.

Now, therefore to implement the scheme of Development of Multiplex Complexes, Set out in the aforesaid policy, the Governor of Punjab is pleased to notify detailed scheme as under :-

I. DEFINITION

Multiplex complex shall mean an integrated entertainment and shopping centre/complex having atleast three cinema halls with total minimum seating capacity of 1,000 seats, set up in an area of 4,000 Sq Yards or above with minimum investment to the tune of Rs.20.00 crore including the cost of land, if owned by the developer. However, investment on items other than land would not be less than Rs. 15 crore. Apart from Cinema Halls the entertainment area may have restaurant, fast food outlet, video games parlors, pubs, bowling alleys, health spa/centers and other recreational activities. The shopping centre may have retail outlets, showrooms, shopping mall, pharmacy etc.

Existing cinema halls converting to multiplexes will be covered under this scheme, if they have a plot area of 4,000 Sq.yds. or more and the investment on modification is Rs.20.00 crores or more.

II LAND USE

Multiplexes will be permitted on land earmarked for commercial use or cinemas in any master plan or development plan prepared by the Punjab Urban Planning & Development Authority (PUDA) or any local body. They will also be permitted on land on which no land use restrictions are applicable under any law.

III PROCEDURE FOR APPROVALS

A developer intending to put up a multiplex will submit a composite application (10copies) in Annexure 1 alongwith the documents and fees mentioned there in to the General Manager, District Industries Centre with a copy of Chief Coordinator Udyog Sahayak. The General Manager will place the application within 15 days before the District Level Committee comprising of the following:-

1. Deputy Commissioner	Chairman
2. ACA, PUDA	Member
3. Superintending Engineer (PWD) Buildings	Member
4. Representative of Chief Electrical Inspector	Member
5. Commissioner Municipal Corporation /Executive Officer Municipal Committee/ Executive Officer Improvement Trust	Member
6. District Town Planner	Member
7. Chief Fire Officer	Member
8. General Manager District Industries Centre	convenor

The committee will consider the proposal for granting in principal approval to the project enabling the applicant to start construction. This will include approval of site and building plan by the relevant Municipal body / Improvement Trust/ PUDA, as the case may be.

A copy of the approval of District Level Committee will be sent by the GM to Udyog Sahayak within 7 days of approval by the Committee. The Udyog Sahayak will place the proposal within 21 days before the Empowered Committee for Industrial Approvals for the grant of provisional eligibility certificate to the applicant.

Upon completion of the project the developer will submit Composite application for issue of eligibility certificate (10 copies) in Annexure II alongwith application for permission to occupy/ operate the multiplex, to the General Manager , District Industries Centre.

The General Manager will place the same within 15 days before the District Level Committee for grant of License under the Punjab Cinemas (Regulation) Rules, 1952 and permission to occupy the building.

Consequent upon the grant of license/ permission, the General Manager will send a copy of the application alongwith a copy of license/ permission within 7 days to Udyog Sahayak. The documents will be put up by Udyog Sahayak to the Principal Secretary Industries & Commerce within 10 days for conversion of provisional eligibility certificate into final eligibility certificate enabling the developer to take benefits mentioned hereunder in the scheme.

IV DEVELOPMENT CONTROLS

Development controls will be as per the bye laws of

- (a) Municipal bodies within the Municipal area except in areas developed by PUDA or Improvement Trust.
- (b) Improvement Trust with in the area developed by Improvement Trust.

- (c) PUDA or any other Local Development Authority constituted under Punjab Regional and Town Planning & Development Act, 1995 in areas other than (a) and (b) above.

Provisions of the Punjab Cinemas (Regulations) Rules 1952 will also be strictly adhered to. It is however, clarified that rule 19 of the Punjab Cinema Regulations Rules 1952 will apply to the multiplex buildings as a whole and not the individual cinema halls within it. Rule 20 of these Rules shall be relaxed to allow activities mentioned in the definition of Multiplex as per Clause 1 to this notification.

V BENEFITS UNDER THE INDUSTRIAL POLICY

The following benefits will be available in respect of multiplexes for which a Certificate of Eligibility has been issued under the foregoing provisions:-

- i) 100% exemption from entertainment tax for a period of five years from the date of issue of license under the Punjab Cinema (Regulations) Act 1952, as per notification No. S.O./P.A.8/54/S.6/Amd/2003 dated 1st April, 2003 issued by Department of Excise & Taxation, Punjab.
- ii) Power tariff rates as applicable to industry will be applicable, subject to approval by Punjab State Electricity Regulatory Commission.
- iii) No transfer fee except stamp duty shall be leviable on the first sale of shopping area by the developer of the multiplex. However, on subsequent sale transfer fee as applicable at that time shall be leviable.
- iv) The owner of the multiplex be at liberty to fix ticket rates in relaxation of the Punjab Cinema (Regulation) Rules 1952.

VI APPLICABILITY

This Scheme is applicable to all multiplexes for which application under Clause III above is made after 1.4.2003.

S.C. Agrawal
Principal Secretary to Government, Punjab.
Department of Industries & Commerce.

ANNEXURE - I

**COMPOSITE APPLICATION FOR GRANT OF PERMISSION TO
CONSTRUCT NEW MULTIPLEX/ CONVERT EXISTING
CINEMA IN TO MULTIPLEX.**

To

The Chief Coordinator,
Udyog Sahayk,
Directorate of Industries, Punjab,
Udyog Bhawan,
18 Himalaya Marg, Sector 17,
Chandigarh-160017 (India)

Tel: 0172-715270
FAX:-0172-776992

Sir,

I enclose, herewith my application for seeking requisite approval(s) for our project í ..

I hereby certify that the particulars given in this application and attached Annexure (s) are true and correct to the best of my knowledge and belief and that no material facts have been concealed.

Yours faithfully,

Date :

Signature í í í í í í í í ..

Name í í í í í í í í í í ..

List of Enclosures:-

1. í .
2. í .
3. í ..
4. í .
5. í

**APPLICATION FOR ISSUE OF PROVISIONAL ELIGIBILITY
CERTIFICATE FOR MULTIPLEX**

1. Name of Multiplex:
2. Location
3. Address for Correspondence
Phone
Fax
E-mail
4. Details of Promoters
5. Total Area on which the multiplex is to be setup.
6. Percentage of covered area earmarked for entertainment
7. Mode of acquisition of land
8. Land cost
9. Trial Project Cost.
10. Means of Finance
11. Proposed date of commissioning of project.
12. No. of cinema halls proposed.
13. Seating capacity (Cinemawise)

Date:

Authorised Signatory

List of documents to be attached:

1. Memorandum of Article of Association/certificate of incorporation of the Company or Certificate in Form-A issued by Registrar Firms alongwith partnership deed.
2. Attested copy of resolution of BOD/Power of Attorney in favour of Authorized Signatory.
3. Attested copy of conveyance deed/ Allotment letter/ lease deed of the land.
4. Project Report alongwith cost estimates certified by the Architect.
5. Letter from Bank/Financial Institution for in principle approval to finance the project, if applicable.

**APPLICATION FOR PERMISSION TO CONSTRUCT
BUILDING FOR MULTIPLEX.**

From

To

The Competent Authority,

I/ We apply for permission to erect/ re-erect/add to / alter a building for multiplex in accordance with the plans submitted herewith on site at_____.

I/We attach herewith the following documents:

1. A site plan in triplicate showing the position of site proposed to be built.
2. Plans, elevation and sections of the proposed building.
3. Water supply, drainage plans structural stability certificate, scheme for the safety and fire-fighting system and equipment, electrical scheme and scheme for air conditioning and air cooling as required under rules ibid.
4. Name and address of Architect/Engineer who will supervise the construction of building.

Date:

Authorised Signatory

**APPLICATION FOR PERMISSION FOR THE GRANT OF
TEMPORARY LICENCE UNDER THE PUNJAB
CINEMA (REGULATION) RULES 1952**

From

To

The Competent Authority,

I/we apply for permission for the grant of licence for the Cinema Halls in our multiplex located at_____.

I/We attach herewith the following documents:

1. full particulars regarding the ownership of, and all rights in, the premises and in the cinematograph apparatus to be used therein;
2. complete plans, elevations and sections in duplicate, of the premises and all erections or buildings there on drawn correctly to the scale of one-eighth of an inch to one foot and showing the width of all stairways and the number of steps in each, the width of corridors, gangways and doorways, the height of the cinematograph and of the plant for the generation for conversion of electrical energy;
3. a site plan in duplicate on a separate sheet drawn to the scale of one-fortieth of a inch to one foot showing the position of the premises in relation to any adjacent premises and to the public thorough-fares upon which the site of the premises abuts, and the arrangements proposed for the parking of motor cars and others vehicles;
4. Specifications of the various materials proposed to be used in the construction of the buildings.

Date

Authorised Signatory

GOVERNMENT OF PUNJAB
DEPARTMENT OF INDUSTRIES & COMMERCE.
PROVISIONAL ELIGIBILITY CERTIFICATE FOR MULTIPLEX.

Reg.No. _____

Date _____

M/s _____ are eligible for construction of new multiplex/conversion of existing cinema hall into multiplex at _____. The multiplex will be set up in an area of _____ with investment of Rs. _____ crore. The multiplex will have _____ % area for entertainment and will have _____ Cinema halls with capacity _____ seats each. The likely date of completion of the project is _____.

This certificate is valid during the construction period only.

For Director of Industries & Commerce, Pb.

Endst No. _____

Dated _____

A copy is sent to the following for information & necessary action:

- i) M/s _____ with reference to their application dated _____.
- ii) The Chief Administration PUDA/ Commissioner Municipal Corporation _____.
- iii) The Deputy Commissioner _____.
- iv) The General Manager, District Industries Center _____.
- v) The Excise & Taxation Commissioner, Patiala

For Director of Industries & Commerce, Pb.

ANNEXURE II

COMPOSITE APPLICATION FOR ISSUE OF ELEGIBILITY

CERTIFICATE FOR MULTIPLEX

To

The Chief Coordinator,
Udyog Sahayak
Directorate of Industries, Punjab,
Udyog Bhawan,
18 Himalaya Marg, Sector 17,
Chandigarh-160017 (India)

Tel: 0172-715270
FAX:-0172-776992

Sir,

I enclose, herewith my application for seeking requisite approval(s) for our project í ..

I hereby certify that the particulars given in this application and attached Annexure (s) are true and correct to the best of my knowledge and belief and that no material facts have been concealed.

Yours faithfully,

Date :

Signature í í í í í í í í ..
Name í í í í í í í í í í í .

List of Enclosures:-

1. í .
2. í .
3. í ..
4. í .
5. í

**APPLICATION FOR ELEGIBILITY CERTIFICATE BY
INDUSTRIES DEPARTMENT**

1. Name of Multiplex:
2. Location
3. Address for Correspondence
Phone
Fax
E-mail
4. Total Area on which the multiplex has been setup.
5. Percentage of covered area earmarked for entertainment
6. Investment made
 - Land
 - Building
 - Machinery/Equipment.
7. Means of Finance
8. Date of completion of project.
9. No. of Cinema halls.
10. Seating capacity (Cinema wise)

Date:

Authorised Signatory

List of documents to be attached:

1. Provisional Eligibility Certificate issued by Department of Industries.
2. Memorandum of Article of Association/ Certificate of incorporation of the Company or Certificate in Form-A issued by Registrar Firms alongwith partnership deed.
3. Attested copy of resolution of BOD/Power of Attorney in favour of Authorised Signatory.
4. Attested copy of conveyance deed/Allotment letter/lease deed of the land.
5. Project Report duly approved and appraised by the Bank/financial Institution.
6. Certificate of Architect / Engineer about actual cost of the project.
7. Statement of actual expenditure on implementation of the project certified by a Chartered Accountant.
8. Affidavit attested by Magistrate first class.

AFFIDAVIT

I/We _____do here solemnly affirm that I/we have are sole proprietor/partner/director of M/s._____ and that contents given in my/our application for grant of eligibility certificate are correct. I/We shall be liable to face penal action in case any information/past of information is found wrong/ incorrect at any stage.

I/We also undertake to abide by all the terms & conditions/rules/regulations mentioned under the scheme for the development of multiplex notified by the State Government.

Authorised Signatory.

**DEPARTMENT OF LOCAL GOVERNMENT
(CHIEF TOWN PLANNER)
1-B, SECTOR 27-A, CHANDIGARH**

To

The Chief Administrator, PUDA,
PUDA Bhawan, Sector-62,
S.A.S, Nagar.

Memo.No.CTP-(LG)-PO(R) 62004/1842
Dated, Chandigarh, the/ 17th August, 2004.

Subject:- Policy for setting up Multiplexes in the State.

Reference: D.O. Letter No. PUDA/2938 dated 7/07/04

With reference to the above subject it is informed that the Building Byelaws for setting up of Multiplexes in the municipal areas in the state of Punjab have been finalized by the local Govt. Department and circulated to all the Municipal Corpns./Councils./Nagar Panchayats for adoption. A copy of the same is enclosed herewith for information and further necessary action.

Chief Town Planner (L.G.)

THE PUNJAB MUNICIPAL CORPORATIONS/COUNCILS BUILDING BYELAWS (FIRST AMENDMENT) BYELAWS –2004

Chapter-I

1. Title and commencement

- i) These building byelaws may be called the Municipal Corporation (Erection and Re-erection of building) (First amendment) byelaws, 2004.
- ii) These shall come into force at once.
- iii) These building byelaws shall apply to the entire area of Municipal Corporations/Councils or to such other areas, as the State Government may extend by notification in the official gazette.

Chapter-II

2. DEFINITIONS:

The existing section 2(VII) (d) of the Punjab Municipal corporations/ Councils Building Byelaws, 1997, shall now be replaced with the following definition:-

(d) Categories of buildings

Shall means a building in one of the following categories

- i) Residential building
- ii) Commercial building
- iii) Industrial or ware house building
- iv) Public building/Institutional building
- v) Mixed landuse building
- vi) Nursing homes/hospital building
- vii) Marriage palace building
- viii) Multiplexes building

The existing section 2(XX) shall be replaced with the following definitions:-

“Commercial building”

Shall mean a building other than industrial building used or constructed or adopted to be used wholly or partially for shops, private offices, banks, hotels, restaurants, beauty parlors, boutiques, video parlors, cinemas and Auditorium or any other such building used for similar purpose engaged in trade and commerce, but shall not include Nursing home/ Hospital, Marriage palaces and Multiplexes, which have been specifically defined in chapter-VII, VIII and IX of these byelaws.

Chapter-IV

4.7 PROVISIONS FOR BASEMENT IN BUILDINGS

The existing sub clause ii) shall be replaced with

“The roof level of the basement shall not be less than 300 mm from the adjoining average ground level for adequate light and ventilation.”

After existing chapter No. VI the following chapters no. VII, VIII and IX shall be incorporated

CHAPTER-VII (MARRIAGE PALACE)

7. Marriage Palaces:

1. a) Definition:- A building used for holding social functions such as marriage and other such related activities.
- b) Applicability:- These byelaws shall be applicable in all the Municipal areas including any provision made in any scheme here in after.
2. The Marriage palace building shall be in accordance with the schedule III & the relevant provisions contained in chapter II, III, IV, V, VI & X as far as they are not inconsistent with the provisions made in chapter VII.
3. PROVISION OF BASEMENT: Basement may be used for Banquet Hall etc. if it is air-conditioned. It shall have minimum either two staircases for entry and exit or two approach ramps or one staircase and one ramp with additional staircases as per norms of fire safety and number of users. The twin basement may be allowed, if all other conditions regarding structural stability, fire safety, light and ventilation are fulfilled and the lower basement shall be used exclusively for parking.
4. The premises shall be kept neat & clean and all sanitary components shall provide adequate ventilation, suitable drainage, separate toilets for ladies and gents shall be provided/ maintained to the entire satisfaction of Municipal Corporation/ Municipal Council and Nagar Panchayat.
5. Minimum permissible noise level as prescribed by Punjab Pollution Control Board shall be ensured.
6. No marriage palace shall be allowed directly abutting on the National, State High ways and Major District roads except having access through a service road or where there is possibility of providing a service road so as to ensure safe and free flow of traffic.
7. Marriage palaces should be at least 500 yds. away from schools/ colleges/ religious places/hospitals.
8. The use and occupancy of the building/ structure approved as marriage palace shall be subject to issue of licence for the purpose under the relevant provisions of the PMC. Act, 1976 and Punjab Municipal Act, 1911 and

- shall continue to function till the norms/ conditions are fulfilled. However, in case, subsequently some hardship is felt in view of changed circumstances in the form of increased traffic volume on a particular road/ parking problems or other environmental considerations for the adjoining residential areas/ general public, the use of the building/ structure as marriage palace may be discontinued after cancellation of the licence or by not renewing the licence for the next year.
9. In case the terms and conditions of licence are not fulfilled including lifting/proper disposal of garbage, fire safety or if any alteration in the building is made without approval, the licence shall liable to be cancelled by the authorities as per rules.
 10. Additional provision for fire safety:-
 - b) The cooking space shall be segregated from the main building as per schedule-III
 - c) Minimum four emergency battery illuminated exit points with additional one door for every 100 persons.
 - d) Line of travel to any exit point shall not be more than 15 meter from any point of the building.
 - e) The minimum width of doors shall not be less than 1.5 meter and shall open outward.
 - f) Own source of water supply along with water reservoir proportionate to the capacity and size of the hall to the satisfaction of the fire officer.
 - g) Fixed fire-fighting equipments throughout the building i.e. automatic water sprinklers, fire detectors, fire alarm system, wet risers, fire hydrants etc. to the satisfaction of the fire officer.
 - h) The door, windows, false ceiling, decoration material and fixtures shall be made of fire resistant material.
 - i) Miniature electric circuit breakers for each component of the building.
 11. Completion/occupancy certificate shall be issued only after submission of worthiness certificate for fire safety arrangement and electric installations from the fire officer and officer competent for certifying electric installations
 12. The provisions contained in "The persons with Disability Equal Opportunities protection of Rights & Full participation Act, 1996", so far as this relates to Planning, designing and construction of public buildings, guidelines and space standards for Barrier Free Environment for Disabled & Elderly persons proposed under this Act by CPWD, Ministry of Urban Affairs & Employment India-1998 or as revised from time to time shall also be complied with.

CHAPTER-VIII (NURSING HOME / HOSPITAL)

8. Nursing Homes/Hospitals:

1. a) Definitions: Nursing home/ hospital: A building where indoor patients are admitted and various types of clinical or surgical procedures are carried out
b) Applicability:- These byelaws shall be applicable in all the Municipal areas including on the sites to be reserved for Nursing home/hospital in the Schemes framed here in after.
2. The Nursing home/hospital building shall be in accordance with the schedule-IV & the relevant provisions contained in chapter II,III,IV,V,VI&X as far as they are not inconsistent with the provisions made in chapter-VIII.
3. Provision of Basement: The double basement may be allowed, if all other conditions for structural stability, fire safety light and ventilation are fulfilled and one of the basements shall be used exclusively for parking.
4. PROVISION OF LIFTS AND RAMPS: Every building having more than fifteen meters height shall be provided with a minimum of one lift and total number of such lifts shall be calculated on the basis of one lift for every 900 square meter floor area having more than 15 Meters height.
 - i) The size of lift shall not be less than 5øx 8ø
 - ii) Ramp: The width of the ramp for movement of patients and public shall not be less than 4ø6ø and gradient shall not be less than 1:8.
5. Water storage tank: Every such building shall have a water storage capacity of 200 liters per bed with an additional storage of 100 liters per bed where laundry facility is provided.
6. Alternate Power supply facility: Every such building shall have a provision for an alternate power supply and proper area will be earmarked for installation of a silent generator or any other mode at such a place that it will not cause any inconvenience to the patients, public in general and the neighborhood.
7. The provisions contained in "The persons with Disability Equal opportunities protection of Rights & Full participation Act, 1996", so far as this relates to planning, designing and construction of public buildings, guidelines and space standards for Barrier Free Environment for Disabled & Elderly persons proposed under this act by CPWD, Ministry of Urban Affairs & Employment India-1998 or as revised from time to time shall also be complied with.
8. Adequate arrangements for disposal of hospital waste have to be made as per the Bio Medical Waste (Management and Handling) Rules, 1998 as amended from time to time along with the instructions/guidelines issued by the Pb. Pollution Control Board from time to time.

CHAPTER-IX (MULTIPLEXES)

9. Multiplexes:

9. a) Definition: - Multiplex shall mean an integrated entertainment and shopping complex/center. It shall necessarily have cinema halls and may have Theaters, Auditorium, Retail shops, Commercial show rooms, Restaurants and Food plazas, Health club and Fitness center, clubs, call centers, corporate, offices, Convention Hall, Bank, Cyber Café, Video Games, Parlors, Pubs, Bowling Allies and Recreational activities and all the areas/ building except cinema halls shall fall in the commercial category.
- b) Applicability: These byelaws shall be applicable in all the Municipal areas including on the sites to be reserved for Multiplex building in the schemes framed here in after.
10. The Multiplex building shall be in accordance with the schedule-V & the relevant provisions contained in chapter II,III,IV,V,VI&X as far as they are not inconsistent with the provisions made in chapter-IX.
11. PROVISION OF BASEMENT: The construction of double level basement shall be compulsory for parking and the entire area of the basement shall be used for parking purposes only except the area used for Air-conditioning plant and lift room which in no case shall exceed 10% of the area. Basement shall be permitted only under the built up area at the ground level.
12. The provisions contained in "The persons with Disability Equal Opportunities protection of Rights & Full participation Act 1996", so far as this relates to planning, designing and construction of public buildings, guidelines and space standards for Barrier Free Environment for Disabled & Elderly persons proposed under this Act by CPWD, Ministry of Urban Affairs & Employment India-1998 or as revised from time to time shall also be complied with.

The existing chapter no. VII (Miscellaneous) shall now be listed as chapter No. X.

SCHEDULE

The following schedule shall be added after schedule No.11 of the Punjab Municipal Corporation/council Building Byelaws, 1997.

Schedule-III (MARRIAGE PALACE)

Sr. No	Min. plot size	Minimum width of the road in front	Site coverage	F.A.R	Height	Provision of parking	Minimum set back
1.	2 Acres and above	80'0" in case of Municipal Corporations/ Class 1 towns and 60'0" In case of Class II and other Municipal Towns.	30%	1:0.60	38'6"	<p>i)10% of the open area on ground floor shall be used for landscaping and remaining for parking as per norms.</p> <p>ii)Parking area is to be provided @ 1.00 ECS for every 26.5 Sq.yds of built up/covered area on all floors.</p> <p>iii)1 ECS (equivalent car space) shall be equivalent to 26.5 Sq.yds for open parking, 32.5 sq.yds for parking under stilts</p>	<p>Front set back- 30% of the site .</p> <p>Side/rear set backs minimum 20'0" all around the main building excluding kitchen and other ancillary buildings.</p>

						<p>and 38.5 Sq.yds for parking in the basement.</p> <p>iv) In case, required parking area works out to be less than the area available at all levels then the covered area should be scaled down to the level of available parking as per norms mentioned at (ii) and (iii) above.</p>	
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SCHEDULE-IV (NURSING HOME / HOSPITAL)

Sr. No	Min. plot size	Minimum width of the road in front	Height	Site coverage	F.A.R	Provision of parking	Minimum front set back
1.	1000sq. yds. And above	60'0"	As per schedule-I of the building byelaws 1997	40%	1:1:25	<p>i) Parking area is to be provided @ 1.00 ECS for every 80 Sq.yds of built up/covered area on all floors.</p> <p>ii) 1 ECS (equivalent car space) shall be equivalent to 26.5 Sq.yds for open parking 32.5 sq.yds for parking under stilts and 38.5 Sq.yds for parking in the basement.</p> <p>iii) In case, required parking area works out to be less than the area available at all levels then the covered area should be scaled down to the level of available parking as per norms mentioned at (i) and (ii) above.</p>	25% of the site.

Minimum size of plot	Ground coverage	F.A.R	Height	% share of use	Min No. of cinemas	Min No. of seats	Parking	Mini. set back
1 Acre (4840 sq.yds)	40%	1:1:50	-59ø-6ö in case of Plot abutting on road width 80ø-0ö to 100ø-0ö ó 70ø-6ö in case of plot abutting on road width on road with 100;-0ö above.	Floor area under cinema shall not be less than 50% of the total permissible FAR.	three	Minimum 1000 for all the cinemas.	i)10% of the open area on ground floor shall be used for landscaping and remaining for parking as per norms. ii)Parking area for commercial is to be provided @ 1 ECS for every 80Sq.yds of built up/covered area on all floors and for cinemas/theaters. 2 ECS for every 80 Sq.yds of built up covered area on all floors. iii)1 ECS (equivalent car space) shall be equivalent to 26.5 Sq.yds for open, parking 32.5 sq.yds for	Front 25% of the site. On sides and rear: 20ø-0ö

							<p>parking under stilts and 38.5 Sq.yds for parking in the basement.</p> <p>iv) In case, required parking area works .</p>	
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GOVERNMENT OF PUNJAB
DEPARTMENT OF INDUSTRIES & COMMERCE
(INDUSTRIES BRANCH)
NOTIFICATION

Dated Chandigarh, the 4th March, 2005

No.5/58/2002/5IB/1020A Clause 10.4 of the Industrial Policy 2003 notified vide No.5/58/2002/11B/968 dated 26.3.2003 interalia provides for measures to encourage private sector investment in development of industrial parks/ estates/agro parks/IT parks and for development of integrated multiplex complexes.

Now, therefore, to facilitate the aforesaid provisions of the Policy, the Governor of Punjab is pleased to notify the Scheme for change of land use for industrial parks estates/agro parks/IT parks/multiplexes as under:-

1. ALLOTMENT OF LAND FOR INDUSTRIAL PARKS/ESTATES/AGRO PARKS/IT PARKS

- (a) The minimum quantum of land for any such park shall be 10 acres.
- (b) A minimum of 60% of area will have to be developed as an industrial pocket, 30% of area will be developed as a residential pocket and 10% of the area will be developed as commercial pocket. Government in the Department of Industries may however, reduce the permissible limits for non-industrial use in particular cases, while offering the land for allotment.
- (c) FAR and ground coverage will be as per applicable byelaws/regulations in the area.
- (d) The zoning and layout plan will be cleared by a competent authority declared by the Director of Industries & Commerce, Punjab.
- (e) Permissible saleable area in the industrial pocket shall be 65%, in the residential pocket 60% and for the commercial pocket 40%. Balance area shall be used for common facilities, open spaces, green belt etc as per approved zoning plan and as per applicable byelaws.
- (f) Land for development of such industrial parks will be allotted by auction or any other suitable process of competitive bidding. The reserve price for such allotment will be equal to the allotment price for semi-developed industrial land in the relevant industrial estate. However, the successful bidder will have the option to convert a portion of the allotted land to residential/commercial use in accordance with the limits specified above on payment of the difference between allotment/reserve price for residential/commercial land and the allotment price for industrial plots in the particular industrial estate. For example, if an allotted of 10 acres of land chooses to avail of maximum entitlement for change of land use in an estate where the reserve price for allotment of industrial plots is Rs. 2000 per sq. yard, for residential plots Rs. 4000 per sq. yard and for commercial plots Rs. 25000 per sq. yard then the amount payable by him would be calculated as under:-

Land use	Gross area as per (b)	Plotted area as per (e)	Price difference per sq. yard	Total chargeable amount (Rs.)
Residential	3 acres	8712 sq. yd	Rs. 2,000	174.24 lakh
Commercial	1 acre	1936 sq. yd	Rs. 23,000	445.28 lakh
		Total		619.52 lakh

- (g) The successful allotted will have to exercise the option to change the land use within 60 days of the allotment and make payment of the amount due within a further period of 30 days. The corporation/Authority allotting the land may, however, allow payment of this amount in installments.
- (h) Government reserves the right to allot land for industrial parks at reserve price for projects of special significance.

PERMISSION TO EXISTING INDUSTRIAL LAND/PLOTS TO CONVERT INTO INDUSTRIAL PARKS/ESTATES/AGRO PARKS/IT PARKS

- a) All the terms and conditions as applicable in case of fresh allotment as given under Clause 1 above shall be applicable in this case.
- b) Conversion will only be allowed where the industry was established on the concerned land/plot and remained in production for atleast 5 years. However, any industry which commenced production but has been closed due to any court order or Government order or has been declared sick by BIFR can also be considered for conversion in relaxation of the condition of being in production for 5 years.
- c) Conversion fee shall be payable to the authority /organisation which allotted the plot. In case where land has been acquired on behalf of industry by the Department of Industries, or where the allotment has been made by the Department of Industries, conversion fee shall be payable to the director of industries, Punjab. Conversion fee shall be payable to the Director of Industries, Punjab. Conversion fee will not be payable in respect of plots originally acquired by the entrepreneurs through private negotiations provided they do not fall in any of the following categories:-
- Plots on land acquired and developed by the Government, a local authority or a semi Government body;
 - Plots reserved for industrial use in a sanctioned master plan; and
 - Plots reserved for industrial use in an industrial park/estate/IT Park etc. developed by an entrepreneur under this policy.

- d) The conversion fee shall be calculated in the manner laid down in Para 1 (f) above depending on the quantum of land put to residential/commercial use.
- e) If the conversion is allowed, any other fee etc. chargeable by any other Government agency or local body or statutory authority shall be payable by the owner of the industrial plot as required by relevant laws.
- f) In lieu of conversion fee, the allotted will have the option to surrender/transfer 50% of land converted to non-industrial use free of cost back to Industries Department or the authority that originally allotted the land. The land to be surrendered shall be so located that it has at least 20 yards of front opening and direct access on a road, which is not less than 40ø wide. As an illustration, if any body has 10 Acres of land and intends to get permission for development of Industrial park in 10 acres, then as per table in para 1 (f) he is required to pay Rs. 619.52 lacs for change of land use as conversion charges. He however, under this clause will have to surrender land to the extend of 1.5 acres on account of residential and 0.5 acres on account of commercial land free of cost. He would then be left with 6 acres of Industrial, 1.5 acres of residential and 0.5 acres of commercial land in which he will have to develop Industrial Park.
- g) The conversion charges will be payable within 30 days from the date of the conversion is allowed. The Corporation/Authority allotting the land may, however, allow payment of this amount in installments.
- h) Industrial Parks developed under this Policy will have the benefit of concessions under Para 10.4 of the Industrial Policy 2003.

3. CONSTRUCTION OF MULTIPLEXES ON INDUSTRIAL PLOTS

Construction of Multiplex on Industrial plots will be allowed subject to the following:-

- (b) Land required for a Multiplex shall be atleast 4,000 sq. yards and shall not be more than 3 acres. Balance land still available with allotted over and above the area of land which has been allowed for multiplex, can be used for establishing non-polluting and non-hazardous industry or the same can be used for parking and green belt.
- (c) FAR and Ground coverage will be as per applicable byelaws in the relevant industrial estate.
- (d) If the land use change is allowed, the existing allotted shall have to pay conversion charges equal to the difference of auction price of chunk commercial land in similarly situated area and current allotment price for an industrial plot in similarly situated area.
- (e) Conversion shall only be allowed for a Multiplex if the proposed plot has direct access on a road not less than 80 ft. wide with a road frontage of not less than 100 ft. These conditions may, however, be relaxed on the recommendation of the District Level Committee under the Chairmanship of Deputy Commissioner constituted under the scheme for Development of Multiplex Complexes notified vide No. 5/58/2002/51B/2725 dated 8.9.2003, provided that the Committee is satisfied about the safety measures, traffic movement in the area, circulation area and other related issues.
- (f) In lieu of conversion charges the allotted will have the option to surrender equivalent land free of cost from the same plot to authority that originally allotted the land. Such land would have equivalent or better road front and access compared to the land meant for Multiplex. The authority will be free to use the land so surrendered for commercial or any other purpose.
- (g) The conversion charges will be payable within 30 days from the date the conversion is allowed. The Corporation /Authority allotting the land may, however, allow payment of this amount in installments.
- (h) The permission shall only be granted if the industrial plot is located beyond 500 meters from any existing or proposed red category industrial unit as defined under Notification No. Admn. 1A-2/F No. 178/94/176 dated 9.11.1994 of Punjab Pollution Control Board and any existing or proposed hazardous industrial unit as defined under the Factories Act.
- (i) If the conversion is allowed any other fee. etc. chargeable by any other Government agency or local body or statutory body shall be payable by the owner of the industrial plot as required by the relevant laws.
- (j) Conversion fee shall be payable to the authority/organisation which allotted the plot. In case where land has been acquired on behalf of industry by the Department of Industries or where the allotment has been made by the Department of Industries conversion fee shall be payable to the Director of Industries, Punjab. Conversion fee will not be payable in respect of plots

originally acquired by the entrepreneurs through private negotiations provided they do not fall in any of the following categories:-

- (i) Plots on land acquired and developed by the Government, a local authority or a semi Government body;
 - (ii) Plots reserved for industrial use in a sanctioned master plan; and
 - (iii) Plots reserved for industrial use in an industrial park/estate/ IT park etc. developed by an entrepreneur under this policy.
- (j) The word "Multiplex" shall have the same meaning as defined in Multiplex Policy of Department of Industries, Government of Punjab issued vide Notification No. 5/5B/2002/5IB2025 dated 8.9.2003.
- (k) Transfer of the area for which change of land use is allowed shall be permitted without charges in favour of a special purpose vehicle for implementing the project provided that original allotted has more than 50% shares in the special purpose vehicle. In other cases normal transfer charges will be levied in addition to the conversion fee/surrender of land.

4. Utilisation Of Money Received By Way Of Change Of Land Use

The Allotting Authority will maintain a separate account of amounts received for permitting the Change of Land Use under Paragraph 1(f), 2(g) or 3(c) and the net sale proceeds of land surrendered under paragraph 2(f) and 3(c). This amount will be credited to a separate Fund meant for development of Industrial Infrastructure. Modalities of the Fund will be conveyed to the concerned agencies separately.

5. Principal Secretary Industries & Commerce shall be competent to interpret/issue clarifications in respect of provisions of this scheme.

Chandigarh
1st March, 2005

S.C. Agarwal
Principal Secretary to Government, Punjab
Department of Industries & Commerce

NO. CC/JDP/IP-2003/CLU/1021

Dated: 4/3/05

A copy is forwarded to the Controller, Printing & Stationery, Punjab, Chandigarh for publication of this notification in the Extra Ordinary Gazette of the State Government and supply 100 spare copies thereof to this Department for record.

Addl. Secretary to Government of Punjab,
Department of Industries & Commerce, Punjab.

No. CC/JDP/IP-2003/CLU-1022 to 1024

Dated: 4/3/05

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

- (i) The Principal Secretary to Government of Punjab,
Department of Finance, Chandigarh.
- (ii) The Principal Secretary to Government of Punjab,
Department of Local Government, Chandigarh.
- (iii) The Secretary to Government of Punjab,
Department of Housing and Urban Development, Punjab
Chandigarh.

Addl. Secretary to Government of Punjab,
Department of Industries & Commerce, Punjab

No. CC/JDP/IP-2003/CLU/1025-26

Dated: 4/3/05

A copy is forwarded to the following for information:-

- i) The Principal Secretary to Government of Punjab,
Department of Industries & Commerce,
- (ii) The Secretary to Government of Punjab,
Department of Industries & Commerce.

Addl. Secretary to Government of Punjab,
Department of Industries & Commerce, Punjab

**GOVERNMENT OF PUNJAB
DEPARTMENT OF INDUSTRIES AND COMMERCE
(INDUSTRIES BRANCH)**

Notification

No. CC/JDP/IP-2003/CLU/1395

Dated : 16-05-2005

The Governor of Punjab is pleased to Substitute Clause 3 (g) of notification NO. CC/JDP/IP-2003/1020-A dated 4th March 2005, regarding scheme for change of land use for Industrial Parks/ Estates/Agro Parks/IT Parks/ Multiplexes as under :-

The permission shall only be granted if industrial plot is located beyond 500 mtr. from any existing or proposed hazardous industrial unit as defined under Factory Act.

Chandigarh
Dated : 10.5.2005

S.C Aggarwal
Principal Secretary to Government of Punjab,
Department of Industries and Commerce

No. CC/JDP/IP-2003/CLU/1396

Dated : 16-05-2005

A copy is forwarded to the Controller, Printing and Stationery, Punjab, Chandigarh for publication of this notification in the Extra Ordinary Gazette of the State Government and supply 100 spare copies thereof to this Department for record.

Addl. Secretary to Government of Punjab,
Department of Industries and Commerce , Punjab.

NO. CC/JDP/IP-2003/CLU/ 1397-99

Dated : 16.05.05

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

- i) The Principal Secretary to Government of Punjab,
Department of Finance, Chandigarh
- ii) The Principal Secretary to Government of Punjab,
Department of Local Government , Chandigarh.
- iii) The Secretary to Government of Punjab,
Department of Housing and Urban Development, Punjab , Chandigarh.

Addl. Secretary to Government of Punjab,
Department of Industries and commerce, Punjab

No. CC/JDP/IP-2003/CLU/1400-01

Dated 16-05-2005

A copy is forwarded to the following for information :-

- i) The Principal Secretary to Government of Punjab,
Department of Industries and Commerce.
- ii) The Secretary to Government of Punjab,
Department of Industries and Commerce.

Addl. Secretary to Government of Punjab,
Department of Industries and Commerce, Punjab

No. CC/JDP/IP-2003/ 1402

Dated 16-05-2005

A copy is forwarded to the Accountant General, Punjab (Audit Section) for information and necessary action:-

Addl. Secretary to Government of Punjab,
Department of Industries and Commerce, Punjab

No. CC/JDP/IP-2003/CLU/1403

Dated 16-05-2005

A copy is forwarded to the Secretary to Government of Punjab, Department of General Administrative (Cabinet Branch) for information :-

Addl. Secretary to Government of Punjab,
Department of Industries and commerce, Punjab
SCHEDULE 6I
(SECTION 2 (CB))

LIST OF INDUSTRIES INVOLVING HAZARDOUS PROCESS

1. Ferrous Metallurgical Industries
Integrated Iron and Steel
Ferro-alloys
Special Steels.
2. Non ferrous Metallurgical Industries
Primary Metallurgical Industries, Namely zinc, lead, copper, manganese and aluminium
3. Foundries (Ferrous and non-ferrous)
Castings and forgings including cleaning or smoothening / roughening by sand and shot blasting.
4. Coal (Including coke) Industries
Coal, Lignite, Coke, etc.
Fuel Gases (Including Coal Gas, Producer Gas, Water Gas). .

5. Power Generating Industries.
6. Pulp and paper (including paper products) Industries.
7. Fertiliser Industries
 - Nitrogenous
 - Phosphatic
 - Mixed
8. Cement Industries
 - Portland Cement (Including slag cement, puzzolons cement and their products.).
9. Petroleum Industries
 - Oil Refining
 - Lubricating Oils and Greases
10. Petro-Chemical Industries
11. Drugs and Pharmaceutical Industries
 - Narcotics, Drugs and Pharmaceuticals.
12. Fermentation Industries (Distilleries and Breweries).
13. Rubber (Synthetic Industries)
14. Paints and Pigment Industries.
15. Leather Tanning Industries
16. Electro-plating industries
17. Chemical Industries
 - Coke Oven By-products and Coaltar Distillation Products
 - Industrial Gases (nitrogen, oxygen, acetylene, argon, carbon oxide hydrogen, sulphur dioxide, nitrous oxide, halogenated hydrocarbon ozone, etc.
 - Industrial Carbon
 - Alkalies and Acids
 - Chromates and dichromates
 - Lead and its compounds
 - Electrochemical (Metallic sodium, potassium and magnesium, chlorates, Perchlorates and peroxides)
 - Electrothermal produces (artificial abrasive, calcium carbide)
 - Nitrogenous compounds (cyanides, cyanamides and other nitrogenous compounds)
 - Phosphorus and its compounds

Halogens and Halogenated compounds (chlorine, fluorine, bromine and iodine)
Explosives (including industrial explosive and detonators and fuses)

18. Insecticides, Fungicides, Herbicides and other Pesticides Industries.
19. Synthetic Resin and Plastics
20. Man-made Fibre (Cellulosic and non-cellulosic) industry.
21. Manufacture and repair of electrical accumulators
22. Glass and Ceramics.
23. Grinding or glazing of metals.
24. Manufacture, handling and processing of asbestos and its products.
25. Extraction of oils and fats from vegetable and animal sources.
26. Manufacture, handling and use of benzene and substances containing benzene.
27. Manufacturing processes and operations involving carbon disulphide
28. Dyes and dyestuff including their intermediates.
29. Highly flammable liquids and gases.

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

To

1. Chief Administrator PUDA,
PUDA Bhawan, Mohali.
2. Competent Authority,
PAPRA Act, PUDA Bhawan,
Sector 62, Mohali.
3. Chief Town planner,
Punjab, Chandigarh.

Memo No. 17/65/2005-1HG2/ 190

Dated, Chandigarh, the 10/1/06

Subject:- Procedural steps to grant approvals relating to the clearance of Mega Project, Townships shopping Malls and multiplexes in Housing and Urban Development Department.

The Department of Industries and commerce vide its Memo dated 5.10.2005 had intimated that henceforth all Non-Industrial Real Estate Projects would be processed in the Department of Housing and Urban Development. As various procedural steps to grant approvals relating to the clearance of these mega projects were involved so before signing the agreements with the promoters a meeting under the chairmanship of Chief Secretary, Punjab was held on 6.12.2005 in which the following decisions in general were taken:-

1. The promoter/developer would submit the Location plan broadly identifying the site of the project before the case is brought before the Empowered committee.
2. The promoters/developers shall submit their legal, documents for signing the agreements, after duly incorporating the conversion charges/new EDC rates/license fee that have been approved by the State Government.
3. The promoter would submit copies of the sale deeds of at least 50% of the total land under the project within a period of 6 months of the signing of the legal agreement. The agreement of sale with the landowner in respect of remaining 40% of the total land shall also be submitted by the promoter company, along with details of the 10% (Maximum) area, which is required to be compulsorily acquired by the State Government at the cost of the developer.
4. The change of land use order shall be issued, only when the promoter would deposit change of land use conversion charges at the stipulated rates in lump sum.

5. The Competent Authority, PAPRA/CTP shall issue the final sanction of the layout plan only after the first installment in respect of the E.D.C. has been deposited. For remaining portion of the EDC, the promoter shall have the option of paying the same in lump sum or of submitting a bank guarantee or hypothecating property (plots) of equivalent value. The Promoter/Developer shall not be allowed to execute the development works on the Project land except in accordance with the environmental clearance from the Punjab Pollution Control Board, following the Environment Impact assessment process.
6. In case the Empowered Committee has mandated exemption from PAPRA, the requisite notification/order under section 44 shall be issued by the Department of Housing & Urban Development, after the layout plan has been finally sanctioned by the Competent Authority under PAPRA/CTP and the first installment of EDC has been deposited. It should be made clear that no sale or advance booking or pre-launch shall be permitted unless the license has been granted or an exemption order under section 44 has been issued by the State Government.
2. Before legal agreements with any promoters whose Mega Projects has been approved by the Empowered committee is executed it has been desired that above said decisions finalized in the meeting held on 6.12.2005 should be brought to the notice of all the concerned promoters and investors whose Mega Projects has either been sanctioned or are to be sanctioned by the Empowered committee in future.

Deputy Secretary

Endst. No. 17/65/2005-IHG2/

Dated, Chandigarh, the

Copy of the above is forwarded to the Principal Secretary, Department of Industries and Commerce with the request that the Department may incorporate the above said decisions in the agreements which they have executed with the promoters/investors of Mega Projects, if they desired to do so.

Deputy Secretary

Endst. No. 17/65/2005-IHG2/

Dated, Chandigarh, the

Copy of the above is forwarded to the following promoters/investors of the mega project who has submitted their draft agreements in the department of housing and urban development, with the advice to resubmit their amended legal agreements in light of above said decisions.

Deputy Secretary.

ਨਗਰ ਅਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ , ਪੰਜਾਬ

ਪਿੱਠ ਅੰਕਣ ਨੰ: 795-99-ਸੀਟੀਪੀ(ਪਬ)/ਐਸਪੀ-458 , ਮਿਤੀ 14.2.2006

ਇਸਦਾ ਉਤਾਰਾ ਵਿਭਾਗ ਦੇ ਸਮੂਹ ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰਾਂ ਨੂੰ ਸੂਚਨਾਂ ਅਤੇ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ ।

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

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

To

1. Chief Administrator, PUDA Mohali
2. Director of Industries & Commerce, Sector- 17, Chandigarh.
3. All District Magistrate in the State of Punjab
4. Chief Town Planner, Punjab.

Memo No. 7/1/2006-2HG1/2463

Dated. Chandigarh, the: 28-3-2006

Subject: Clearance of Building Plans in respect of multiplexes.

Reference on the subject noted above.

2. Most of the multiplexes have been approved as a Project of Special Significance by the Empowered Committee on Mega Projects, headed by the chief Minister, As regards the sanctioning of the building plans, there are two district cases visa-viz the sites which lie within the municipal limits and those which lie outside the municipal limits.

In the first case the building plan is to be sanctioned by the municipal body concerned, whereas the licence under the Punjab Cinema Regulation Act, 1952 has to be sanctioned by the District Magistrate. In the Licence Proceedings, the District Magistrate generally calls for the report of the concerned STP and the DTP . It has come to the notice of government that submission of such reports are delayed considerably. As such it may be ensured that this report is sent expeditiously, without making any reference to the headquarter. While sending the report, the Punjab Cinema Regulation Act and the Rules framed there under , the relevant building bye laws as well as the policy notification on multiplexes issued by the department of Industries and Commerce should be strictly adhered to.

In the cases, where the building plans are to be sanctioned by the Chief Town Planner/Senior Town Planner, the site being situated outside the municipal limits, time-bound action should be taken to clear the building plans. Needless to say, all the necessary compliances, as above, may be ensured Once the building plan has been sanctioned, there should be no occasion for any fresh observation/objections from the STP/DTP to the District Magistrate during the course of the proceedings for issue of a Cinema licence by the District Magistrate concerned.

You are requested to ensure strict compliance of these instructions.

Deputy Secretary

Endst. No. 7/1/2006-2HG1. 2464

Dated Chandigarh, the: 28-3-2006

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

1. All Senior Town Planners and District Town Planners in the State.
2. P.A./secretary, Housing Urban Development for kind information of the Secretary.

Deputy Secretary.



CHARGES

From

Chief Town Planner,
Punjab, Chandigarh.

To

1. Senior Town planner,
Ludhiana/Patiala/Jalandhar/Amritsar/SAS Nagar.
2. District Town Planner
Ludhiana/Patiala/Bathinda/Sangrur/Fatehgarh
Sahib/Jalandhar/Hoshiarpur/Faridkot/Ferozepur/Amritsar/Gurdaspur/
Mandi Division, Punjab, Chandigarh/SAS Nagar.
3. Deputy District Town Planner,
Ropar/Kapurthala.

Memo No. 1330-49-CTP(Pb)/Sp-135
Dated Chandigarh, the 14/03/05

Subject: Supply of copy of plans by the Department of Town & Country Planning, Punjab.

Government has approved the following rates for the supply of plans by the Department:-

<u>Sr.No.</u>	<u>Description of plan</u>	<u>Rate per copy</u>
1.	Master plan	Rs. 2000/-
2.	Controlled Area Development plan	Rs. 2000/-
3.	Scheduled Roads plan	Rs. 2000/-
4.	Block Development plan	Rs. 0500/-
5.	District plan	Rs. 0500/-

2. You are, therefore requested to charge the rates as above and issue the plans with your signatures and the purpose indicating the name to whom the plans has been issued on the plan itself. The amount so received be deposited in the Receipt Head of the department.

Chief Town Planner,
Punjab, Chandigarh.

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

To

Chief Town Planner,
Punjab , Chandigarh.

Memo No. 2/3/92-5HGII/2496

Dated Chandigarh, the

18th March, 2005.

Subject: Planning Charges by Town & Country Planning Department.

It has been decided to charge planning charges @ Rs. 10,000/- per gross acre as earlier notified by Government, Department of Housing & Urban Development vide Notification No.2/3/92-5HG2/462, dt 15.01.05 in case of planning of colonies by the Department.

These charges may also be taken from Improvement Trusts/ Municipal Corporations/Municipal Councils/Notified Area Committees, Pepsu Township Development Board, Punjab State Marketing Board and any other agency/ department, who takes the services of the Town and Country Planning Department for planning purposes.

In addition to the charges of preparation of layout plans, it has also been decided to charge equal to 50% of the scrutiny fee in respect of building applications being charged by the respective agencies, for such building applications which are referred for advice to the field offices of the Town & Country Planning Department by respective agency/ department. Fee @ Rs.200/- in case of Class-1 Town and Rs. 100/- for others shall also be charged for the preparation of plan for extension of limits of urban local body. In addition to the fee, required special stationery shall be supplied by the respective local authority to the respective field office of the Town & country Planning Department.

The fee so received should be credited to State Exchequer. The above rates shall be revised from time to time.

Secretary to Government Punjab,
Housing & Urban Development Department

Endst. No. 2/3/92-5HGII/

Dated:

Copy forwarded to the Director, Local Govt. Department, Punjab, Chandigarh for information and necessary action. He is requested to direct the local authorities as above.

Secretary to Government Punjab,
Housing & Urban Development Department

Endst. No. 2/3/92-5HGII/

Dated:

Copy is forwarded to the Secretary, Punjab State Agricultural Marketing Board for information and necessary action.

Secretary to Government Punjab,
Housing & Urban Development Department

DEPTT OF TOWN AND COUNTRY PLANNING PUNJAB

Endst. No. / 533-52 CTP(Pb) / SP-443 Dt. 21/03/05

Copy is forwarded to the following for information and necessary action.

- i) Senior Town Planner.
Amritsar/Jalandhar/Ludhiana/Patiala/SAS Nagar.
- ii) District Town Planner,
Amritsar/Jalandhar/Ludhiana/Patiala/SAS Nagar/Gurdaspur/ Bathinda/
Fatehgarh Sahib/Faridkot/Ferozepur/Hoshiarpur/ Sangrur.
- iii) Deputy Districts Town Planner,
Ropar/ Kapurthala.

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

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

NOTIFICATION

The 14th April, 2005

No. 3/151/6HG-1/3527

In continuation to Punjab Government Notification No. 3/151/6HG-1/3162 dated 1st July, 1995 and in exercise of the powers, conferred on him under by clause (m) of section 2 and chapter XIV of the Punjab Regional and Town Planning and Development Act, 1995 (Punjab Act No. 11 of 1995) and all other powers enabling him to act in this behalf, the Governor of Punjab is pleased to direct that any permission by the “**Competent Authority**” for laying down a means of access to any “**Scheduled Road**” shall be subject to the payment of a one-time fee, to be deposited in the State Treasury as per the rates stated below:-

Sr. No.	Type of Schedule Road	Amount (Rupees per running foot of open access)
1.	National Highway	10,000/-
2.	State Highways	5,000/-
3.	Major District Roads and other roads.	3,000/-

Provided in case of Petrol Pumps and other similar retail outlets of petroleum products, this fee shall be 20% of the above amount.

Nothing in the permission granted by the Competent Authority shall grant the applicant any right to put up a construction, whether temporary or permanent, on the Scheduled Road or its road reservation, or occupy the same in any manner whatsoever.

This Notification shall come into force immediately with prospective effect.

(SD)

KARAN BIR SINGH SIDHU
Secretary to Government of Punjab,
Department of Housing and Urban
Development

DEPARTMENT OF TOWN & COUNTRY PLANNING, PUNJAB

Endst No. 2650-54 CTP (Pb) / SP-443

Dated 17/5/2005

Copy is forwarded to the following for information and necessary action. He is requested that the above fees may be deposited in the following head of the department.

- 1) A.C.A PUDA;

Mohali/ Ludhiana/ Jalandhar/ Bathinda/ Patiala

RECEIPT HEAD

0217- Urban Development Schemes
300- Other Receipts
01- Sales Proceeds of maps-
85- Miscellaneous Receipts

Chief Town Planner,
Punjab, Chandigarh.

Endst. No.

CTP(Pb)/

Dated

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

- i) Senior Town Planner.
Amritsar/Jalandhar/Ludhiana/Patiala/SAS Nagar.
- ii) District Town Planner,
Amritsar/Jalandhar/Ludhiana/Patiala/SAS Nagar/Gurdaspur/ Bathinda/ Fatehgarh
Sahib/Faridkot/Ferozepur/Hoshiarpur/ Sangrur.
- iii) Deputy Districts Town Planner,
Ropar/ Kapurthala.

Chief Town Planner,
Punjab, Chandigarh.

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

ਸੇਵਾ ਵਿਖੇ,

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ ।

ਮੀਮੋ ਨੰ: 18/65/2005-6ਮਓ2/7102,
ਮਿਤੀ ਚੰਡੀਗੜ੍ਹ 14.7.2005

ਵਿਸ਼ਾ: ਮਾਸਟਰ ਪਲੈਨ ਅਨੁਸਾਰ ਲੈਂਡ ਯੂਜ਼ ਦੱਸਣ ਲਈ ਫੀਸ ਨਿਰਧਾਰਤ ਕਰਨ ਬਾਰੇ ।

ਸਰਕਾਰ ਦੇ ਧਿਆਨ ਵਿੱਚ ਲਿਆਂਦਾ ਗਿਆ ਹੈ ਕਿ ਨਗਰ ਅਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ ਦੇ ਜ਼ਿਲ੍ਹਾ ਪੱਧਰੀ ਦਫਤਰਾਂ ਵਿੱਚੋਂ ਇਕਾਈਕਾਰਾਂ/ਬਿਲਡਰਜ਼ ਆਦਿ ਵੱਲੋਂ ਵਿਭਾਗ ਵੱਲੋਂ ਤਿਆਰ ਕੀਤੀਆਂ ਗਈਆਂ ਮਾਸਟਰ ਪਲੈਨਾਂ ਅਨੁਸਾਰ ਆਪਣੀ ਥਾਂ ਦਾ ਲੈਂਡ ਯੂਜ਼ ਪਤਾ ਕਰਨ ਲਈ ਰੈਫਰੈਂਸਿਜ਼ ਪ੍ਰਾਪਤ ਹੁੰਦੇ ਹਨ। ਜਿਸ ਬਾਰੇ ਵਿਭਾਗ ਦੇ ਦਫਤਰਾਂ ਦੇ ਅਧਿਕਾਰੀਆਂ/ਕਰਮਚਾਰੀਆਂ ਵੱਲੋਂ ਮੌਕਾ ਨਿਰੀਖਣ ਕਰਨ ਉਪਰੰਤ ਰਿਪੋਰਟ ਤਿਆਰ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਅਤੇ ਵਿਭਾਗ ਵੱਲੋਂ ਇਸ ਮੰਤਵ ਲਈ ਸਮੇਂ ਦੀ ਵਰਤੋਂ, ਸਟੇਸ਼ਨਰੀ ਅਤੇ ਆਉਣ ਜਾਣ ਤੇ ਸਰਕਾਰੀ ਫੰਡਜ਼ ਵਰਤੇ ਜਾਂਦੇ ਹਨ। ਇਸ ਲਈ ਸਰਕਾਰ ਦੀ ਪੱਧਰ ਤੇ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ ਹੈ ਕਿ ਅਜਿਹੇ ਕੇਸਾਂ ਦਾ ਨਿਪਟਾਰਾ ਕਰਨ ਲਈ ਵਿਭਾਗ ਵੱਲੋਂ ਰੁਪਏ 5000/- ਇਕ ਏਕੜ ਦੀ ਸਾਈਟ ਤੇ ਇਸ ਤੋਂ ਉਪਰ ਰੁਪਏ 1000/- ਪ੍ਰਤੀ ਏਕੜ ਦੇ ਹਿਸਾਬ ਨਾਲ ਫੀਸ ਚਾਰਜ ਕਰਕੇ ਸਰਕਾਰੀ ਖਜ਼ਾਨੇ ਵਿੱਚ ਜਮ੍ਹਾਂ ਕਰਵਾਈ ਜਾਇਆ ਕਰੇ। ਇਹ ਫੀਸ ਉਦਯੋਗ ਸਹਾਇਕ, ਕੰਪੀਟੈਟ ਅਥਾਰਟੀ, ਸਾਈਟ ਅਪਰੇਜ਼ਲ ਕਮੇਟੀ ਜਾਂ ਕਿਸੇ ਹੋਰ ਅਦਾਰੇ ਤੋਂ ਉਦਯੋਗਿਕ ਮੰਤਵ ਲਈ ਰਿਪੋਰਟ ਪ੍ਰਾਪਤ ਕਰਨ ਲਈ ਪ੍ਰਾਪਤ ਕੇਸਾਂ ਤੇ ਵੀ ਲਾਗੂ ਹੋਵੇਗੀ।

ਉਪਰੋਕਤ ਹਦਾਇਤਾਂ ਸਾਰੇ ਸਬੰਧਤ ਦੇ ਧਿਆਨ ਵਿੱਚ ਲਿਆ ਦਿੱਤੀਆਂ ਜਾਣ ਅਤੇ ਇੰਨ੍ਹਾਂ ਦੀ ਪਾਲਣਾ ਇੰਨ-ਬਿੰਨ ਯਕੀਨੀ ਬਣਾਈ ਜਾਵੇ ।

ਸਹੀ/- ਸਕੱਤਰ, ਮਕਾਨ ਉਸਾਰੀ

ਪਿੱਠ ਅੰਕਣ ਨੰ: 18/65/2005-6ਮਓ2/ ਮਿਤੀ: ਚੰਡੀਗੜ੍ਹ:

ਇਸ ਦਾ ਇਕ ਉਤਾਰਾ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਪੁੱਡਾ, ਮੋਹਾਲੀ ਨੂੰ ਸੂਚਨਾ ਅਤੇ ਯੋਗ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ ।

ਸੰਯੁਕਤ ਸਕੱਤਰ

ਨਗਰ ਅਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ, ਪੰਜਾਬ

ਪਿੱਠ ਅੰਕਣ ਨੰ: 4031-50- ਸੀਟੀਪੀ(ਪਬ)/ਐਸਪੀ-443, ਮਿਤੀ: 18.7.05

ਇਸ ਦਾ ਇਕ ਉਤਾਰਾ ਹੇਠ ਲਿਖੀਆਂ ਨੂੰ ਸੂਚਨਾ ਅਤੇ ਯੋਗ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ। ਇਸ ਦਫਤਰ ਨੂੰ ਜੋ ਵੀ ਰਿਪੋਰਟਾਂ ਉਪਰੋਕਤ ਕੇਸਾਂ ਬਾਰੇ ਆਪ ਜੀ ਵੱਲੋਂ ਭੇਜੀਆਂ ਜਾਂਦੀਆਂ ਹਨ ਉਨ੍ਹਾਂ ਵਿੱਚ ਸਪਸ਼ਟ ਲਿੱਖ ਦਿੱਤਾ ਜਾਵੇ ਕਿ ਉਪਰੋਕਤ ਅਨੁਸਾਰ ਬਣਦੀ ਲੋੜੀਂਦੀ ਫੀਸ ਪ੍ਰਾਪਤ ਕਰ ਲਈ ਗਈ ਹੈ ਜਾਂ ਨਹੀਂ।

- 1) ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਲੁਧਿਆਣਾ/ਪਟਿਆਲਾ/ਜਲੰਧਰ/ਅੰਮ੍ਰਿਤਸਰ/ਐਸ.ਏ.ਐਸ.ਨਗਰ ।
- 2) ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਲੁਧਿਆਣਾ/ਪਟਿਆਲਾ/ਬਠਿੰਡਾ/ਫਤਹਿਗੜ੍ਹ
ਸਾਹਿਬ/ਸੰਗਰੂਰ/ਫਿਰੋਜ਼ਪੁਰ/ਫਰੀਦਕੋਟ/ਜਲੰਧਰ/
ਹੁਸ਼ਿਆਰਪੁਰ/ਅੰਮ੍ਰਿਤਸਰ/ਗੁਰਦਾਸਪੁਰ/ਐਸ.ਏ.ਐਸ.ਨਗਰ/ਮੰਡੀ
ਮੰਡਲ, ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ।
- 3) ਡਿਪਟੀ ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਕਪੂਰਥਲਾ/ਰੋਪੜ ।

ਸਹੀ/-
ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਵਾ: ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ ।

ਵੱਲੋਂ,

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ ।

ਸੇਵਾ ਵਿਖੇ,

- 1) ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਲੁਧਿਆਣਾ/ਪਟਿਆਲਾ/ਜਲੰਧਰ/ਅੰਮ੍ਰਿਤਸਰ/ਐਸ.ਏ.ਐਸ.ਨਗਰ ।
- 2) ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਲੁਧਿਆਣਾ/ਪਟਿਆਲਾ/ਬਠਿੰਡਾ/ਸੰਗਰੂਰ/ਫਤਹਿਗੜ੍ਹਸਾਹਿਬ
/ਫਿਰੋਜ਼ਪੁਰ/ਫਰੀਦਕੋਟ/ਜਲੰਧਰ/
ਹੁਸ਼ਿਆਰਪੁਰ/ਅੰਮ੍ਰਿਤਸਰ/ਗੁਰਦਾਸਪੁਰ/ਐਸ.ਏ.ਐਸ.ਨਗਰ/ਮੰਡੀ
ਡਵੀਜ਼ਨ, ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ।
- 3) ਡਿਪਟੀ ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਕਪੂਰਥਲਾ/ ਰੋਪੜ।

ਯਾਦ ਪੱਤਰ ਨੰ: 649-68-ਸੀਟੀਪੀ(ਪਬ)/ਐਸਪੀ-25
ਮਿਤੀ ਚੰਡੀਗੜ੍ਹ , ਦੀ 22/3/05

ਵਿਸ਼ਾ: ਨੋਟੀਫੀਕੇਸ਼ਨ ਨੰ: 1/149/96-4ਐਚਜੀ 1/569 ਮਿਤੀ 21.1.2005 ਰਾਹੀਂ ਸਰਕਾਰ ਵੱਲੋਂ ਪੁੱਡਾ
ਬਿਲਡਿੰਗ ਬਾਈਲਾਜ਼ ਬਾਰੇ ਪੰਜਾਬ ਦੇ ਲਈ ਐਕਸਟੈਂਡ ਕਰਨ ਬਾਰੇ।

ਹਵਾਲਾ: ਇਸ ਦਫਤਰ ਦੇ ਯਾਦ ਪੱਤਰ ਨੰ: 564-83-ਸੀਟੀਪੀ(ਪਬ)/ਐਸਪੀ-25 , ਮਿਤੀ 2.2.2005 ਦੀ
ਲਗਾਤਾਰਤਾ ਵਿੱਚ।

2. ਹਵਾਲੇ ਅਧੀਨ ਪੱਤਰ ਦੀ ਲਗਾਤਾਰਤਾ ਵਿੱਚ ਆਪਜੀ ਨੂੰ ਵਿਸ਼ੇ ਸਬੰਧੀ ਨੋਟੀਫੀਕੇਸ਼ਨ ਦੇ
ਸਨਮੁੱਖ ਵਿਭਾਗ ਵੱਲੋਂ ਐਪਲੀਕੇਸ਼ਨ ਫਾਰਮ ਅਤੇ ਪਾਸ ਕੀਤੇ ਜਾਣ ਵਾਲੇ ਬਿਲਡਿੰਗ ਪਲੈਨਾਂ ਸਬੰਧੀ ਫੀਸ ਜੋ
ਚਾਰਜ ਕੀਤੀ ਜਾਣੀ ਹੈ , ਦੀ ਕਾਪੀ ਭੇਜੀ ਜਾਂਦੀ ਹੈ । ਬਿਲਡਿੰਗ ਸਕਰੂਟਲੀ ਫੀਸ ਸਰਕਾਰ ਵੱਲੋਂ ਪ੍ਰਵਾਨਤ ਹੈ
।

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ

TOWN AND COUNTRY PLANNING DEPARTMENT , PUNJAB

APPLICATIONS FORM FOR SANCTIONS OF BUILDING PLANS IN CASE OF
RESIDENTIAL/COMMERCIAL/PUBLIC/GODOWN/WARE HOUSE/ COMMERCIAL
/ INDUSTRIAL/BANQUET HALL AND RESORT/FUEL FILLING STATION / MEFA
PETROL PUMP/EDUCATIONAL INITIATION/ HOTEL/MOTELS ETC.

From

To

The Chief Town Planner/
Senior Town Planner/ Distinct Town Planner,
O/O _____
Department of Town and Country Planning, Punjab.

Sir,

I, We apply for permission to erect/ re-erect /add/alter a building/wall in
accordance with the plans submitted herewith on.

Site No. _____

2. I / We attach _____

- (a) A cite plan in triplicate showing the position of site proposed to be built upon as required by the Punjab Urban Planning and Development Authority (Building) Rules, 1996.
- (b) Plans elevation and sections of the proposed buildings required by the Punjab Urban Planning and Development Authority (Building) Rules. 1996.
- (c) Water supply, drainage plans, structural stability certificate / scheme for the safety and fire fighting system and equipment electrical scheme for air conditioning and air cooling as required by the rules ibid.

3. The construction of the building will be supervised by the Regd. Architect or the Regd. Engineer.

Signature

Enclosures

Strike out the class and classes of building not required.

ACKNOWLEDGMENT SLIP

Application received for Building Plan from Sh. .Smt. _____
GPA/ Sub GPA/ SPA (if applicable) of Sh. / Smt. _____
In respect of Plot/ Site /House NO. _____ Sector/Phase _____
on _____ File _____ and a sum of Rs. _____ vide
receipt NO. _____ has been received. The applicant may contact
the Office on _____ to collect the documents otherwise the documents
will be dispatched by post on _____ .

Signatures of Dairy Clerk.

LIST OF DOCUMENTS

1. Proof of ownership (Allotment / Re-allotment letter, letter of change of ownership)
2. 3 copies of plans made by Architect registered under Architect Act, 1972 (Certificate of Architect as per PUDA byelaws)
3. Attested copy of GPA/ Sub Attorney (where applicable)
4. Scrutiny Fee in the name of Chief Town Planner / Senior Town Planner / District Town Planner.

DETAILS OF FEES

(a)	Residential plots / sites	@ Rs. 2.50 per sq.ft of total covered area.
(b)	Commercial and all other buildings	@ Rs. 5.00 per sq. ft of total covered area.
(c)	Construction of boundary wall of all buildings	@ Rs. 2.5 per running ft. for all plots having area more than 2 karnals.

In case of Revised / Superseded plans, the fee charged shall be 50% (half) of the rates to be charged for fresh plans for such category of plots as mentioned above.

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

To

The Chief Administrator,
Punjab Urban Planning and Development Authority,
PUDA Bhawan, S.A.S. Nagar.

Memo No. 1/149/96-4Hg1/
Dated Chandigarh, the

Subject:- Processing of Building Applications outside the Municipal Areas.

Government vide its Notification No. 1/149/96-4Hg1/569 dated 21st January, 2005 has empowered the Officers of the Town & Country Planning Department to exercise the powers of "Competent Authority" outside the Municipal Limits under the Punjab Urban Planning and Development Authority (Building) Rules, 1996.

2. Competent Authority appointed in this Notification shall charge a fresh fee, to be deposited in the State Treasury, at the stipulated rates. Punjab Urban Planning and Development Authority (PUDA) is directed to refund the fee, if any, deposited by the applicants in such cases where the plans have not finally been sanctioned by PUDA's statutory authorities.

3. Above instructions may be brought to the notice to all concerned in the Punjab Urban Planning and Development Authority (PUDA).

SD/-
Secretary to Government Punjab
Housing and Urban Development Department
Chandigarh.

Endst.No. 1/149/96-4Hg1/3437

Dated Chandigarh, the 11/4/05

A copy is forwarded to the Chief Town Planner, Punjab, Chandigarh for compliance and bringing the above instructions in the notice of all concerned officers of the Town & Country Planning Department.

Superintendent
For Secretary to Government Punjab.
Housing and Urban Development Department
Chandigarh .

ਨਗਰ ਅਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ , ਪੰਜਾਬ

ਪਿੱਠ ਅੰਕਣ ਨੰ: 2104 - 23-ਸੀਟੀਪੀ(ਪਬ)/ਐਸਸੀ-7

ਮਿਤੀ 14.4.05

ਇਸਦਾ ਇੱਕ ਉਤਾਰਾ :

1. ਵਿਭਾਗ ਦੇ ਸਮੂਹ ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ ;
 2. ਵਿਭਾਗ ਦੇ ਸਮੂਹ ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ ;
 3. ਵਿਭਾਗ ਦੇ ਸਮੂਹ ਉਪ ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ ,
- ਨੂੰ ਸੂਚਨਾਂ ਅਤੇ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ ।

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

ਨਗਰ ਅਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ, ਪੰਜਾਬ

ਵੱਲੋਂ,

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ,ਚੰਡੀਗੜ੍ਹ ।

ਸੇਵਾ ਵਿਖੇ,

- 1) ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਲੁਧਿਆਣਾ/ਪਟਿਆਲਾ/ਜਲੰਧਰ/ਅੰਮ੍ਰਿਤਸਰ/ਐਸ.ਏ.ਐਸ.ਨਗਰ ।
- 2) ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਲੁਧਿਆਣਾ/ਪਟਿਆਲਾ/ਬਠਿੰਡਾ/ਸੰਗਰੂਰ/ਫਤਹਿਗੜ੍ਹਸਾਹਿਬ
/ਫਿਰੋਜ਼ਪੁਰ/ਫਰੀਦਕੋਟ/ਜਲੰਧਰ/
ਹੁਸ਼ਿਆਰਪੁਰ/ਅੰਮ੍ਰਿਤਸਰ/ਗੁਰਦਾਸਪੁਰ/ਐਸ.ਏ.ਐਸ.ਨਗਰ/ਮੰਡੀ
ਮੰਡਲ,ਪੰਜਾਬ,ਚੰਡੀਗੜ੍ਹ।
- 3) ਡਿਪਟੀ ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਕਪੂਰਥਲਾ/ ਰੋਪੜ।

ਯਾਦ ਪੱਤਰ ਨੰ: 2069-88-ਸੀਟੀਪੀ(ਪਬ)/ਐਸਪੀ-75
ਮਿਤੀ : 13.4.05

ਵਿਸ਼ਾ: ਨਗਰ ਅਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ ਵੱਲੋਂ ਚਾਰਜ਼ ਕੀਤੇ ਜਾਣ ਵਾਲੇ
ਪਲੈਨਿੰਗ ਚਾਰਜਿਜ਼।

ਹਵਾਲਾ: ਸਕੱਤਰ,ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ ਦਾ ਪੱਤਰ ਨੰ: 2/3/92-
5ਐਚਜੀ ।।/2496,ਮਿਤੀ : 18.3.2005 ।

2. ਹਵਾਲੇ ਅਧੀਨ ਪੱਤਰ ਰਾਹੀਂ ਸਰਕਾਰ ਵੱਲੋਂ ਪਲੈਨਿੰਗ ਚਾਰਜਿਜ਼ ਸਬੰਧੀ ਹੁਕਮ ਜਾਰੀ ਕੀਤੇ ਗਏ ਹਨ ਜਿਹੜੇ ਕਿ ਆਪ ਜੀ ਨੂੰ ਇਸ ਦਫਤਰ ਦੇ ਪਿੱਠ ਅੰਕਣ ਨੰ: 1533-52-ਸੀਟੀਪੀ(ਪਬ)/ਐਸਪੀਪ-443,ਮਿਤੀ: 21.3.05 ਰਾਹੀਂ ਭੇਜੇ ਗਏ ਸਨ। ਸਰਕਾਰ ਵੱਲੋਂ ਨਿਰਧਾਰਤ ਚਾਰਜਿਜ਼ ਵਿੱਚ ਮਿਉਨਿਸਪਲ ਲਿਮਟਸ ਆਫ ਅਰਬਨ ਲੋਕਲ ਬਾਡੀ ਦੇ ਐਕਸਟੈਂਸ਼ਨ ਦੇ ਕੇਸ ਦੇ ਸਬੰਧ ਵਿੱਚ 200/- ਰੁਪਏ ਪ੍ਰਤੀ ਏਕੜ ਕਲਾਸ-1 ਟਾਊਨ ਅਤੇ 100/-ਰੁਪਏ ਪ੍ਰਤੀ ਏਕੜ ਦੂਜੇ ਸ਼ਹਿਰਾਂ ਲਈ ਫੀਸ ਨਿਰਧਾਰਤ ਕੀਤੀ ਹੈ। ਹਵਾਲੇ ਅਧੀਨ ਪੱਤਰ ਵਿੱਚ ਏਕੜ ਦਾ ਰਕਬਾ ਲਿਖਣ ਤੋਂ ਰਹਿ ਗਿਆ ਸੀ। ਇਸ ਲਈ ਇਸ ਨੂੰ ਦਰੁਸਤ ਕਰਕੇ 200/-ਰੁਪਏ ਏਕੜ ਅਤੇ 100/- ਰੁਪਏ ਏਕੜ ਪੜ੍ਹਿਆ ਜਾਵੇ ।

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ,ਚੰਡੀਗੜ੍ਹ ।

ਨਗਰ ਅਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ, ਪੰਜਾਬ

ਵੱਲੋਂ,

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ,ਚੰਡੀਗੜ੍ਹ ।

ਸੇਵਾ ਵਿਖੇ,

ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਐਸ.ਏ.ਐਸ.ਨਗਰ।

ਯਾਦ ਪੱਤਰ ਨੰ: -ਸੀਟੀਪੀ(ਪਬ)/ਐਸਪੀ-443,
ਮਿਤੀ :

ਵਿਸ਼ਾ: ਰੈਵੀਨਿਊ ਪਲੈਨ ਸਪਲਾਈ ਕਰਨ ਲਈ ਫੀਸ ਚਾਰਜ ਕਰਨ ਬਾਰੇ ।

ਹਵਾਲਾ: ਆਪ ਜੀ ਦਾ ਯਾਦ ਪੱਤਰ ਨੰ: 1787-ਸਟਪ(ਐਸ)/ਐਸਪੀ-8,
ਮਿਤੀ: 13.7.06

2. ਵਿਸ਼ੇ ਤਹਿਤ ਆਪ ਵੱਲੋਂ ਰੈਵੀਨਿਊ ਪਲੈਨ ਜਾਰੀ ਕਰਨ ਸਬੰਧੀ ਰੁਪਏ 5000/-ਪ੍ਰਤੀ ਏਕੜ ਲੈਣ ਦਾ ਸੁਝਾਅ ਦਿੱਤਾ ਗਿਆ ਹੈ। ਇਹ ਠੀਕ ਜਾਪਦਾ ਹੈ ਇਸ ਲਈ ਆਉਣ ਵਾਲੇ ਸਮੇਂ ਵਿੱਚ ਜਦੋਂ ਵੀ ਕੋਈ ਅਦਾਰਾ ਰੈਵੀਨਿਊ ਪਲੈਨ ਦੀ ਮੰਗ ਕਰਦਾ ਹੈ ਤਾਂ ਉਸ ਤੋਂ ਰੁਪਏ 5000/- ਫੀਸ ਚਾਰਜ ਕਰ ਲਈ ਜਾਵੇ।

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ,ਚੰਡੀਗੜ੍ਹ ।

ਪਿੱਠ ਅੰਕਣ ਨੰ: 4560-63 ਸੀਟੀਪੀ(ਪਬ)/ਐਸਪੀ-443, ਮਿਤੀ : 3.8.06

ਇਸ ਦਾ ਇਕ ਉਤਾਰਾ ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ ਅੰਮ੍ਰਿਤਸਰ/ ਜਲੰਧਰ / ਪਟਿਆਲਾ / ਲੁਧਿਆਣਾ ਨੂੰ ਫੀਸ ਲੈਣ ਸਬੰਧੀ ਸੂਚਨਾ ਅਤੇ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ ।

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ,ਚੰਡੀਗੜ੍ਹ ।

ਨਗਰ ਅਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ, ਪੰਜਾਬ

ਵੱਲੋਂ,

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ,ਚੰਡੀਗੜ੍ਹ ।

ਸੇਵਾ ਵਿਖੇ,

ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪਟਿਆਲਾ/ਲੁਧਿਆਣਾ/ਅੰਮ੍ਰਿਤਸਰ/ਜਲੰਧਰ/ਐਸ.ਏ.ਐਸ.ਨਗਰ।

ਯਾਦ ਪੱਤਰ ਨੰ: 4093-97-ਸੀਟੀਪੀ(ਪਬ)/ਐਸਪੀ-443,
ਮਿਤੀ : 14.7.06

ਵਿਸ਼ਾ: ਚੋਕਾਂ ਵਿਖੇ ਟਰੀਟਮੈਟ ਪਲੈਨ ਆਦਿ ਨਗਰ ਨਿਗਮ/ਨਗਰ ਕੌਂਸਲ ਨੂੰ ਮੁਹੱਈਆ
ਕਰਵਾਉਣ ਸਬੰਧੀ ।

ਵਿਸ਼ੇ ਤਹਿਤ ਇਸ ਦਫਤਰ ਵੱਲੋਂ ਦਿੱਤੇ ਗਏ ਫੈਸਲੇ ਦੇ ਮੱਦੇ ਨਜ਼ਰ ਆਪ ਜੀ ਨੂੰ ਭੇਜਕੇ
ਲਿਖਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਸਥਾਨਕ ਸਰਕਾਰ,ਵਿਭਾਗ ਵੱਲੋਂ ਜੋ ਵੀ ਚੋਕਾਂ ਜਾਂ ਟਾਊਨ ਪਲੈਨਿੰਗ ਸਕੀਮ ਆਦਿ ਦੀ
ਸੋਧ ਸਬੰਧੀ ਆਪ ਜੀ ਨੂੰ ਕੇਸ ਪ੍ਰਾਪਤ ਹੁੰਦੇ ਹਨ, ਉਨ੍ਹਾਂ ਸਬੰਧੀ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਫੀਸ ਲੈਣੀ ਯੋਗ ਹੋਵੇਗੀ:-

- | | | |
|----|-------------------------------|--------------------|
| 1. | ਛੋਟੇ ਚੋਕਾਂ ਦੇ ਟਰੀਟਮੈਟ ਪਲੈਨ ਲਈ | : 5000/- |
| 2. | ਵੱਡੇ ਚੋਕਾਂ ਲਈ | : 10000/- |
| 3. | ਟੀ.ਪੀ.ਸਕੀਮ ਵਿੱਚ ਸੋਧ ਕਰਨ ਲਈ | : 10000/-ਪ੍ਰਤੀ ਏਕੜ |
| 4. | ਇਕ ਟੀ.ਪੀ.ਸਕੀਮ ਲਈ ਘੱਟੋ ਘੱਟ | : 50000/- |

ਇਸ ਪੱਤਰ ਦੀ ਪਹੁੰਚ ਰਸੀਦ ਭੇਜੀ ਜਾਵੇ ।

ਪਿੱਠ ਅੰਕਣ ਨੰ:

ਸੀਟੀਪੀ(ਪਬ)/

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ,ਚੰਡੀਗੜ੍ਹ ।
ਮਿਤੀ :

ਇਸ ਦਾ ਇਕ ਉਤਾਰਾ ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ(ਸਦਰ ਮੁਕਾਮ) ਨੂੰ ਸੂਚਨਾ ਹਿੱਤ ਭੇਜਿਆ
ਜਾਂਦਾ ਹੈ ।

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ,ਚੰਡੀਗੜ੍ਹ ।

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

No. 10/35/99-4HG1/4885 In pursuance of section 60 of the Punjab Regional and Town Planning and Development Act, 1995, The Punjab Regional and Town Planning and Development Board in its meeting held on 5th April, 2006 Vide Agenda Item No.6 determined the expenses to be paid to the designated Planning Agency declared u/s56(1) on the following rates. These expenses shall be paid by the Punjab Urban Planning and Development Authority to the Planning Agency.

Sr. No	Description of the stage	Rates per Acre (Rs.)
1.	Preparation of Local Planning Area Plan and getting its approval from the Board u/s 56(1) of the Punjab Regional and Town Planning and Development Act, 1995.	Rs. 100.00
2.	Preparation of final plan of Local Planning Area, land use maps and registers and its approval from the Board u/s 56(5) (a) & (b) 58and 59 of the Act ibid.	Rs. 200.00
3.	Preparation and approval of outline Master plan and its report u/s 70 of the Act ibid	Rs. 200.00
4.	Preparation and approval of Draft Comprehensive Master plan u/s 71,72 and 73 of the Act ibid.	Rs. 100.00
5.	Obtaining the approval of the Comprehensive Master Plan u/s 74 incorporating amendments u/s 76 & 77 of the Act ibid	Rs. 50.00

In addition to the above Board also approved rates for Outlines Plans of Urban Estates and its various Sector Layout plans, Zoning Plans, Part Outlay Plans of various sites allowed to difference agencies and Zoning Plans @ Rs.2/- per sq.yds.

86% of the above charges shall be deposited in the State Treasury by the Planning Agency and 14% be retained by it to take care of the expenses incurred by it in discharging of statutory duties assigned to it by the Board. These rates shall be applicable for the works undertaken by the Planning agency after commencement of the Act in 1995 PUDA shall pay the expenses by bifurcating it in two installments i.e., 86% to be deposited in the State Treasury and 14% to be retained by Planning Agency.

Above are operative w.e.f. 26th May 1995.

Dated: 2.6.2006

Sd/- Secy. to Govt. Pb.
SHUD

ਨਗਰ ਅਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ ,ਪੰਜਾਬ

ਪਿੱਠ ਅੰਕਣ ਨੰ: 3736-55-ਸੀਟੀਪੀ(ਪਬ)/ਐਸਪੀ-421 , ਮਿਤੀ 29.6.2006

ਇਸਦਾ ਇੱਕ ਉਤਾਰਾ ਸਮੂਹ ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ/ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ/ਉਪ ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰਾਂ ਨੂੰ ਭੇਜਕੇ ਬੇਨਤੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਉਪਰੋਕਤ ਅਨੁਸਾਰ ਸਟੇਸ਼ਨਵਾਈਜ਼ , ਪ੍ਰੋਜੈਕਟਵਾਈਜ਼ ਬਿਲ ਬਣਾਕੇ ਭੇਜਣ ਦੀ ਕ੍ਰਿਪਾਲਤਾ ਕੀਤੀ ਜਾਵੇ । ਬਿਲਾਂ ਦੇ ਨਾਲ ਪੂਰੇ ਸੁਪੋਰਟਿੰਗ ਦਸਤਾਵੇਜ਼ ਵੀ ਹੋਣੇ ਚਾਹੀਦੇ ਹਨ ।

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ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ , ਚੰਡੀਗੜ੍ਹ।

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

Notification

The 17th August 2007

No. 17/17/01-5HG2/6666 Whereas the Government of Punjab, Department of Housing and Urban Development notified the Periphery Policy vide notification No. 18/35/2002-1HG2/499, dated 20-01-2006 and fixed the External Development Charges (EDC), Conversion Charges and Licence fee in the Master Plan area of Mohali and vide notification. 18/35/2002-1HG2/6390 dated 12-07-2006 extended it in the remaining area of Chandigarh Periphery.

Now, in order to rationalize and to make it more realistic, the Governor of Punjab is pleased to revise the rates for External Development Charges (EDC), Conversion Charges and Licence/Permission fee for the area falling in the jurisdiction of Greater Mohali Area Development Authority (GMADA) with immediate effect as detailed in Annexure-A to this notification.

Dated: Chandigarh
The 17th August, 2007

Arun Goel, IAS
Secretary to Government of Punjab
Housing and Urban Development
Department.

Endst. No. 17/17/01-5HG2/6667

Dated: 17.8.2007

A copy with a spare copy is forwarded to the Controller, Printing and Stationary Department, Punjab, Chandigarh with request to publish this notification in the Punjab Govt. ordinary Gazette and send 200 copies of the same.

Secretary

Endst. No. 17/17/01-5HG2/6668-6677

Dated: 17.8.2007

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

1. The Principal Secretary, Local Government.
2. The Principal Secretary, Industries and Commerce.
3. The Chief Administrator, PUDA, Mohali.
4. The Chief Administrator, GMADA, Mohali.
5. The Chief Administrator, GLADA, Ludhiana..

6. The Chief Administrator, Amritsar Development Authority (ADA)
7. The Chief Administrator, Bathinda Development Authority (BDA).
8. The Chief Administrator, Jalandhar Development Authority (JDA).
9. The Chief Administrator, PDA, Patiala.
10. The Chief Town Planner, Punjab.

Endst.No. 17/17/01-5HG2/6678-6681

Superintendent.
Dated:17.8.2007

A copy of the above is forwarded to the following for information:-

1. PA/CM, Punjab for information of Honable Chief Minister.
2. PS/Chief Parliamentary Secretary Housing and Urban Development for information of the Chief Parliamentary Secretary.
3. PS/Chief Secretary for information of the Chief Secretary.
4. Special Principal Secretary/CM.

Superintendent.

CC.PS/SHUD

Annexure A to notification no. 17/17/01-5HG2/6666
Dated 17-8-2007

REVISED EXTERNAL DEVELOPMENT CHARGES. CONVERSION CHARGES AND LICENCE/PERMISSION FEE IN AREAS FALLING UNDER THE JURISDICTION OF THE GREATER MOHALI AREA DEVELOPMENT AUTHORITY.

Sr. No.	Purpose	External Development Charges(Figures in rupees per square meter)	Conversion Charges (Figures in rupees per square meter)			Licence/Permission Fee (Figures in Lacs/per gross acre)
			NH	SH/Sector Road	Other Road	
1.	Residential (plotted)	919.00	148.00	124.00	99.00	4.00
2.	Residential (Group Housing)	2607.00 (FAR 1.50)	222.00	185.00	148.00	5.00 (FAR 1.50)
3.	Commercial	3224.00 (FAR 1.50)	1186.00	988.00	791.00	200.00 (FAR1.50)
4.	Industrial	1186.00 (FAR 1.00)	148.00	124.00	99.00	0.50 (FAR 1.00)
5.	Recreational	1293.00 (FAR 1.00)	148.00	124.00	99.00	0.50 (FAR 1.00)
6.	Institutional	919.00 (FAR 1.00)	148.00	124.00	99.00	0.50 (FAR 1.00)

1. External Development Charges (EDC) are the charges for utilization of existing infrastructure/proposed infrastructure.
2. The External Development Charges will be utilized by the concerned local planning and urban development authorities for providing infrastructure. In case the concerned authority feels that connectivity is required from any local body or any work is to be got executed from a local body, the proportionate amount may be deposited by the authority with the local body on case to case basis. Conversion charges will be deposited in the Government Treasury and Licence/Permission Fee will be retained by the concerned urban development authority for planning and development of areas under its jurisdiction. Separate account shall be maintained for each of the above charges.
3. As has been decided in the meetings of Cabinet Sub-Committee on additional resource mobilization, process of grant of CLU has to be simplified and rationalized. It has been decided that to avoid multiplicity and to have uniform rates, only one agency i.e. Department of Housing and Urban Development will approve the change of land use/grant permission of land use against payment of prescribed charges, because it is the concerned urban development authority

which has to upgrade the physical infrastructure as a consequence of increased pressure on utilities due to CLU. Therefore if any industrial plot is allowed for conversion to commercial use, differential of commercial and industrial rate will be charged by the Department of Housing and Urban Development from the Promoter and CLU will be approved. Illustration is given on next page.

4. For higher FAR, the rates shall increase proportionately.
5. Licence/Permission fee is the fee granting permission to colonizers/promoters for their projects.
6. Where a piece of land falls in more than one Potential category the highest rate shall apply.
7. The reserved area and open area under roads and parks etc shall be proportionately apportioned to different categories viz. Residential (Plotted). Residential (Group Housing), Commercial etc for calculation of charges.
8. For mixed land use, proportionate charges for different categories shall apply.
9. Abbreviation used indicate NH: National Highways; SR: Scheduled Road.
10. Inter Sector Road is the Sector dividing/Scheduled Road or a road with Right Way of minimum 80 feet.
11. The charges will be applicable to all areas i.e. to the area falling in Statutory or Non-Statutory Master plan limits and to the areas falling beyond these limits as well in the State of Punjab.

Annexure A to Notification No 17/17/01-5HG2/6666 dated 17.8.2007.

Hyper Potential Area	High Potential Area	Medium Potential Area	Low Potential Area
GMADA Area	1. Amritsar 2. Jalandhar 3. Ludhiana (Municipal Corporation area as well as area upto a distance of 15 kms from M.C. limits)	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.

If any revenue estate/local body falls partly within any of the above potential area, the entire local body/revenue estate area will be categorized as that potential area.

Illustration :

If an industrial plot of 1 acre located on Sector Road in GMADA area is allowed for conversion to commercial use, the differential amount would be calculated as follow:-

EDC	Conversion charges	Licence/Permission fee
Rs. (3224 X 4047 = 13047528)-Rs.(1186 X 4047 = 4799742) Difference Rs 8247786	Rs. (988 X 4047 = 3998436) ó Rs (124 X 4047 = 501828) Difference Rs. 3496608	Rs. 20000000 ó Rs. 50000 Difference Rs19950000

Total amount to be paid by the promoter = Rs. 3,16,94,394.00

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

Notification

The 17th August 2007

No. 17/17/01-5HG2/6682 Whereas the Government of Punjab, Department of Housing and Urban Development notified a Policy called "New External Development Charges policy, 2004" vide notification No. 17/17/01-5HG2/6930 dated 06/07/2005 with regard to payment of External Development Charges.

Now, in order to rationalize and to make it more realistic, the Governor of Punjab is pleased to revise the rates of External Development Charges and Licence/Permission fee and to impose Conversion charges in the entire State of Punjab excluding the area falling within the jurisdiction of Greater Mohali Area Development Authority (GMADA) with immediate effect as detailed in Annexure A to this notification.

Dated: Chandigarh
The 17th August, 2007

Arun Goel, IAS
Secretary to Government of Punjab,
Housing and Urban Development Department.

Endst. No. 17/17/01-5HG2/6683

Dated: 17.8.2007

A copy with a spare copy is forwarded to the controller, Printing and Stationary Department, Punjab, Chandigarh with request to publish this notification in the Punjab Govt. ordinary Gazette and send 200 copies of the same.

Secretary

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

1. The Principal Secretary, Local Government.
2. The Principal Secretary, Industries and Commerce.
3. The Chief Administrator, PUDA, Mohali.
4. The Chief Administrator, GMADA, Mohali.
5. The Chief Administrator, GLADA, Ludhiana..
6. The Chief Administrator, Amritsar Development Authority (ADA)
7. The Chief Administrator, Bathinda Development Authority (BDA).
8. The Chief Administrator, Jalandhar Development Authority (JDA).
9. The Chief Administrator, PDA, Patiala.
10. The Chief Town planner, Punjab.

Superintendent.

A copy of the above is forwarded to the following for information:-

1. PA/CM, Punjab for information of Honøble chief Minister.
2. PS/Chief Parliamentary Secretary Housing and Urban Development for information of the Chief Parliamentary Secretary.
3. PS/Chief Secretary for information of the Chief Secretary.
4. Special Principal Secretary/CM.

Superintendent.

Annexure A to Notification on No 17/17/01-5HG2/6682 Dated 17.8.2007

REVISED EXTERNAL DEVELOPMENT CHARGES CONVERSION CHARGES AND LICENCE PERMISSION FEE IN THE ENTIRE STATE OF THE PUNJAB EXCLUDING THE AREA UNDER THE JURISDICTION OF THE GREATER MOHALI AREA DEVELOPMENT AUTHORITY

Purpose	External Development Charges for High Potential Zone Punjab (Figures in rupees per square meter)	External Development Charges for Medium Potential Zone Punjab (Figures in rupees per square meter)	External Development Charges for Low Potential Zone Punjab (Figures in rupees per square meter)	Conversion Charges for High Potential Zone Punjab (Figures in rupees per square meter)			Conversion Charges for Medium Potential Zone in Punjab (Figures in rupees per square meter)			Conversion Charges for Low Potential Zone Punjab (Figures in rupees per square meter)			Licence Permission Fee for High Potential Zone Punjab (Figures in Lacs/ per gross acre)	Licence Permission Fee for Medium Potential Zone Punjab (Figures in Lacs/per gross acre)	Licence Permission fee for Low Potential Zone Punjab (Figures in Lacs/per gross acre)
				NH	SH/Sector Road	Other Road	NH	SH/Sec tor Road	Other Road	NH	SH/Sec tor Road	Other Road			
Residential (Plotted)	827.00	715.00	517.00	133.00	112.00	89.00	74.00	49.00	25.00	37.00	25.00	12.00	3.00	2.00	0.50
Residential (Group Housing)	2346.00 (FAR 1.50)	2238.00 (FAR 1.50)	2060.00 (FAR 1.50)	200.00	167.00	133.00	111.00	74.00	37.00	56.00	37.00	19.00	4.00 (FAR 1.50)	3.00 (FAR 1.50)	0.60 (FAR 1.50)
Commercial	2902.00 (FAR 1.50)	2708.00 (FAR 1.50)	2137.00 (FAR 1.50)	1067.00	889.00	712.00	593.00	395.00	198.00	297.00	198.00	99.00	150.00 (FAR 1.50)	50.00 (FAR 1.50)	10.00 (FAR 1.50)
Industrial	1067.00 (FAR 1.00)	742.00 (FAR 1.00)	630.00 (FAR 1.00)	133.00	112.00	89.00	12.00	10.00	6.00	6.00	6.00	6.00	0.50 (FAR 1.00)	0.20 (FAR 1.00)	0.05 (FAR 1.00)
Recreational	1164.00 (FAR 1.00)	814.00 (FAR 1.00)	756.00 (FAR 1.00)	133.00	112.00	89.00	12.00	10.00	6.00	6.00	6.00	6.00	00.50 (FAR 1.00)	0.20 (FAR 1.00)	0.05 (FAR 1.00)
Institutional	827.00 (FAR 1.00)	715.00 (FAR 1.00)	517.00 (FAR 1.00)	133.00	112.00	89.00	49.00	37.00	25.00	37.00	25.00	12.00	0.50 (FAR 1.00)	0.20 (FAR 1.00)	0.05 (FAR 1.00)

Note :

1. External Development Charges (EDC) are the charges for utilization of existing infrastructure/proposed infrastructure.
2. The External Development Charges will be utilized by the concerned local planning and urban development authorities for providing infrastructure. In case the concerned authority feels that connectivity is required from any local body or any work is to be got executed from a local body, the proportionate amount may be deposited by the authority with the local body on case to case basis. Conversion charges will be deposited in the Government Treasury and Licence/Permission Fee will be retained by the concerned urban development authority for planning and development of areas under its jurisdiction. Separate account shall be maintained for each of the above charges.
3. As has been decided in the meetings of Cabinet Sub-Committee on additional resource mobilization, process of grant of CLU has to be simplified and rationalized. It has been decided that to avoid multiplicity and to have uniform rates, only one agency i.e. Department of Housing and Urban Development will approve the change of land use/grant permission of land use against payment of prescribed charges, because it is the concerned urban development authority which has to upgrade the physical infrastructure as a consequence of increased pressure on utilities due to CLU. Therefore if any industrial plot is allowed for conversion to commercial use, differential of commercial and industrial rate will be charged by the Department of Housing and Urban Development from the promoter and CLU will be approved. Illustration is given on next page.
4. For higher FAR, the rates shall increase proportionately.
5. Licence/Permission fee is the fee for granting permission to colonizers/promoters for their projects.
6. Where a piece of land falls in more than one potential category, the highest rate shall apply.
7. The reserved area and open area under roads and parks etc shall be proportionately apportioned to different categories viz. Residential (Plotted), Residential (Group Housing), commercial etc for calculation of charges.
8. For mixed land use, proportionate charges for different categories shall apply.
9. Abbreviation used indicate NH: National Highway; SR: Scheduled Road.
10. Inter Sector Road is the Sector dividing/Scheduled Road or a road with Right way of minimum 80 feet.

The charges will be applicable to all areas i.e. to the area falling in Statutory or Non-Statutory Master plan limits and to the areas falling beyond these limits as well in the State of Punjab.

Hyper Potential Area	High Potential Area	Medium Potential Area	Low potential Area
GMADA Area	1. Amritsar 2. Jalandhar 3. Ludhiana (Municipal Corporation area as well as area upto a distance of 15 kms from M.C. limits)	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.

If any revenue estate/local body falls partly within any of the above potential area, the entire local body/revenue estate area will be categorized as that potential area.

Illustration :

If an industrial plot of 1 acre located on Sector Road in GMADA area is allowed for conversion to commercial use, the differential amount would be calculated as follows:-

EDC	Conversion charges	Licence/permission fee
Rs. (3224 x 4047 = 13047528)-Rs.(1186 x 4047 = 4799742) Difference Rs 8247786	Rs. (988 x 4047 = 3998436) ó Rs (124 x 4047 = 501828) Difference Rs. 3496608	Rs. 20000000 ó Rs. 50000 Difference Rs19950000

Total amount to be paid by the promoter = Rs. 3,16,94,394.00

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

Notification

The 19th September 2007

No.17/17/01-5HG2/7639 Whereas the Government of Punjab, Department of Housing and Urban Development notified a policy called "New External Development Charges Policy, 2004" vide notification No. 17/17/01-5HG2/6930 dated 06.07.2005 and revised the rates of EDC and License/permission fee and imposed conversion charges in the entire state of Punjab, except GMADA area, vide notification no. 17/17/01-5HG2/6682 dated 17.8.2007.

Now in order to rationalize and to make it more realistic, the Governor of Punjab is pleased to partially modify the rates of External Development charges and License/Permission fee for Residential Plotted, Residential Group Housing and Commercial purposes in the entire State of Punjab excluding the area falling within the jurisdiction of Greater Mohali Area Development Authority (GMADA) with immediate effect as detailed in Annexure "A" to this notification.

Dated: Chandigarh
The

Endst. NO. 17/17/01-5HG2/7640

Arun Goel, IAS
Secretary to Government of Punjab,
Housing and Urban Development Department
Dated: 19-09-2007

A copy with a spare copy is forwarded to the Controller, Printing and Stationery Department, Punjab, Chandigarh with request to publish this notification in the Punjab Govt. ordinary Gazette and send 200 copies of the same.

Secretary

Endst No. 17/17/01-5HG2/7625-34

Dated: 19-09-2007

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

1. The Principal Secretary, Local Government.
2. The Principal Secretary, Industries and Commerce.
3. The Chief Administrator, PUDA, Mohali.
4. The Chief Administrator, GMADA, Mohali.
5. The Chief Administrator, GLADA, Ludhiana.
6. The Chief Administrator, Amritsar Development Authority (ADA).
7. The Chief Administrator, Bathinda Development Authority (BDA).
8. The Chief Administrator, Jalandhar Development Authority (JDA).
9. The Chief Administrator, PDA, Patiala.
10. The Chief Town Planner, Punjab.

Superintendent

Endst No. 17/17/01-5HG2/7635-38

Dated: 19-09-2007

A copy of the above is forwarded to the following for information:-

1. PA/CM, Punjab for information of Honable Chief Minister.
2. PS/Chief Parliamentary Secretary Housing and Urban Development for information of the Chief Parliamentary Secretary.
3. PS/Chief Secretary for information of the Chief Secretary.
4. Special Principal Secretary/CM.

Superintendent

Endst. No. CTP(G)-07/352

Dated 25-9-07

Copy is forwarded to the following for information & necessary action:-

- 1) Addl. Chief Administrator (HQ/Policy), GMADA.
- 2) Addl. Chief Administrator, GMADA, Mohali.
- 3) Senior Town Planner, GMADA.
- 4) Distt. Town Planner, GMADA.
- 5) Architect (Project) GMADA.
- 6) Accounts Officer (HQ) GMADA.

Chief Town Planner,
GMADA

Annexure A to Notification No. 17/17/01-5HG2/7639 Dated: 19-09-2007

EXTERNAL DEVELOPMENT CHARGES, CONVERSION CHARGES AND LICENSE/PERMISSION FEE IN THE ENTIRE STATE OF PUNJAB EXCLUDING THE AREA UNDER THE JURISDICTION OF THE GREATER MOHALI AREA DEVELOPMENT AUTHORITY.

High Potential Zone- CATEGORY-I

Ludhiana, Jalandhar, Amritsar M.C. Limits & Area within radius of 5 Kms, outside M.C. limits.

(Rs. In lacs per gross acre)

Sr. No.	Purpose	External Development Charges	Conversion Charges			Licence/ permission fee
			NH	SH/Sector Road	Other Road	
1.	Residential (Plotted)	26.78	5.38	4.53	3.60	3.00
2.	Residential (Group Housing)	60.25 (FAR 1.75)	8.09	6.76	5.38	4.00 (FAR 1.75)
3.	Commercial	93.95 (FAR 1.75)	43.18	35.98	28.81	100.00 (FAR 1.75)

High Potential Zone – CATEGORY – II

Ludhiana, Jalandhar, Amritsar outside M.C. Limits within radius of 5 Kms. To 15 Kms.

(Rs. In lacs per gross acre)

Sr. No	Purpose	External Development Charges	Conversion Charges			Licence/ Permission Fee
			NH	SH/Sector Road	Other Road	
1.	Residential (Plotted)	22.76	5.38	4.53	3.60	3.00
2.	Residential (Group Housing)	51.21 (FAR 1.75)	8.09	6.76	5.38	4.00 (FAR 1.75)
3.	Commercial	79.85 (FAR 1.75)	43.18	35.98	28.81	100.00 (FAR 1.75)

NOTE: The conversion charges are the same in all the categories as notified vide notification no. 17/17/01-5HG2/6682 dated 17.8.2007. These have all been converted into per acre.

MEDIUM POTENTIAL ZONE- CATEGORY – I

(5 Km on both side of G.T. Road)

Patiala, Rajpura, Sirhind, Gobindgarh, Khanna & Phagwara and area upto 5 Km outside M.C. Limit

(Rs. In lacs per gross acre)

Sr. No.	Purpose	External Development Charges	Conversion Charges			Licence/ Permission Fee
			NH	SH/Sector Road	Other Road	
1.	Residential (Plotted)	20.48	2.99	1.98	1.01	2.00
2.	Residential (Group Housing)	40.00 (FAR 1.75)	4.49	2.99	1.50	3.00 (FAR 1.75)
3.	Commercial	71.86 (FAR 1.75)	24.00	16.0	8.01	25.00 (FAR 1.75)

MEDIUM POTENTIAL – CATEGORY – II

(5 Km on both side of G.T. Road NH-1 in State of Punjab excluding area in High I & II & Medium I)

(Rs. In lacs per gross acre)

Sr. No.	Purpose	External Development Charges	Conversion Charges			Licence/ Permission Fee
			NH	SH/Sector Road	Other Road	
1.	Residential (Plotted)	17.41	2.99	1.98	1.01	2.00
2.	Residential (Group Housing)	40.00 (FAR 1.75)	4.49	2.99	1.50	3.00 (FAR 1.75)
3.	Commercial	61.08 (FAR 1.75)	24.00	16.0	8.01	25.00 (FAR 1.75)

NOTE: The conversion charges are the same in all the categories as notified vide notification no. 17/17/01-5HG2/6682 dated 17.8.2007. These have all been converted into per acre.

LOW POTENTIAL ZONE – CATEGORY – I**Bathinda, Moga, Batala, Pathankot, Barnala, Malerkotla & Hoshiarpur.**

Upto 15 Km outside M.Corp. limits for Bathinda & 5 Km. outside M.C. limits for other towns.

(Rs. In lacs per gross acre)

Sr. No.	Purpose	External Development Charges	Conversion Charges			Licence/ Permission Fee
			NH	SH/Sector Road	Other Road	
1.	Residential (Plotted)	10.46	1.50	1.01	0.49	0.50
2.	Residential (Group Housing)	20.92 (FAR 1.75)	2.27	1.50	0.77	0.60 (FAR 1.75)
3.	Commercial	31.38 (FAR 1.75)	12.02	8.01	4.0	5.00 (FAR 1.75)

LOW POTENTIAL ZONE – CATEGORY – II**Sangrur, Sunam, Nabha, Faridkot, Kotkapura, Ferozepur, Malout, Abohar, Mukatsar, Nawanshahar, Ropar, Tarn Taran, Gurdaspur, Samana, Jagraon, Mansa (M.C. limits & area within radius of 3 Km.)****(Rs. In lacs per gross acre)**

Sr. No.	Purpose	External Development Charges	Conversion Charges			Licence/ Permission Fee
			NH	SH/Sector Road	Other Road	
1.	Residential (Plotted)	7.85	1.50	1.01	0.49	0.38
2.	Residential (Group Housing)	15.70 (FAR 1.75)	2.27	1.50	0.77	0.45 (FAR 1.75)
3.	Commercial	23.55 (FAR 1.75)	12.02	8.01	4.0	4.00 (FAR 1.75)

LOW POTENTIAL ZONE – CATEGORY – III

All other towns and areas other than included in Category Low- I & II

Sr. No.	Purpose	External Development Charges	Conversion Charges			Licence/ Permission Fee
			NH	SH/Sector Road	Other Road	
1.	Residential (Plotted)	5.89	1.50	1.01	0.49	0.25
2.	Residential (Group Housing)	11.78 (FAR 1.75)	2.27	1.50	0.77	0.30 (FAR 1.75)
3.	Commercial	17.67 (FAR 1.75)	12.02	8.01	4.0	3.0 (FAR 1.75)

NOTE: The conversion charges are the same in all the categories as notified vide notification no. 17/17/01-5HG2/6682 dated 17.8.2007. These have all been converted into per acre.

The charges will be applicable to all areas i.e. to the area falling in Statutory or Non-Statutory Master Plan limits and to the areas falling beyond these limits in the State of Punjab.

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

If any revenue estate/local body falls partly within any of the above potential area, the entire local body/revenue estate area will be categorized as that potential area.

ILLUSTRATION:

If an Industrial plot of 1 acre located on Sector road in GMADA area is allowed for conversion to commercial use, the differential amount would be calculated as follows:

EDC	Conversion Charges	Licence/Permission Fee
Rs. (3224 x 4047 = 13047528) ó Rs. (1186 x 4047 = 4799742) Difference Rs. 8247786	Rs. 988 x 4047 = 3998436) ó Rs. (124 x 4047= 501828) Difference Rs. 3496608	Rs. 20000000- Rs. 50000 Difference Rs. 19950000

Total amount to be paid by the promoter = Rs. 3,16,94,394.00

NOTE:

1. External Developments Charges (EDC) are the charges for utilization of existing infrastructure/proposed infrastructure.
2. The External Development Charges will be utilized by the concerned local planning and urban development authorities for providing infrastructure. In case the concerned authority feels that connectivity is required from any local body, or any work is to be got executed from a local body, the proportionate amount may be deposited by the authority with the local body on case to case basis. Conversion charges will be deposited in the Government Treasury and License/ Permission Fee will be retained by the concerned urban development authority for planning and development of areas under its jurisdiction. Separate account shall be maintained for each of the above charges.
3. As has been decided in the meetings of Cabinet Sub-committee on additional resource mobilization, process of grant of CLU has to be simplified and rationalized. It has been decided that to avoid multiplicity and to have uniform rates, only one agency i.e. Department of Housing and Urban Development will approve the change of land use/grant permission of land use against payment of prescribed charges, because it is the concerned urban development authority which has to upgrade the physical infrastructure as a consequence of increased pressure on utilities due to CLU. Therefore if any industrial plot is allowed for conversion to commercial use, differential of commercial and industrial rate will be charged by the Department of Housing and Urban Development from the promoter and CLU will be approved. Illustration is given on previous page.
4. The purchase of higher FAR, than prescribed, at half the proportionate rate, for Group Housing and Commercial purposes, shall be allowed subject to admissibility under town planning norms, structural and fire safety as per National Building Code.
5. License/ Permission fee is the fee for granting permission to colonizers/promoters for their projects.
6. Where a piece of land falls in more than one Potential category, the proportionate rate for each category shall apply.
7. The reserved area (until it is planned) and open area under roads and parks, School, dispensary and other utilities shall be charged at the rate of residential plotted area.
8. For mixed land use, proportionate charges for different categories shall apply.

9. Abbreviation used indicates NH: National Highway: SR Scheduled Road.
10. Inter Sector Road is the Sector dividing/Scheduled Road or a road with Right Way of minimum 80 feet.
11. The conversion/CLU charges shall be at the rate as on the date of grant of permission for CLU. The license/permission fee and EDC shall be charged at the rate as on the date of grant/exemption of license. In cases where CLU/license/ permission has been granted prior to the notification of this policy, the rates shall be as specified in each permission order. Since in most of previous permission orders, it was specified that conversion charges and EDC charges shall be the charges as and when levied/on account basis, in such cases the present rates shall apply.

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

Notification
The 19th September 2007

No. 17/17/01-5HG2/7623 Whereas the Government of Punjab, Department of Housing and Urban Development notified the Periphery Policy vide notification No. 18/35/2002-1HG2/499, dated 20.1.2006 and vide notification. 18/35/2002-1HG2/6390 dated 12.7.06 extended it in the remaining area of Chandigarh Periphery and revised the rates for EDC, Conversion Charges and License/Permission fee in the area falling in the jurisdiction of Greater Mohali Area Development Authority vide notification no. 17/17/01-5HG2/6666 dated. 17.8.07.

Now in order to rationalize and to make it more realistic, the Governor of Punjab is pleased to partially modify the rates of External Development charges and License/Permission fee for Residential Plotted, Residential Group Housing and Commercial purposes for the area falling in the jurisdiction of Greater Mohali Area Development Authority with immediate effect as detailed in Annexure "A" to this notification.

Dated: Chandigarh
The

Arun Goel, IAS
Secretary to Government of Punjab,
Housing and Urban Development Department

Endst. No. 17/17/01-5HG2/7624

Dated: 19-09-2007

A copy with a spare copy is forwarded to the Controller, Printing and Stationary Department, Punjab, Chandigarh with request to publish this notification in the Punjab Govt. ordinary Gazette and send 200 copies of the same.

Secretary

Endst No. 17/17/01-5HG2/7625-34

Dated: 19-09-2007

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

1. The Principal Secretary, Local Government.
2. The Principal Secretary, Industries and Commerce.
3. The Chief Administrator, PUDA, Mohali.
4. The Chief Administrator, GMADA, Mohali.
5. The Chief Administrator, GLADA, Ludhiana.

6. The Chief Administrator, Amritsar Development Authority (ADA).
7. The Chief Administrator, Bathinda Development Authority (BDA).
8. The Chief Administrator, Jalandhar Development Authority (JDA).
9. The Chief Administrator, PDA, Patiala.
10. The Chief Town Planner, Punjab.

Endst No. 17/17/01-5HG2/7635-38

**Superintendent
Dated: 19-09-2007**

A copy of the above is forwarded to the following for information:-

1. PA/CM, Punjab for information of Honøble Chief Minister.
2. PS/Chief Parliamentary Secretary Housing and Urban Development for information of the Chief Parliamentary Secretary.
3. PS/Chief Secretary for information of the Chief Secretary.
4. Special Principal Secretary/CM.

Endst. No. CTP(G)-07/358

**Superintendent
Dated 25.9.07**

Copy is forwarded to the following for information & necessary action:-

- 1) Addl. Chief Administrator (HQ/Policy), GMADA.
- 2) Addl. Chief Administrator GMADA, Mohali.
- 3) Senior Town Planner, GMADA.
- 4) Distt. Town Planner, GMADA.
- 5) Architect (Project) GMADA.
- 6) Accounts Officer (HQ) GMADA.

**Chief Town Planner
GMADA**

REVISED EXTERNAL DEVELOPMENT CHARGES, CONVERSION AND LICENCE/PERMISSION FEE IN AREAS FALLING UNDER THE JURISDICTION OF THE GREATER MOHALI AREA DEVELOPMENT AUTHORITY.

Category – I
Local Planning Area, SAS Nagar (Mohali)

(Rs. in lacs per gross acre)

Sr. No.	Purpose	External Development Charges	Conversion Charges			License/Permission Fee
			NH	SH/Sector Road	Other Road	
1.	Residential (Plotted)	36.95	5.98	5.01	4.00	4.00
2.	Residential (Group Housing)	105.50 (FAR 1.75)	8.98	7.48	5.98	5.00 (FAR 1.75)
3.	Commercial	130.47 (FAR 1.75)	47.99	39.98	32.01	200.00 (FAR 1.75)

CATEGORY – II

Local Planning Area Kharar, Zirakpur, Derabassi, Banur & Mullanpur

(Rs. in lacs per gross acre)

Sr. No.	Purpose	External Development Charges	Conversion Charges			Licence/Permission Fee
			NH	SH/Sector Road	Other Road	
1.	Residential (Plotted)	31.40	5.98	5.01	4.00	4.00
2.	Residential (Group Housing)	89.67 (FAR 1.75)	8.98	7.48	5.98	5.00 (FAR 1.75)
3.	Commercial	110.90 (FAR 1.75)	47.99	39.98	32.01	200.00 (FAR 1.75)

CATEGORY – III

Area other than Local Planning Areas in Chandigarh Periphery and area in GMADA out side periphery.

(Rs. in lacs per gross acre)

Sr. No.	Purpose	External Development Charges	Conversion Charges			Licence/Permission Fee
			NH	SH/Sector Road	Other Road	
1.	Residential (Plotted)	26.70	5.98	5.01	4.00	4.00
2.	Residential (Group Housing)	76.22 (FAR 1.75)	8.98	7.48	5.98	5.00 (FAR 1.75)
3.	Commercial	94.26 (FAR 1.75)	47.99	39.98	32.01	200.00 (FAR 1.75)

NOTE: The conversion charges are the same in all the categories as notified vide notification no. 17/17/01-5HG2/6666 dated 17.8.2007. These have all been converted into per acre.

ILLUSTRATION:

If an Industrial plot of 1 acre located on Sector road in GMADA area is allowed for conversion to commercial use, the differential amount would be calculated as follows:

EDC	Conversion Charges	Licence/Permission Fee
Rs. (3224 x 4047 = 13047528) ó Rs. (1186 x 4047 = Rs. 4799742) Difference Rs. 8247786	Rs. 988 x 4047 = 3998436) ó Rs. (124 x 4047 = 501828) Difference Rs. 3496608	Rs. 20000000 ó Rs. 50000 Difference Rs. 19950000

Total amount to be paid by the promoter = Rs. 3, 16, 94, 394.00

NOTE:

1. External Development Charges (EDC) are the charges for utilization of existing infrastructure/proposed infrastructure.
2. The External Development Charges will be utilized by the concerned local planning and urban development authorities for providing infrastructure. In case the concerned authority feels that connectivity is required from any local body or any work is to be got executed from a local body, the proportionate amount may be deposited by the authority with the local body on case to case basis. Conversion charges will be deposited in the Government Treasury and License/Permission Fee will be retained by the concerned urban development

authority for planning and development of areas under its jurisdiction. Separate account shall be maintained for each of the above charges.

3. As has been decided in the meetings of Cabinet Sub-committee on additional resource mobilization, process of grant of CLU has to be simplified and rationalized. It has been decided that to avoid multiplicity and to have uniform rates, only one agency i.e., Department of Housing and Urban Development will approve the change of land use/grant permission of land use against payment of prescribed charges, because it is the concerned Urban Development Authority which has to upgrade the physical infrastructure as a consequence of increased pressure on utilities due to CLU. Therefore if any industrial plot is allowed for conversion to commercial use, differential of commercial and industrial rate will be charged by the Department of Housing and Urban Development from the promoter and CLU will be approved. Illustration is given above.
4. The purchase of higher FAR, than prescribed, at half the proportionate rate, for Group Housing and Commercial purposes, shall be allowed subject to admissibility under town planning norms, structural and fire safety as per National Building Code.
5. License/Permission fee is the fee for granting permission to colonizers/promoters for their projects.
6. Where a piece of land falls in more than one Potential category the proportionate rate for each category shall apply.
7. The reserved area (until it is planned) and open area under roads and parks, School, dispensary and other utilities shall be charged at the rate of residential plotted area.
8. For mixed land use, proportionate charges for different categories shall apply.
9. Abbreviation used indicates NH: National Highway; SR Scheduled Road.
10. Inter Sector Road is the Sector dividing/Scheduled Road or a road with Right Way of minimum 80 feet.
11. The conversion/CLU charges shall be at the rate as on the date of grant of permission for CLU. The license/ permission fee and EDC shall be charged at the rate as on the date of grant/exemption of license. In cases where CLU/license/permission has been granted prior to the notification of this policy, the rates shall be as specified in each permission order. Since in most of previous permission orders, it was specified that conversion charges and EDC charges shall be the charges as and when levied/on account basis, in such cases the present rates shall apply.

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

NOTIFICATION

No. : 17/17/01/5HG2/327

Dated Chandigarh , the 11th January, 2008

Whereas there is a need to boost the industrial growth and attract investment in industrial sector to generate more employment opportunities in the state and, the state Government feels there is a need to give special incentives to the industry in terms of EDC, CLU, and LF/PF.

Now, therefore, the Governor of Punjab is pleased to notify the rates of EDC, CLU and license/permission fee for setting up of industries in the state as per annexure-A.

Industries include Industrial park, IT Park, Knowledge Park, Industrial area or Individual Industrial Units, Knowledge based Industry, Rice Shellers, Brick Kilns, Hot mixing plants, Stone crushers, Warehousing, Logistics for the purpose of these rates.

The promoter shall pay EDC, change of land use charges and license /permission fee at rates notified for various zones of the state given in the Annexure-A. The change of land use charges and the license/permission shall be payable in single installment up front at the time of approval of CLU/Building Plans. The external development charges shall be payable in two equal installments within a year of grant of approval of building plans.

The rates of EDC, CLU and License /Permission Fee for residential and commercial components in the IT Park / Industrial Park / Knowledge Park shall be payable as per the rates and terms and conditions notified for residential and commercial use by the Department of Housing and Urban Development for respective potential zones.

Arun Goel, IAS
Secretary to Government of Punjab,
Deptt. of Housing and Urban Development

Endst. NO. 17/17/01/-5HG2/328

Dated 11-01-2008

A copy with a spare copy is forwarded to the Controller, Printing and Stationary Department, Punjab, Chandigarh with request to publish this notification in the Punjab Govt. ordinary Gazette and send 100 copies of the same.

Additional Secretary

ContdÍ . 2

Annexure –A

EXTERNAL DEVELOPMENT CHARGES (EDC), CHANGE OF LAND USE CHARGES (CLU) AND LICENSE FEE ON INDUSTRIES (EXCLUDING GMADA AREA)

(Rs. in lac per acres)

Category	Amritsar, Jalandhar, Ludhiana, Local Planning area			Rest of State			Remarks
	EDC	CLU	License Fee	EDC	CLU	License Fee	
Industrial	5.00	0.50	0.00	1.00	0.00	0.00	Actual charges levied by concerned departments for providing various connectivities will be payable by the developer in addition to EDC

EXTERNAL DEVELOPMENT CHARGES (EDC) CHANGE OF LAND USE CHARGES (CLU) AND LICENSE FEE ON INDUSTRIES IN GMADA AREA

(Rs. in lac per acre)

Category	Mohali, Local Planning Area			Other Local Planning Areas in Chandigarh Periphery			Free Enterprise Zone (FEZ) Area			Remarks
	EDC	CLU	License Fee	EDC	CLU	License Fee	EDC	CLU	CLU License	
Industrial	15.00	2.00	0.00	10.00	1.00	0.00	5.00	0.50	0.00	Actual charges levied by concerned departments for providing various connectivities will be payable by the developer in addition to EDC

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

NOTIFICATION

No. : 17/17/01/5HG2/311

Dated Chandigarh , the 11th January, 2008

Whereas with a view to upgrade the development of infrastructure in the state, it is essential to have adequate number of institutions, hospitals, multimedia centers and hotels comparable to global standards in terms of facilities and quality, and there is a shortage of all categories of the above infrastructure.

Whereas the Govt. of Punjab feels that the demand for educational institutions, Hospitals and Hotels has tremendously increased due to the globalization of economy and change in the living style of the people, and there is an immediate requirement to facilitate channelization of investment in this sector,

Now, therefore, the Governor of Punjab is pleased to notify the policy for Institutions, Hospitals, Multimedia Centers and Hotels as under.

1. INSTITUTION :

It may be educational , Social or Cultural Institution. It must have a minimum plot size of 5000 sq. mt or area required as per the norms of the affiliating authority, whichever is more, with atleast 200 ft frontage . It should be on atleast 40 ft wide road (Outside Master Plan) and on prescribed road within a Master Plan.

2. MULTIMEDIA CENTRE, HOSPITAL :

It must be on a minimum plot area of 5000 sq. mts with at least 200 ft. frontage on a minimum 80 ft. wide road and having a professional management.

3. HOTEL

It must have a minimum plot size of 5000 sq. mt with atleast 200 ft. frontage on a minimum 80ft. wide road. It should have a management tie up or franchise arrangement with National / International hotel chain of repute having atleast five hotels consisting of minimum of 50 rooms each in India /abroad. The land owner can have joint venture/ Development agreement /revenue sharing arrangement with the developer / Hotelier.

4. INCENTIVES

The promoter shall pay EDC, License/Permission Fee at half the rates fixed for residential plotted category in respective potential zones for hospital, multimedia centers (Not Multiplexes) and hotel and at ¼th the rates fixed for residential plotted category in respective potential zones for institutions. CLU charges shall be payable at the rates fixed for industrial category as these activities shall be treated as an industry in land use

plans. CLU charges and license/Permission fee shall be payable in single installment up front at the time of approval of CLU or the proposal, as the case may be. The external development charges shall be payable in two equal six monthly installments within a year of grant of approval of proposal / Building plans.

Thus as per notification nos. 17/17/01/5HG2/6666 dated 17.08.2007, 17/17/01/5HG2/6682, dated 17.08.2007, 17/17/01/5HG2/7623, dated 19.09.2007, 17/17/01/5HG2/7639, dated 19.09.2007, if agriculture land in high potential zone- I on national highway viz. Ludhiana, Jalandhar, Amritsar is used for construction of a hospital or hotel, it shall pay approximately Rs. 13.39 lacs as EDC, Rs. 1.50 lacs as License Fee and Rs. 0.50 lac as CLU charges per acre. In case an existing industrial plot is used for construction of a hospital, educational institution, Multimedia centre (Not Multiplex) or hotel, it shall pay proportionate EDC and License /Permission Fee on the differential, at the rates given in paragraph a) above, as worked out in illustration already given in the above said notifications. As no conversion of land use is involved in such cases, no change of land use case shall be processed. However, it shall be allowed only in those phases of industrial focal points which have predominantly IT/Knowledge based industry (e.g IT City, SAS Nagar comprising Phase VIII A and B developed by PSIEC) and not in such phases of Industrial focal points that have predominantly manufacturing industry. On any existing industrial plot, construction of a hospital, Educational Institution, Multimedia centre (Not Multiplex) or Hotel, shall be permitted up to the maximum plot size of 10,000 sq. mts. only)

At the rates mentioned in para a) above, the Educational Institutions, Multimedia centers and hospitals shall be allowed F.A.R upto 1 with ground coverage upto 40%. The Hotels shall be allowed F.A.R upto 3 (20-25% of this FAR can be used for commercial purposes) with ground coverage upto 50%. Parking for Institutions, Hospital, Multimedia centers and hotels shall be 1 ECS per 100 sq. mt. of covered area.

However, to encourage industrial development and make it viable, Hospitals, Educational Institutions, Multimedia Centers (Not Multiplexes) and Hotels may be allowed in the Industrial/ Knowledge parks in the ratio of 10 percent of the industrial component in the Industrial / Knowledge parks of 50 acres and above, 15 percent of the industrial component in the Industrial /Knowledge parks of 100 acres and above. 20 percent of the Industrial component in the Industrial/ Knowledge parks of 150 acres and above, 25 percent of the industrial component for the Industrial /Knowledge parks of 200 acres and above.

There shall be no restrictions of height subject to Air Force clearance. But fire safety and structure safety norms shall be as per National Building Code.

Where applicable, the norms of periphery policy shall apply, in addition to the above.

PROCESSING: The Chief Town Planner, Punjab, shall be the Competent Authority to process applications under this policy, collect requisite charges and approve the proposal

/ building plans for above mentioned projects. However, he shall submit the cases of CLU where required, to the Competent Authority.

Chandigarh
Dated 11.01.2008

Arun Goel, IAS
Secretary to Govt. of Punjab
Department of Housing & Urban Development

Endst. No. 17/17/01-5HG2/312

Dated : 11.01.2008

A copy with a spare copy is forwarded to the Controller, Printing and Stationary Department , Punjab, Chandigarh with request to publish this notification in the Punjab Govt. ordinary Gazette and send 100 copies of the same.

Endst. No. 17/17/01-5HG2/313-322

Additional Secretary
Dated : 11.01.2008

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

1. The Principal Secretary, Local Government.
2. The Principal Secretary, Industries and Commerce
3. The Chief Administrator, PUDA, Mohali
4. The Chief Administrator, GMADA, Mohali
5. The Chief Administrator, GLADA, Ludhiana
6. The Chief Administrator, Amritsar Development Authority (ADA)
7. The Chief Administrator, Bathinda Development Authority (BDA)
8. The Chief Administrator, Jalandhar Development Authority (JDA)
9. The Chief Administrator, PDA, Patiala.
10. The Chief Town Planner, Punjab.

Additional Secretary

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

NOTIFICATION

No. : 17/17/01/5HG2/295

Dated Chandigarh , the 11th January, 2008

Whereas to promote the sports in the state, it is essential to have adequate sports infrastructure comparable to global standards in terms of facilities and quality .

And whereas, there is a severe shortage of all categories of modern sports infrastructure.

Now, therefore, to facilitate establishment of sports infrastructure and channelize investment in this sector, the Governor of Punjab is pleased to notify the policy for the development of sports infrastructure.

SPORTS INFRASTRUCTURE : It shall include the construction of stadium , football ground, Hockey ground , Cricket ground , Lawn tennis court, development of Golf course, other indoor and outdoor sports activities as recognized worldwide as sports but shall exclude amusement parks or any type /form of gambling.

It should be built over the minimum area and with such specifications as are prescribed by respective National and International Sports Organisations and according to the norms of Town and Country Planning Department and located on a minimum 60 ft. wide road, with atleast 200 ft. frontage.

INCENTIVES :

Promoter shall pay EDC on the basis of actual amount spent on providing external development and connectivity by the concerned Govt. agency / Development Authority. The CLU shall be paid at a flat rate of Rs. 50,000/- per acre. The CLU charges shall be payable in single installment upfront at their time of approval of CLU. The EDC shall be payable in two equal six monthly installments on the demand raised by the Govt. agency /development authority.

Chandigarh
Dated 11.01.2008

Arun Goel, IAS
Secretary to Govt. of Punjab
Department of Housing and Urban Development

Endst. No. 17/17/01-5HG2/296

Dated : 11.01.2008

A copy with a spare copy is forwarded to the Controller, Printing and Stationery Department , Punjab, Chandigarh with request to publish this notification in the Punjab Govt. ordinary Gazette and send 100 copies of the same.

Additional Secretary

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

To,

1. Chief Administrator,
Punjab Urban Planning and Development Authority, PUDA Bhawan, Mohali
2. Chief Administrator,
Greater Mohali Area Development Authority, Mohali
3. Chief Administrator,
Greater Ludhiana Area Development Authority. Ludhiana
4. Chief Administrator
Development Authority, Amritsar/ Bathinda/ Jalandhar/ Patiala.
5. All Deputy Commissioners in the State.
6. All Senior Town Planners/ District Town Planners/ Deputy Distt. Town Planners
of the Town and Country Planning Department, Punjab.

Memo. NO. 17/17/1/5HG2/343-48

Dated Chandigarh, The 11th January , 2008

**Subject : License / permission fee, EDC and CLU charges in case of Petrol
Pumps and Gas Godowns.**

The issue of license/ permission fee. EDC and CLU charges in cases of Petrol Pumps and Gas Godowns was discussed in the meeting held on 11th January 2008 under the chairmanship of Hon^{ble} Chief Minister Punjab. The NOCs of Petrol Pumps and Gas Godowns are issued by the respective Deputy Commissioners of the Districts after taking the reports from different Departments . Siting of these activities is recommended by different departments as per the norms / guidelines of different authorities. It has been decided that District Magistrate, on receipt of the NOCs from different departments, shall not ask the applicant to get the CLU certificate from Government. Rather , Deputy Commissioners , on satisfying that all the concerned Departments have recommended the NOCs shall ask the applicant to deposit the CLU charges @ of residential plotted category in the respective potential zone with the concerned District Town Planner and EDC and License Fee @ of residential plotted category in the respective potential zone with the concerned Urban Development Authority and thereafter issue the NOC on the production of the receipts of these charges . The NOC issued by the Deputy Commissioner may be considered as deemed CLU order.

Additional Secretary

Endst. NO. 17/17/1/5HG2/349

Dated : 11-01-2008

A copy is forwarded to the Chief Town Planner, Punjab, Chandigarh for information and necessary action

Additional Secretary



MISCELLANEOUS

COPY OF LETTER DATED 22.09.71 FROM THE DIVISIONAL SUPDT. N.RLY, FEROZEPUR, TO THE SECRETARY TO GOVERNMENT, PUNJAB, LOCAL, SELF GOVERNMENT, PUNJAB, ETC.

Subject : Construction of Private Buildings near Railway Land.

The railway Board vide their letter No. : 5456-w dated 24.4.46 had directed all provincial Govt. and local bodies to incorporate, a provision in the Municipal bye laws for leaving 100 feet open space between the railway boundary and nearby private building constructed on adjacent land. Accordingly the Govt. of Punjab had issued instructions to all the Dy. Commissioners on the subject vide their letter No. 2565-C/46/20914, dt. 18.09.46. It has been observed by the Railway Administration that the instructions of the Punjab Govt. are not being adhered to by the local bodies and they are passing the plans in spite of the fact that the buildings are located adjacent to the railway boundary. The location of the private buildings just adjacent to the Rly. land is not a good practice and it leads to lot of complications in future by way of opening and encroachments towards railway sides. From health consideration it is also not desirable to locate these buildings as smoke and noise nuisance are quite- prevalent in the buildings which are located just adjacent to the railway boundary. It is, therefore necessary that a gap of atleast 100 feet be left between the railway boundary and the nearest private building so as to avoid these complications. Wherever it is not possible to leave a road width (minimum 20ø) may be left between the railway boundary and the nearest adjacent buildings. It is therefore, requested that your Deptt. may please issue strict instructions to all the Deputy Commissioners and Local Bodies to follow the above principles and also incorporate these principles in their bye laws.

Copy of the instructions issued to the Dy. Commissioner and Local bodies may please be forwarded to this office for permanent record so that the matter may be taken up at local level also with the Dy. Commissioner and the Local bodies.

Local Government Department

8266-6CII-71/27766 dated , Chandigarh Dec, 71

A copy is forwarded to the Deputy Director Local Government , Jalandhar , Amritsar , Ludhiana, Patiala, and Ferozepur for information. They are request to please keep in view of the contents of the letter of the Divisional Suptt. Northern Railway , Ferozepur while forwarding the scheme of the municipalities for Govt. Action.

Sd/-

Superintendent Committee II,
For Secretary to Government, Punjab,
Local Govt. Deptt.

Copy of letter No.9608-20II-76/34303, dated 22.9.76 from the Secretary to Government Punjab, Local Government Department, Chandigarh to All the Deputy Commissioners in Punjab etc.

Subject: Socialisation of urban and urbanisable lands - Complementary measures to be adopted.

The Government of India has suggested adoption of certain complementary measures in the wake of the provisions of Urban Land (Ceiling & Regulation) Act, 1976 with a view to regularise the size of plots, their plinth area, sub division of plots and other allied matters. It has been decided as follows:-

I. SIZE OF PLOTS:

- a) Municipal Committees/Notified Area Committees, Improvement Trusts, should not sanction construction of building in a plot having an area of more than 420 square meters.
- b) In future, no plot of more than 420 sq.meters should be created under any planned schemes of Municipal Committee/Notified Areas Committee, Improvement Trusts, and
- c) As regards sub division of existing plots having an area of more than area mentioned above, in any town planning/development/expansion scheme of the Municipalities or Improvement Trusts, Government has decided that Municipal Committees/Improvement Trust are authorised to allow sub division of plots having area more than the aforesaid limits in consultation with the Divisional Town Planner, in respect of expansion/development schemes of the Improvement Trusts. Action may be taken for the sub division of plots under section-43 of the Punjab Town Improvement Act, 1922. Regarding sub division of plots in Town Planning Schemes of the Municipalities, the Government in exercise of its inherent power authorise Municipalities to modify the layout of the sanctioned Town Planning Schemes with a view to sub-divide existing plots in consultation with concerned Divisional Town Planner. The Municipalities need not to make any reference to Government in this connection. The following guidelines may also be adhered to while formulating town planning/expansion/development schemes of the Municipal Committees and Improvement Trusts.

II COVERED AREA:NUMBER OF DWELLING UNITS

- a) The covered area of plots upto 200 sq.meters shall be 66% and for plots above 200 sq.meters 60%
- b) The number of dwelling units on the ground floor, on the first floor and the second floor shall be one each.

- c) The covered area on the first floor will be the same as on the ground floor, but on the second floor, it shall be 50% of the maximum permissible area on the ground floor.

III CONSTRUCTION OF MULTI STOREYED APARTMENTS

25% of the area under all planned schemes will be reserved for apartment housing/group housing of four storeys and above.

IV. OLD SANCTIONED SCHEMES OF BUILT AREAS:

Sub division of plots in the existing Town Planning/ expansion/ development schemes of the Municipalities and Improvement Trusts will be subject to the condition that sub-divided units shall not be smaller in size than 60 Sq.meters. The provisions regarding maximum permissible plinth area, proposed covered area and developing unit per floor shall be the same as decided above for the new areas to be developed.

V. AMENDMENT OF BYE-LAWS:

The Municipalities/Notified area committees should also amend their building bye-laws with a view to incorporate the aforesaid provisions in the bye-laws after following proper procedure under law/rules and forward proposals to the Government for approval within a month without fail.

No. ULCC/473

Dated 14.12.76

A copy is forwarded to all Sub Divisional Officers (Civil) in the district and officer Incharge Local Bodies & D.T.P.Amritsar for information and necessary action.

Sd/-
for: Deputy Commissioner,
Amritsar.

**EXTRACT FROM PUNJAB GOVERNMENT GAZETTE,
DATED THE 29TH OCT. 76)
FOOD AND SUPPLIES DEPARTMENT
NOTIFICATION
THE 11TH OCTOBER, 1976.**

No. 7608-IS-76/50463-In supersession of the Pb. Govt. Notification No. 709-IS-76/6545, dated 6th Feb. 1976, published in Pb. Govt. Gazette dt. 20th Feb. 1976 and in exercise of the powers conferred by sub-clauses (ii) of clause 4 of the Pb. Control of Bricks Supplies Order, 1972 the Governor of Pb. is pleased to notify the following instructions, namely :-

1. A person desirous of starting a brick kiln shall apply for the issue of a licence to the Distt. Magistrate in the Prescribed Performa appended to the aforesaid order.
2. The licence shall be granted subject to the following conditions :-

a) Brick kiln shall not be installed :-

- i) Within the radius of 750 meters from the residential areas in cities mentioned in the schedule and 500 meters from the residential areas in other towns / villages.

Explanation :- The radius from residential areas shall be determined from the revenue record (Lal Laqir) or the Municipal limits whichever is near shall form the basis for measuring this distance-

- ii) 100 meters from a garden or nursery.

Explanation :- The distance of 100 meters for garden or nursery shall be determined from the vessel of the kiln.

(ōGardenö means a piece of land measuring one acre (0.4 Hactare) or above on which fruit trees are grown and öNursery means a piece of land measuring one kanal (0.1 Hectare) or above where plants are reared for sale or transplantation).

- b) No licence shall be issued in the name of a person whose licence has been cancelled earlier for contravention of the provisions of the aforesaid order or who has been convicted under section 7 of the Essential commodities Act, 1955 or section 6 of the East Pb. Control of Bricks Supplies Act, 1949 or contravention of any Order under rule 114 of the Defence of India Rules.
- c) No licence shall be granted in the name of a minor person unless two major working partners are included in the prospective licensee firm. An affidavit shall be obtained from the applicant to the affect that he has no other licence nor he has any partnership rights any other brick kiln.
- d) A person to whom a brick kiln licence is issued shall not be allowed to set up his kiln adjoining the land of the other kiln (this implies that the

prospective brick kiln owner shall set up his/her kiln at such a site in his /her land that the periphery of such brick kiln does not touch the land of the neighboring kilns.)

3. The licensing authority shall satisfy itself before granting the licence that the new kiln does not :-
 - i) Contravene the provisions of the Master Plan prepared by the Town and Country Planning Deptt.
 - ii) Go against the restrictions laid in the Development Plan.
 - iii) Lie within 100 meters of a schedule road or a State highway. The Distance of 100 meters shall be calculated from the centre line of the schedule road as specified in schedule of Road notified by the Local Bodies from by the town and Country Planning Deptt.
 - iv) Go against any development proposal or restrictions of a special area issued by the Govt. or the Town and Country Planning Deptt. Or by the Local bodies from time to time.
4. The conditions laid down in clauses 2 and 3 above shall not apply in respect of the licences already issued for kilns in operation except that clauses 2 (a) and (b) and 3 shall be apply at the time of shifting of kiln site by old licensees.
5. The licence issued under the Order shall not be renewed if the Brick kiln owner is a defaulter in the payment of fee, security or in the payment of fines or forfeited amount of security or delivery of bricks on permits issued by the licensing authority in respect of coal allotted by the Food and Supplies Deptt. Or coal supplied by the P.W.D. or Housing Board or by any other Govt. Deptt. / Public Sector under taking or Semi-Govt. undertaking.
6. Before a licence is renewed, it shall be necessary for the applicant to satisfy the licensing authority that the kiln was in operation for atleast once in the previous year.
7. The power to relax any of these conditions shall vest with the State Govt. in the Food and Supplies Deptt.

Schedule

- | | |
|---|---------------|
| 1. Amritsar | 2. Bhatinda. |
| 3. Jullundur. | 4. Ludhiana |
| 5. Patiala. | 6. Pathankot. |
| 7. Sahibzada Ajit Singh Nagar (Mohali) . | |

Sd/- G. Balkrishanan
Secretary to Govt. Punjab,
Food and Supplies Deptt.

No. 7608-IS-76/50464 Dt. Chandigarh the 11th October , 1976.

A copy is forwarded to :-

1. All Heads of Deptt. in the State.
2. All the Distt. Magistrate in the State.
3. Commissioners of Divisions , Jullundur, Ferozepur and Patiala.
4. All Distt. Food and Supplies Controllers in The State.
5. Deputy Director (Field) Food and Supplies Deptt. Jullundur, Ferozepur and Patiala.

for information and necessary action .

Sd/- Chanan Singh,
Joint Director Supplies,
For Director Food and Supplies , Pb.

No. 7608-IS-76/ 50465 Dt. Chandigarh the 11th October , 1976.

1. Director of Health Services, Pb.
2. The Chief Town Planner, Punjab
3. Director of Agriculture , Pb.
4. Director Local Government Deptt. Pb.
5. Chief Engineer, B & R Pb. Patiala

for information and necessary action

Sd/- Chanan Singh,
Joint Director Supplies,
For Director Food and Supplies , Pb.

Mukul Joshi,

IAS.

Day of January , 84

Dear Sir,

I would like to seek a clarification regarding the instructions of the Department of Food and Civil Supplies Contained in the Notification No. 7608-TS-76 dated 11.10.76. As per clause (2) of the instructions, it is stated that a brick kiln would not be installed within radius of 750 meters from the residential area of cities, in which Jalandhar is included. In the explanation of this clause, it is stated that the radius from residential areas shall be determined from the Municipal limits. In practice, therefore , we shall have to reject all applications for brick kilns situated within 750 meters of the Municipal limits of Jalandhar Mpl. Corpn.

1. However, as you are aware , in the master plan of the city , which is also referred to in the Urban Land Ceiling Act, 1976, various areas within the municipal limits of the city have been divided into different zones, according to which the future development of the city is to take place. There are separate zones for Industry, agriculture, residential proposes, etc. If the objective of this order of the Department of the Food and Civil Supplies is that Brick kilns do not come up near residential areas, then it would be sufficient that the restrictions in the order only in respect of the residential zones and not in respect of other zones. In view of this , therefore, if a brick kilns is proposed to be set up within 750 meters of the municipal limits bordering on the agricultural or the Industrial Zones there should be no objection in granting the licence for such a brick kiln. It appears however, even such applications would stand rejected under the provisions of the present order.

I shall be obliged if you could kindly have this matter examined with the Chief Town Planner, and the Local Govt. Deptt. And if, necessary , issue an amendment to this order in respect of the city of Jalandhar.

Yours sincerely,
Sd/-
(Mukul Joshi)

Sh. Darshan Kumar IAS,
Secy. To Govt. Punjab,
Food & Civil Supplies Department ,
Chandigarh.

Endst. No. : 1894

Dated : 25-01-84

A copy is forwarded to :-

1. Chief Town Planner, Punjab, Patiala
2. Divisional Town Planner, Jalandhar

for his comments.

Sd/-
Deputy Commissioner,
Jalandhar.

DEPARTMENT OF TOWN AND COUNTRY PLANNING, PUNJAB.

From

The Chief Town Planner,
Punjab, Chandigarh.

To

1. The Senior Town Planner, (S), Patiala.
2. The Senior Town Planner, (N), Jalandhar.

Memo No. 2418-19 CTP (Pb)/SP-63.

Dated, Chandigarh the: 19.6.84.

Subject:-

Implementation of I.T.Scheme in Punjab-Preparation of Demarcation of Plans, Numbering Plans, Zoning Plans, Building Control Sheets, Designs of Boundary walls and gates.

No. 1619-28
CTP(Pb)/SP-63
Dt. 29-03-84

E.No. 1980-86
CTP(Pb) / SP63
Dt. 25-04-84

Instructions issued vide Local Govt. Deptt. memo No. IV- (a) / 9 VIII - LG-84/3583 dated 21.3.84 and memo No. IV(9) UIII-LG-84 5510 dated 19.4.84 have already been circulated in the field offices of the T&CP Deptt. vide marginally noted references in connection with formulation and preparation of improvement trust schemes in cities & towns in the state.

Needless to say, it is utmost necessary that the implementation of sanctioned trust schemes is properly and quickly carried out so that they serve the desired purpose of providing housing sites to the people in a minimum possible time. For the purposes, the Improvement Trusts (I.Ts.) are required to prepare the Demarcation Plans, Numbering Plans, Zoning Plans, Building Control Sheets, Designs of Boundary walls and gates etc. Without these plans, process of execution of schemes is likely to be tardy, faulty and cumbersome.

It has, therefore, been decided that the field offices of the T&CP Deptt. would follow-up action with the respective improvement Trusts and give all assistance for preparation of the above plans. However, the Divisional Town Planners may prepare the Demarcation plans, Numbering Plans, Zoning plans, Designs of boundary walls and gates for those improvement trusts which do not have at present the technical staff/know-how and approach them for the purpose.

While preparing the above plans, such plans already prepared and approved for Urban Estates may be referred. The zoning plans should however, specifically contain provisions for site coverage, FAR, combination of plots, space about buildings and building lines, height, plinth level, provisions for Frame and Building Control Sheets, restrictions on access from main roads like sector roads, sight distances, provisions about standard boundary walls, gates, their location, height and

designs, display of postal numbers, water supply, sewerage, electric and telephone connections, trees, staircases, basements etc.

However, all care should be taken that the above plans are consistent with the provisions of sanctioned schemes and Govt. instructions issued from time to time.

It has also been decided that in future, the Demarcation plans, Numbering plans, Zoning plans and Designs of Boundary walls and gates for Improvement Trust schemes shall be approved by the respective STPø. However, Building/Frame Control Sheets shall continue to be prepared/got prepared by the Improvement Trusts, examined by Divisional Town Planner and Senior Town Planners, and approved by the Chief Town Planner as before.

-Sd/-

Chief Town Planner,
Punjab, Chandigarh.

DA/Nil

Endst.No. 2420-28 CTP(Pb)/SP-63, Dt. Chandigarh the : 19.6.84.

Copy is forwarded to the Divisional Town Planner, Amritsar/Jalandhar/Ludhiana/Patiala/Bathinda/Ferozepur/Gurdaspur/Mandi Divn. Chandigarh/SAS Nagar w.r.t.memo No. 1619-28 CTP (Pb)/SP-63, dated 29.3.84 and Endst.No. 1980-96 CTP(Pb)/SP-63, dated 25.4.84 for information and further necessary action.

-Sd/-

Chief Town Planner,
Punjab, Chandigarh.

DA/Nil

Endst.No. 2429-CTP(Pb)/SP-63, Dt. Chandigarh the : 19.6.84.

Copy is forwarded to the Director, Local Government Deptt. Punjab, Chandigarh for information w.r.t. Endst.No. IV(9) UIII-LG-84/3584, dated 21.3.84 and memo No. IV(9) UIII-LG-84/5510, dated 19.4.84.

Sd/-

Chief Town Planner,
Punjab, Chandigarh.

DA/Nil

Endst.No. 2430-58-CTP(Pb)/SP-63, Dt. Chandigarh the : 19.6.84.

Copy is forwarded to the Chairman, Improvement Trust / Amritsar / Jalandhar/LDH/Patiala/Hoshiarpur/Kapurthala/Ropar/Sangrur/Bhatinda/Faridkot/ FZR/GDR/Abohar/Barnala/Khanna/Mansa/PKT/Phagwara/Kotkapura/Moga/Mal erkotla/Muktsar/Malout/Rajpur/Nabha/Jagraon/Fazilka for information and necessary action.

-Sd/-CTP.Pb.Chandigarh.

Copy of letter No.3343-50-CTP(Pb)/SP-162, dated 21.11.85 from Chief Town Planner, Punjab, Chandigarh to All Divisional Town Planners, Town & Country Planning Deptt.

Subject: Scrutiny of sites for setting up of Brick Kilns.

Ref: In continuation of this office Endst.No.1937-46-CTP(Pb)/SP-162 dated 18.4.84.

2. It is reiterated that sites of brick kilns may not be approved within 750 meters from the urbanisable areas of Master Plans in case of Amritsar, Jalandhar, Bathinda, Ludhiana, Patiala, Pathankot and SAS Nagar and 500 meters from the urbanisable areas of Master Plans of other places irrespective of the fact whether they have Municipal Committee, Notified Area Committee or not.

Sd/-

Chief Town Planner
Punjab, Chandigarh.

Endst.No.3351-52-CTP(Pb)/SP162,

dated 21.11.1985.

Copy is forwarded to Sr.Town Planner,(S),Patiala/Senior Town Planner, Jalandhar for information and further n/a w.r.to this office letter No.1937-46-CTP(Pb)/SP-162, dated 18.4.84.

Sd/-

Chief Town Planner
Punjab, Chandigarh.

From

Chief Town Planner,
Punjab, Chandigarh.

To

1. Chief Coordinator & Planner,
E.R.P.D.O., Chandigarh.
2. Senior Town Planner(S), Patiala/Senior Town Planner (N),
Jalandhar/Senior Town Planner, Ranjitgarh New City Project Phillaur)
3. Regional Planner, Chandigarh
4. Area Planner, Chandigarh/Hoshiarpur/Amritsar.
5. Divisional Town Planner
Amritsar/ Jalandhar/ Gurdaspur/ Ferozpur/Ludhiana/Patiala/ Bathinda /
Mohali / Mandi Divn./ Chandigarh

Memo No. 1050-67

-CTP(Pb) / SP-135

Dated: 6-3-86.

Subject:- Adoption of Metric Scales for preparation of Plans.

No. 153-68
CTP (Pb) SP-135

Dt. 10.01.86

Instruction to follow the metric scales for preparation of different types of plan in the Deptt. were issued vide marginally noted reference. The metric scales, road widths in metres and different categories of plot sizes with dimensions have been worked out for uniform adoption in the Deptt. It is requested that all plans i.e. Master Plan drgs., Controlled Area drgs., Urban Estate drgs., Dev. Schemes drgs., T.P. Schemes drgs., Building Control Sheets etc. may in future be drawn in Metric system adopting suitable Metric Scales, road widths, plot sizes & dimensions etc as given below:-

A. METRIC SCALES :

1CM = 1M (1: 100) 1CM = 200 M (1:20000)

1CM = 2M (1: 200)

1CM = 5M (1: 500)

1CM = 10M (1: 1000)

1CM = 20M (1: 2000)
1CM = 25M (1: 2500)
1CM = 30M (1: 3000)
1CM = 40M (1: 4000)
1CM = 60M (1: 6000)
1CM = 80M (1: 8000)
1CM = 100M (1: 10000)
1CM = 150M (1: 15000)

B. ROAD WIDTHS:

6.5.M in place of 20øroad.
7.5 M in place of 24øroad.
10 M in place of 30øroad.
15 M in place of 45øroad.
20 M in place of 60øroad.
25 M in place of 80øroad.
30 M in place of 100øroad.
35 M in place of 120øroad.
60 M in place of 200; road.

C. PLOT SIZES AND DIMENSTIONS :

15 M x 28 M = 420 Sq.Mts.
12.5 M x 28 M = 350 Sq.Mts.
11 M x 23 M = 253 Sq.Mts.
9 M x 23 M = 207 Sq.Mts.
9 M x 18 M = 162 Sq.Mts.
7.5 M x 18 M = 135 Sq.Mts.
6 M x 14 M = 84 Sq.Mts.

Chief Town Planner,
Punjab, Chandigarh.

DIFFERENT SCALES USED IN THE STATE OF PUNJAB FOR THE MEASUREMENT OF LAND

A Throughout the State in a single gradual rotation of 5 years commencing from the agricultural year 1971-72 and ending with the agricultural year 1975-76 as also from the agricultural year 1976-77 in toto:-

i)	1 Meter	39.3701 inches or 1.0936138 yards
ii)	1 Sq meter or I Centare	1.1959912 Sq Yds.
iii)	100 Centares or 1 Are	119.59912 Sq. Yds
iv)	100 Ares or 1 Hectare	11959.912 Sq. Yds
v)	1 Hectare	2.471055 Acres
vi)	1 Acre	4840 Sq. Yds
vii)	100 Hectares or 1 Sq. Kilometer	0.386 Sq. Mile or 247.1 Acres
viii)	1760 yards	1 (Status) Mile or 1.6093 Kilo Meter

B	1Karam x 1Karam	=	1 Sq. karam or Sarsahi
	9 Sarsahi	=	1 Marla
	20 Marlas	=	1 Kanal

C (i) In all areas consolidated on the basis of the standard measure of 66 inches i.e. Karam or Gatha:-

- | | |
|---------------------------|--|
| 1. 1 Sq. Karam or Sarsahi | 3.3611111 Sq.yds. |
| 2. 9 Sarsahies or 1 Marla | 30.249999 Sq.yds say 30.25 Sq.yds. |
| 3. 20 Marlas or 1 Kanal | 604.99996 Sq.yds say 605 Sq.yds. |
| 4. 160 Marlas or 8 Kanals | 4839.99998 Sq.yds. say 4840 Sq.yds. (1 acre) |

(ii) In the areas consolidated on the basis of the local measure and the non-consolidated areas of Amritsar, Gurdaspur, (except Shahpur Hill Circle and Chak Andar in Pathankot tehsil), Ferozepur (except Fazilka) and the erstwhile princely State of Faridkot:-

- | | | |
|----|--|---------------------------------------|
| 1. | 1 Karam | 60 inches |
| 2. | 1 Sq. Karam or Sarsahi | 2.777777 Sq. yds. |
| 3. | 9 Sarsahies or 1 Marla | 24.999999 Sq. yards say 25 Sq. yards. |
| 4. | 20 Marlas or 1 Kanal | 499.9999 Sq. yards say 500 Sq. yards |
| 5. | 193.60 Marlas (9 Kanals
13 Marlas 5 Sarsahis) | 1 Acre or 4840 Sq.yds |

(iii) In the areas consolidated on the basis of the local measure and the non-consolidated areas of Hoshiarpur, Jalandhar, Anandpur Sahib (Ropar) and the Shahpur hill Circle in Gurdaspur District:-

1.	1 Karam	57.5 inches
2.	1 Sq. Karam or Sarsahi	2.5511188 Sq.yds.
3.	9 Sarsahies or 1 Marla	22.960069 Sq.yards say 22.96 Sq.yds
4.	20 Marlas or 1 Kanal	459.20138 Sq.yards say 459 Sq.yards.
5.	210.80 Marlas (10 Kanals 10 Marlas 7 Sarsahis)	1 Acre or 4840 Sq.yds.

(iv) In the area consolidated on the basis of the local measure and the non-consolidated areas of the erstwhile princely State of Kapurthala:-

1.	1 Karam	54 inches
2.	1 Sq. Karam or Sarsahi	2.25 Sq.yds.
3.	9 Sarsahies or 1 Marla	20.25 Sq.yards
4.	20 Marlas or 1 Kanal	405 Sq.yards.
5.	239 Marlas (11 Kanals 19 Marlas)	1 Acre or 4840 Sq.yds.

D	1 Karam or Gatha x 1 Karam or Gatha	1 Sq. Karam or Biswansi
	20 Biswansis	1 Biswa
	20 Biswa	1 Bigha

E (i) In the areas consolidated on the basis of the local measure and the non-consolidated areas of Ludhiana District and the erstwhile princely State of Jind.

1.	1 Karam or Gatha	99 inches
2.	1 Sq. Karam or Biswansi	7.5625 Sq.yds.
3.	20 Bishwansis or Biswa	151.25 Sq.yards.
4.	20 Biswas or 1 Bigha	3025 Sq.yards.
5.	32 Biswas (1 Bigha 12 Biswas)	1 Acre or 4840 Sq.yds.

(ii) In the areas consolidated on the basis of the local measure and the non-consolidated area of Fazilka (Ferozepur), Ropar (except Anandpur Sahib and the erstwhile princely State of Patiala, Nabha and Malerkotla :-

1.	1 Karma or Gatha	57.157 inches
2.	1 Sq. Karam or Biswansi	2.5207736 Sq.yds.
3.	20 Biswansis or 1 Biswa	50.41547 Sq.yards.
4.	20 Biswas or 1 Bigha	10008.3094 Sq.yards.
5.	96 Biswas (4 Bighas 16 Biswas)	1 Acre or 4840 Sq.yds.

**PUNJAB GOVERNMENT
COLONISATION DEPARTMENT
(Mandi Branch)**

To

The Secretary,
Punjab State Agricultural Marketing Board
Chandigarh.

Memo No.18(81)
Chandigarh, dated the

Subject: Revision of land norms and space standards for New Mandies and New Mandi Townships.

Ref: D.O.No.4257 dated 20.6.06,
D.O.No.4885, dated 18/21.7.86 and the correspondence resting with
Punjab Government. No. 2(54)M-1-86/8524, dated 5.6.86.

2. The land norms proposed in the above mentioned recommendations are approved with following modifications:

Category of land	Area Approved.
A	50(Fifty) Acres
B	30(Thirty) Acres
C	20(Twenty) Acres

3. As regards requirement of additional land for vegetable markets, it may be acquired only in such Mandis where it is necessary and its requirement should be curtailed to the barest minimum for observing the twin objectives of reducing pressure on Agricultural land besides permitting optimum utilisation of available market infrastructure. The revised norms will apply to future acquisition in respect of which notification under section 4 has not been issued so far.

4. Rest of the recommendations have been approved and accepted into. These recommendations (brief as well as detailed) may be circulated to all concerned. The desirability of getting the same printed may also be seen.

No.18 (81)- M-1-86/15604

Sd/-
Deputy Secretary to
Govt. Punjab
Chandigarh, dated the 17. 8.1986

A copy is forwarded to the Director Colonisation, Punjab, Chandigarh for information and acquisition of land in future. The land will be acquired in the name of State Agricultural Board in future.

Sd/-
Deputy Secretary

NO. 11/76/86-3HG3/18
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
(HOUSING –III BRANCH)

TO

All Heads of Departments ,
Commissioners of Divisions and
Deputy Commissioners in Punjab State.

Dated, Chandigarh the 5.1.87.

Subject : Selection of sites.

Sir,

I am directed to invite a reference to Punjab Government instructions circulated with letter No. 458-3HG-71/2802 dated 2.2.71 (copy enclosed) for ready reference vide which it was intimated that Master plans of all the important towns in Punjab were then under preparation and some of them had already been completed. It was also stated in the said instructions that Divisional Town Planner who is a member of the Siting Board studies at least three site as per Master Plan proposals and town planning concepts and places them for consideration before the Siting Board. It was also stressed in these instructions that Siting Board should normally not select a site outside the sites proposed by the Town and Country Planning Department.

2. Of late planned growth and development of the urban centres and areas around them has been engaging the attention of the Government. Therefore, it has been decided to reiterate that the Siting Board constituted for selection of sites for establishment of various projects would normally not select sites outside the sites proposed by the Town Planning Department. However, in case the Siting Board does not approve any of the proposed site for Govt. building of land development project, the Town Planning organization should be given another opportunity to study another three sites from which a selection should be made. This course will greatly help the Siting boards
3. To confine their selection within the overall proposals for expansion and development of cities and town as contemplated in the Master Plans for organized growth and integrated development of the urban centres. I am directed to request you to bring these instructions to the notices of all concerned for follow up for the cities and towns and identified Free Enterprise Zones for industries in Punjab, This will greatly help the Siting Boards to locate sites within the overall proposals for expansion and development of cities and towns as contemplated in the Master Plans for organized growth and integrated development of the urban settlements.
4. Please bring these instructions to the notice of all concerned for meticulous follow up.

Yours faithfully,

Sd/-

Under Secretary to Govt. Punjab,
Housing and urban Development

A copy alongwith copy each of the circular instructions dated 2.2.71 and 5.1.1987 forwarded to all Financial commissioners and Administrative Secretaries to Government Punjab, for information. All Govt. and Semi-Govt. Organizations, corporations and other agencies under their control may kindly be apprised of the requirement of siting and locating major activities in permissible land use zones.

Sd/-

Under Secretary to Govt. Punjab,
Housing and urban Development

To

All the Financial Commissioners and
Administrative Secretaries to Govt. Punjab.

U.O. No. : 9 (8) 89-

3HG/

Dated, Chandigarh, the 24.1.90

DEPARTMENT OF TOWN AND COUNTRY PLANNING, PUNJAB

Endst. No. 468-83

-CTP(Pb) / SP-135

Dated 22.2.90

A copy is forwarded to :-

1. Chief Co-ordinator and Planner, Punjab, Chandigarh.
2. Senior own Planner, (S) Patiala / (N) Jalandhar.
3. Regional Planner, Pb., Chandigarh.
4. Area Planner, Chandigarh/ Amritsar/ Hoshiarpur.
5. Divisional Town Planner, Patiala / Ludhiana/ Jalandhar/ Amritsar / Gurdaspur/ Ferozepur/ Bhatinda/ Mandi Divn/ SAS Nagar.

for information and necessary action

Divisional town Planner (HQ)
for : Chief Town Planner, Pb.

**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. ó 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.

APPENDIX-I

SCHEDULE OF BOUNDARIES - FREE ENTERPRIZE ZONE - DERA BASSI MUBARAKPUR BELT IN CHANDIGARH PERIPHERY AND ITS SUB REGION IN THE STATE OF PUNJAB.

NORTH: Starting from point 'A' which is situated on the North-Eastern boundary of the Bhankharpur ó Mubarakpur road at a distance of 100 mts. from National Highway No.22,(Chandigarh-Ambala-Delhi Road) thence towards North-East along the Eastern boundary of Bhankharpur ó Mubarakpur Road upto point 'B' where the Northern boundary of Mohan Maken Factory meets with the Bhankharpur-Mubarakpur road, thence from Point 'B' towards East upto point 'C' which is situated on the Eastern boundary of the Kalka-Ambala Railway line, thence from point 'C' towards North along Eastern boundary of the Kalka-Ambala Railway line up to point 'D' which is situated at a distance of 2100 feet from point 'C', thence from point 'D' towards east upto point 'E' which is formed on the Eastern boundary of Urbanisable Limit of Dera Bassi and at a distance of 2850 feet from point 'D' thence from point 'E' towards North along the Urbanisable Limit of Dera Bassi upto Point 'F' which is North East point of Urbanisable limit, thence from point 'F' towards West along the Urbanisable limit upto point 'G' which is situated on the Eastern side of Kalka-Dera Bassi road where it meets the urbnisable limit, thence from Point 'G' towards north upto point 'H' which is on the Eastern side of Kalka-Dera Bassi Road at a point meeting Southern side of Ghaggar river, thence from point 'H' towards East along the Southern side of River Ghaggar passing through the area of village Mubarakpur H.B. No.357, and thereafter along Northern corner of village Pandwala H.B.No.359, Western boundary of village Mor Thikari, H.B.N.361 and upto Point 'I' which is formed at the junction of North-West corner of village Mor Thikari H.B.No.361 meeting with Chandigarh Periphery Controlled Area boundary falling in State of Punjab, thence from Point 'I' along Chandigarh Periphery Controlled Area boundary along the North-Eastern boundary of village Dafarpur H.B.No.360, Eastern boundary of village Mor Thikari H.B.No.361, North-Eastern boundary of village Sundran H.B.No.363 upto point 'J' which is South-Eastern corner of village Sundran H.B.No.363 meeting with the Chandigarh Periphery Controlled Area boundary.

EAST: Starting from point 'J' East and then Southern boundary of village Nimbnia, H.B.No.1, Bahadurgarh H.B.No.2, village Rampur Sainian H.B.No.200, village Bhankharpur H.B.No.198 and village Behra

H.B.No.198 along Chandigarh Periphery Controlled Area boundary upto point 'K' which is formed at the junction of South-East corner of village Behra meeting with Chandigarh Periphery Controlled Area boundary.

SOUTH: Starting from point 'K' towards Western boundary of village Behra H.B.No.198 village Kurranwala H.B.No.4, village Gulabgarh H.B.No.9, Mahiwala H.B.No.5 village Dadralla H.B.No.8, along the Chandigarh Periphery Controlled Area boundary upto the point 'L' which is formed at the junction of South-West corner of village Dadralla H.B.No.8 meeting with Chandigarh Periphery Controlled Area boundary.

WEST: Starting from point 'L' towards North along the Western boundary of village Dadralla H.B.No.8 and Mahiwala H.B.No.5 upto point 'M' which is formed at the junction of South-West corner of village Mhiwala H.b.No.5 meeting the Urbanisable Limit of Dera Bassi, thence from point 'M' towards North upto point 'N' which is formed at the junction of Urbanisable limit meeting the Northern side of Choe in village Madhopur H.B.No.11, thence from point 'N' towards West along the Northern side of Choe up to point 'O' which is formed at the junction of Choe with Chandigarh-Ambala-Delhi road at a distance of 100 meters from Chandigarh-Ambala-Delhi road (N.H.No.22) thence from Point 'O;' along Eastern boundary of Chandigarh-Ambala road leaving a distance of 100 mts. along the road upto point 'A' which is the point of start.

The boundaries of Free Enterprise Zone of the Mubarakpur-Dera Bassi complex are more clearly and specifically shown on Drg.No.DTP(SAS Nagar)688/89 dt. 26.10.1989(Appendix-III).

**LIST OF VILLAGE : FALLING IN THE FREE ENTERPRIZE ZONE FEZ-
DERA BASSI-MUBARAKPUR BELT IN CHANDIGARH PERIPHERY AND ITS
SUB REGION IN THE STATE OF PUNJAB**

Sr.No.	Name of Village	H.B.No.	Area in Hect.
1	Mor Thikari	361	83.00
2.	Pandwala	359	263.00
3.	Sundran	363	649.00
4.	Mirpur(Min)	356	37.00
5.	Mubarakpur(min)	357	265.00
6.	Haibatpur	358	211.00
7.	Dafarpur	360	101.00
8.	Kheri	362	126.00
9.	Behra	198	530.00
10.	Bhagwanpur	199	178.00
11.	Rampur Sainian	200	285.00
12.	Nimbria	1	394.00
13.	Bahadurgarh	2	78.00
14.	Haripur Hinduan	3	186.00
15.	Kurranwala	4	222.00
16.	Mahiwala	5	185.00
17.	Dadralla	8	189.00
18.	Gulabgarh(min)	9	161.00
19.	Saidpura	10	300.00
20.	Madhopur(min)	11	63.00
21.	Saudo Majra	12	131.00
22.	Rauni(Min)	14	27.00
23.	Bhankharpur(min)	236	128.00
	TOTAL	-	4892.00(Hecrates)

From

The Director of Industries, Punjab.

To

- 1) All the General Managers in the State except, GM, DIC, Patiala.
- 2) The President, Rajpura, Commerce & Industries Association. Rotary Bhawan, Rajpura, 140401,.
- 3) The President, M/S Steel Re-Rolling Mills, Assocn of India, G.T.Road, Mandi, Gobindgarh.
- 4) The President, M/S All India Steel Re-Rollers Association, Ram Bhawan, G.T. Road.Mandi.Gobindgarh.
- 5) The President, M/S Steel Chamber of Commerce & Industry Mandi Gobindgarh.
- 6) The President, M/S Patiala Industrial Estate's Association, Sirhind Road, Patiala.
- 7) The President, M/S The Nabha Agricultural Implements Mfgs. Associations , Patiala , Road, Nabha.
- 8) The President, M/S Dera- Bassi Industries Associations, C/o M/s JMA Industries Ltd. Ambala-Chandigarh Road, Dera-Bassi.
- 9) The President, Patiala District Chamber of Industries, Malwa Picture & Palace Complex, The Mall Patiala.

Memo.No.SI/51/184/peri-phery/ACT/58/II/13353E

Dated, Chandigarh the :- 4/11/91

Subject Approval of Guidelines to the followed for erecting of Industries of Buildings in Dera Bassi , Mubarakpur FEZ Area.

A copy of Guidelines for location and siting erection & re-erection of Industries in the permissible use zone i.e. Free Enterprise Zone (FEZ) in the Chandigarh periphery in Punjab duly approved by the committee constituted by the Govt. is enclosed herewith with the request that there may kindly be noted from your members entrepreneurs. You are also requested to display their guidelines of the notice Boards of your office.

Deputy Director(SI),
For Director of industries, Punjab.

Endst.No.SI/ST/184/peri-phery/Act/58-II/13354E

Dated:-4/11/91

A copy along with guidelines mentioned above is forwarded to the following for information and necessary action:-

2. General Manager, Distt..Ind.Centre.Patiala.
She is requested to display their guidelines on the notice Board of her office. She is also requested to inform the entrepreneur who are interested to set up their units in the Dera-Bassi

Mubarakpur Free Entrepreneur Zone (FEZ). She may also direct BLEO(I) Dera-Bassi for strict compliance.

3. Director Housing and Urban Dev. Pb. Chandigarh for information and necessary action with ref. to his Memo.No.CA-3(FEZ) 91/12468 Dt. 22.8.91.

Deputy Director (SI)
For Director of Industries, Punjab

GUIDELINES FOR LOCATION &
SITING, ERECTION & RE ERECTION
OF INDUSTRIES IN THE PERMISSIBLE
USE ZONE i.e. FREE ENTERPRIZE
ZONE (FEZ) IN THE CHANDIGARH
PERIPHERY IN PUNJAB

PUNJAB
DEPTT. OF HOUSING
& URBAN DEVELOPMENT

1. INTRODUCTION:

- 1.1. The scheme of incentives set out in the Punjab industrial incentives rules notified vide No. 28/35/78/51-II-79/1464, dated 21.3.79 and as amended from time to time is presently applicable to the entire sub-montaneous belt falling within Chandigarh periphery. These incentives would now be available only in the identified F.E.Z area within Chandigarh periphery and sub-Region in the State of Punjab, ò Free Enterprize Zoneö at Dera Bassi Mubarakpur in the Chandigarh Periphery has been identified for location & Siting of industries in clusters instead of linear haphazard growth of industries along National/State Highways. This allows change of use of agriculture land for industries as required u/s 10 & 11 of the Punjab New Capital Periphery Control Act, 1952.
- 1.2. The predominant use of land as òAgricultureö in the F.E.Z. would continue with hardly 5% to 10% of the identified area actually used for industries in the next 10 years. Guidelines to protect the F.E.Z. area from environmental degradation and to meet the physical development needs & zoning controls with provisions to recover development charges for providing infrastructure and basic facilities have been framed. These specifically relate to regulating use of land & local growth of medium & large industries in F.E.Z.

2. PROCESSING OF BUILDING APPLICATIONS:

- 2.1. The processing of building applications in the permissible use zone i.e. Free Enterprise Zone will be done by a Building Committee constituted by the Govt vide notification. The following members to expedite processing of building applications u/s 5 & 6 of the Punjab New Capital (Periphery) Control Act, 1950.

1.	Director, Housing and Urban Dev. Punjab, Chandigarh or his representative.	Chairman
2.	Divisional Town Planner, SAS Nagar	Member
3.	Chief Architect or his representative, Deptt. of Architecture, Punjab, Chandigarh.	Member
4.	Director Science and Technology Punjab, Chandigarh or his representative.	Member
5.	Executive Engineer, PWD(Public Health) Punjab, Chandigarh.	Member
6.	A representative of the Punjab Pollution Control Board, Patiala.	Member
7.	Additional Director Industries, Punjab	Member

3. TYPE OF INDUSTRIES & ENVIORNMENTAL REQUIREMENTS:

- i) Industry emitting toxic or other gases, excessive chemicals and discharging Polluting effluents which can pollute air water or land besides causing noise pollution in excess of the permissible norms shall not be permitted from the date of notification of F.E.Z.
- ii) Every industry will be required to obtain NOC for clearance from environmental angle from Competent State Authority constituted by State Govt. Punjab State Board for prevention and Control of Water & Air Pollution or from any other agency specified by the State Govt. from time to time prior to setting up of industry.
- iii) All Industrial effluents including sewerage water shall be treated by the entrepreneur within the premises in acceptable tolerance limits so as to bring all toxic matters within the permissible limits and shall be properly treated to the satisfaction of the Pb. State Board for prevention & Control of Water Pollution to conform to the specified standards and norms and shall be discharged in such a manner that such treated water (effluents) do not cause pollution in the surrounding area However, in no case effluents shall be discharged in to the open lands, road reservation. Further sullage water shall be disposed off within the site.
- iv) The industrial entrepreneur will take all necessary measures as per conditions laid out in NOC for control of all type of pollution to the satisfaction of the board before commissioning the unit.
- v) No existing tree will be cut or removed and all such trees shall be deemed to be protected trees as per the requirement laid down in the "FREE RESERVATION ORDER, 1952," unless such trees interfere in the construction of Buildings, as per approved building plans, road operation etc.
- vi) Minimum of 10% of the total plotted area shall be used for extensive tree plantation and landscaping as per the list enclosed.

4. PHYSICAL DEVELOPMENT NEEDS:

- ii) Site shall not be located in a lowlying area and no natural water course shall form part of the site . However, local depressions/lowlying portion are permitted for construction of basement etc. provided the remaining area is filled and brought to the crown level of the abutting roads.
- iii) The site shall abut on a pucca rasta or through road having minimum road width of 6-8 metres (4-5 karam) provided further that no road within the FEZ shall have an ultimate width of less than 20 metres for which the boundary wall shall accordingly be set back on either side of road proportionately to achieve the minimum width.

- iv) No construction shall be allowed beneath the HT/ electric lines . Where such lines pass through the industrial site the construction shall conform to the PSEB standards & norms.
- v) No industry shall however be permitted within a distance of 500 meters from Lal-Lakir of village, orchards and public utility areas etc. for environmental protection.
- vi) No direct entry or exit from National & State Highway , Scheduled Roads to a particular industry shall be permitted.
- vii) Transport & communication zone restrictions as identified in the Controlled Area Plan prepared for the Periphery Controlled Area under the Periphery Control Act, 1952 shall be applicable in the FEZ.

5. **ZONING CONTROL:**

- i) **Use Zones:-** The type of building to be constructed in the site shall be for the industrial purposes and purposes subservient to industry.
- iii) **Site Coverage & Floor space index:-** Maximum permissible ground coverage shall not exceed 45% of the unallotable sites (excluding the area required for road widening). Further the FAR on the floor shall not exceed 0.75. However, in order to meet the residential requirements for essential staff maximum 5% of the plot area can be used.
- iv) **Building set back lines:-** Minimum building set back from the boundary wall shall be as under:-

	Plot area (excluding area required for road widening)	Front set back	Side set back	Rear set back
a)	Below ½ acre	8metre	4metre	5metre
b)	½ Acre to 1 Acre	10metre	5metre	6metre
c)	Above 1 acre	15metre	5metre	6metre

- v) **Height:-** Subject to the provision of the floor space index the height of the building shall not exceed 15metres. However, the restriction of height may be relaxed keeping in view the requirements and nature of the industrial units. This shall also conform to the requirements of the Punjab Factories Rules, 1952.
- vi) **Plinth Height:-** The plinth height of the building shall not be less than 0.8 metre from the centre of the road.
- vii) **Boundary wall & Gates:-** The construction of boundary wall, gate & Gate-keepers room etc. shall conform to standard designs available with the concerned Divisional Town planner.
- viii) **Building Design:-** The building design shall be prepared by a qualified Architect as defined in the Architects Act and shall be got approved as required u/s 5 of the Punjab New Capital Periphery Control Act, 1952.

6. MISCELLANEOUS:

- 6.1. In case of any clarification regarding building plans etc. unless otherwise specified in the forgoing clauses reference will be made to the Rules applicable to industrial buildings and as prescribed in the Punjab Urban Estate Rules, 1974.
- 6.2. Adequate provision for fire fighting shall be made in the building plans so as to prevent the occurrence of any mishap and certificate shall be obtained from competent authority regarding the fire safety of the building and its adequacy to protect the life and property in case of a fire.

Copy of the letter NO. 3/361/89- 1HgI/15266, dated 7.11.90 from Govt. of Punjab, Deptt. Of Housing and Urban Dev. (Housing-I Brn.) to the Director , Housing and Urban Dev., Punjab, CHD., Chief Administrator, Urban Estate, SAS Nagar , The Chairman , Punjab Housing Dev. Board, CHS., the Director, for all Improvement Trusts, Local Govt. Punjab and the Chief Town Planner, Punjab, Chandigarh,

Subject : Limiting the size of plots in all Urban Estates.

Improvement Trust Housing Colonies etc.

Reference Subject cited above.

1. Government have decided that in future no. residential plot of more than 250 Sq. Yds. Should be carved out in the various urban Development Schemes in the State.
2. This may please be kept in mind for compliance while planning various schemes in future.

Sd/-

for Additional Secretary Housing

Town and Country Planning department
Govt. of Punjab.

Endst. No. 3649-61-CTP (Pb) SP-28/SP-63, Dated : 12/11/90

A copy is forwarded to :-

1. Senior Town Planner (S) , Patiala/ (N) Jalandhar.
2. Divisional Town Planner, Patiala/ Ludhiana/Jalandhar/Gurdaspur/ Amritsar/ Ferozepur / Bathinda / SAS Nagar / Mandi Division/ DTP (HQ).

for information and necessary action.

Sd/-

Regional Planner.

for Chief Town Planner.

Punjab, Chandigarh.

From

Chief Town Planner,
Punjab, Chandigarh.

To

1. Sh. K.K.Lall,
Senior Town Planner(S),
Patiala.
2. Sh. G.P.Singh,
Senior Town Planner (N),
Jalandhar.

Memo No. 894-95 CTP(Pb)/SP-344
Dated Chandigarh, the : 6.4.94

**Subject: State land Acquisition Board Selection and finalization of Sites by
Distinct Siting Committee/District Siting Board.**

It is noted with concern that clearances and N.O.C.S are being given by Field Officers in the Deptt. of Town & Country Planning, Punjab for siting of projects and acquisition of lands in their own capacity or as a part of District Siting Board Committees. In this connection, reference is invited to the marginally noted circular instructions issued by the Urban Dev. Deptt. for finalisation of sites by the Siting Board/Standing Committees at District level.

2. It is also noted that instructions contained in the above circular are not being followed by the field officers in the spirit and form, and as a result thereto, this office as well as the office of Chief Town Planner, Punjab has to collect the desired information through special messengers escalating un-due expenditure in the deptt. It is further noted that field offices have often sent vague and delayed reports regarding the above projects. As a result, it becomes difficult to give the views of the deptt. to the govt. for consideration in the State Land Acquisition Board.
3. In order to mitigate the above difficulties and to avoid sending unambiguous and vague reports of the projects discussed and decided in the District Siting Boards regarding the selection of sites, the following procedure is laid down for the future:-
 - i) That simultaneous reports of the sites of the projects as discussed and decided in the Siting Boards are sent to this office.
 - ii) That N.O.C may be given by the Field officers for the sites measuring only up to 5 acres of land.
 - iii) That the N.O.C for the sites measuring 5 to 25 acres of land shall be examined and given by the office of S.T.Ps.
 - iv) That N.O.C for all sites of the projects bigger than 25 acres of land shall be passed by C.T.P. Punjab on behalf of the deptt.

- v) However it is further directed that all such cases shall be strictly examined in accordance with the approved proposals of master plans of such towns where such sites fall within master plan jurisdictions. Such cases which fall predominantly in rural areas shall also be examined keeping in view their bearing on the anticipated growth of such towns.
4. All such cases pertaining to item No3 (iii) & (iv) mentioned above, shall be referred by the Field Officers to the office of S.T.P(Pb) with or without their appropriate recommendations as whether the site, area & boundaries of the lands selected for such projects are the same as has been decided in the District siting Board meeting. For the purposes of expeditiously disposal of such cases, a suitable location plan indicating the above parameters may kindly be supplied while making such references, so as to enable this office to examine such cases, and if need be forwarded to the office of C.T.P Punjab for ultimate action.
5. In this connection, instructions already issued in this regard vide marginally noted reference may kindly be referred to and ensure their compliance by the field officers in future.

Endst.No.	896-908	-CTP(Pb)/SIP-344	Chief Town Planner, Punjab, Chandigarh Dated: 6.4.94
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A copy is forwarded to the :-

1. Regional Planner, Punjab, Chandigarh.
2. Area Planner, Chandigarh/Hoshiarpur/Amritsar.
3. Divisional Town Planner,
Patiala/Bhatinda/Ludhiana/Jalandhar/Amritsar/Ferozpur /
Gurdaspur/Mandi Divn; /Chandigarh/SAS Nagar.

For information and necessary action.

Chief Town Planner,
Punjab, Chandigarh.

**PUNJAB GOVERNMENT
FOOD AND SUPPLIES DEPARTMENT**

Notification

The 18th March,1994.

No.7608-IS-94/776 With reference to the instructions notified- vide Punjab Government Food and Supplies Department, Notification No.7608-IS-76/50463,dated the 11th October,1976 and in exercise of the powers conferred by Sub clause(ii) of clause 4 of the Punjab Control of Bricks Supplies Order,1972,the Governor of Punjab is pleased to issue the following instructions to substitute clause 2 (I) and 4 of the aforesaid instructions, namely:-

2(I) " Within the radius of 1000 metres from the residential area in the cities mentioned in the schedule and 750 metres from the residential areas in other towns and villages".

Explanation- The radius from the residential area shall be determined from the revenue record, that is from the 'Phirni' of the village as determined in the latest proceedings consolidation of holding of the Revenue Department in the case of a village, and the Municipal limits in the case of towns and the notified area limits in the case of Notified Area Committees.

(4) The above conditions and the conditions laid down in clause 2 & 3 of the aforesaid instructions shall apply in respect of licence already issued for Brick Kiln in operation as well :

Provided that the licensee of such Brick Kiln shall either shift the Brick Kiln out of the residential areas or obtain "No objection Certificate" from the State Pollution Control Board within 3 years, failing which the licence shall not be renewed.

Sd/-

K.S.Janjua,
Secretary to Government, Punjab,
Department of Food and supplies.

N.K.ARORA., IAS
Principal Secretary

D.O.No. : 14045 Dt. 15-06-95
Government of Punjab
Department of Local Govt.

My Dear Bir,

You may agree with me that despite earnest efforts made, it has not been possible to strictly enforce the building bye-laws, particularly in respect of the following categories of buildings :-

- i) Cinema Houses
- ii) Shopping Complexes
- iii) Multi-Storeyed Apartments
- iv) Nursing Homes
- v) Hotels and Restaurants
- vi) Marriage Palaces.

Even where plans are sanctioned after due application, gross violations are made at the time of execution, The worst causality, unusually, is the space otherwise required for the purpose of adequate parking. The results are far too obvious to make any pointed reference. In the absence of sufficient space required for parking of vehicles our road-network, particularly in commercial areas; has been badly affected. This does not bring any credit to the Local. Govt.

1. One way to prevent further damage is that you personally monitor the sanctioning of the building plans of the above mentioned categories and also take personal interest about the physical execution of the sanctioned plans. The number of premises falling in the above categories may not be far too large at any given point. Your frequent visits, to satisfy yourself whether the construction violates the strict enforcement of bye-laws, may deter the violators and thus improve the scenario in due course of time.
2. Accordingly, it is requested that you may maintain a separate register about the premises falling under the above categories and may personally ensure that under no circumstances, the building bye-laws are violated in respect of specified structures.
3. This matter would be reviewed monthly along with other items on agenda of such meetings.
4. Please acknowledge the receipt.

With regards and best wishes.

Your sincerely.
(N.K.ARORA)
Sh. Jasbir Singh Bir, IAS,
Commissioner,
Municipal Corporation,
Jalandhar

**Government of Punjab
Department of Housing & Urban Development
(Housing-I Branch)**

NOTIFICATION

No. 10/5/95-6HGI/6055-A

Dated, Chandigarh. 1-12-95

In partial modification of the Punjab Government order issued vide notification No. 10/5/95-6HGI/4056 dated 9.8.95, the Governor of Punjab is pleased to nominate the District Town Planner Patiala in place of Divisional Town Planner (SAS Nagar) Mohali at (Sr.No.3) and Environmental Engineer, Punjab Pollution Control Board, Nodal Office, Chandigarh as a member in place of Chairman, Punjab Pollution Control Board, Patiala at (Sr.No.7) of the Building Committee constituted for approving the Building Plans in respect of Industrial Units to be set up in free Enterprise Zone.

J.N.L.SRIVASTAVA,
Principal Secretary to Government Punjab,
Department of Housing & Urban Development

Endst.No. 10/5/95-6HGI/6262

Dated, Chandigarh, 13-12-95

A copy is forwarded to the Controller printing and Stationery Punjab, Chandigarh with the request that this notification may please be published in the next issue of the Punjab Government Gazette. He is also requested to supply 100-copies of the printed notification to this department.

(RAVAL SINGH)
SUPERINTENDENT

Endst.No. 10/5/95-6HGI/6263-67

Dated, Chandigarh, 13-12-95

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

1. Chief Administrator,
Punjab Urban Planning & Development Authority,
Chandigarh.
2. District Town Planner,
Patiala.

3. Divisional Town Planner,
S.A.S.Nagar (Mohali).
4. Chairman,
Punjab Pollution Control Board,
Patiala.
5. Environmental Engineer,
Punjab Pollution Control Board,
Nodal Office,
Chandigarh.

SUPERINTENDENT

NOTIFICATION.

- ii. All stone crusher units shall install pollution control measures which will include construction of sheds and installation of sprinklers. These measures should be operating to the satisfaction of Pollution Control Board, failing which the closure of the unit will be ordered.
- iii. All Stone Crusher units shall comply with restrictions and provisions of department of Town & Country Planning Govt. of Punjab.
- iv. that no stone crusher unit shall be allowed to operate within the limits of,
 - a) 1.5 kilometers of the National Highways;
 - b) One Kilometer of State Highways;
 - c) 300 meters of link roads;
 - d) 5 kilometers of the boundary of metropolitan cities.
 - e) 3 kilometers of district headquarters;
 - f) 1.5 kilometers from the town abides, other district headquarters, approved urban colonies and any existing tourist complex.
 - g) One kilometer of village abides or any land recorded as forest in Govt. records or any areas which come under the Controlled Area;

- v. that each stone crusher shall be located in a minimum area of one acre which should be owned by the stone crusher unit and should not be owned on lease from Panchayats;
- vi. that each stone crusher unit shall install suitable pollution control measures to the satisfaction of the Punjab Pollution Control Board and shall obtain ~~No~~ Objection Certificate from the Punjab Pollution Control Board and shall obtain ~~No~~ Object on Certificate from the Town & Country planning Department; Punjab and also conform to other statutory regulations, if any.

The stone crusher units henceforth would be permitted any where subject to the restrictions on the department of Town & Country Planning & the Punjab Pollution Control Board.

Existing stone crusher units which are not conforming to the parameters, as detailed above, shall shift to sites conforming to the above parameters within the time frame given by the Punjab Pollution Control Board to them but not later than six months from the date of issue of this notification.

Dated, Chandigarh, the
15.5.1996.

-sd/-
G.P.S.Sahi
Principal Secy. to Govt.,
Punjab, Deptt. of Science,
Technology, Environment and Non
Conventional Energy.

TOWN & COUNTRY PLANNING DEPTT., PUNJAB

From

The Chief Town Planner,
Punjab, Chandigarh.

To

4. Chief Coordinator & Planner, Pb., Chandigarh.
5. Senior Town Planner, Patiala/Jalandhar/Ludhiana/Amritsar/SAS Nagar (Mohali).
6. District Town Planner,
Amritsar/Gurdaspur/Jalandhar/Hoshiarpur/Ludhiana/ Faridkot/
Ferozepur/ Patiala/ Bathinda /Sangrur/Fatehgarh Sahib/SAS
Nagar/Chandigarh (Mandi Division)/HQ.
7. Deputy District Town Planner, Kapurthala/Ropar.

Memo No. 2351-72 CTP(Pb) /SP-264
Dated: Chandigarh the, 20.5.1996.

Subject: Siting of Stone-Crushers in the State of Punjab-Policy regarding.

I am enclosing herewith a copy of the minutes of the meeting on the subject as above. The meeting was taken by the Chief Secretary to Govt. Punjab on 23.4.1996. It is requested that in future all decisions with regard to the siting / resiting of the Stone-Crushers in the State, should be taken in accordance with the policy decisions recorded in the minutes enclosed herewith.

DA/-As above.

-sd/-
Chief Town Planner,
Punjab, Chandigarh.

After detailed discussion, it was decided that the following policy guidelines may be notified by the Govt. of Punjab:-

5. No Stone Crusher unit shall henceforth be allowed to operate within the limits of :
 - a) 1.5 kilometers of National Highways;
 - b) One kilometer of State Highways;
 - c) 300 meters of link roads;
 - d) 5 kilometers of the boundary of metropolitan cities;
 - e) 3 kilometers of the district headquarters;
 - f) 1.5 kilometers of the town abadis other than district headquarters, approved urban colonies and any existing tourist complexes;
 - g) One kilometer of village abadis of any land recorded as forest in Govt. records or any areas which come under the Controlled Area;
 - ii. That each stone crusher shall be located in a minimum area of one acre which should be owned by the Stone Crusher unit and should not be owned on lease from Panchayats;
 - iii. That each stone crusher unit shall install suitable pollution control measures to the satisfaction of the Punjab Pollution Control Board and shall obtain ~~No~~ Objection Certificate from the Punjab Pollution Control Board and shall obtain ~~No~~ Objection Certificate from the Town and Country Planning Department, Punjab, and also conform to other statutory regulations, if any.
 - iv. The stone crusher units henceforth would be permitted anywhere subject to the restrictions of the Department of Town & Country Planning and the Punjab Pollution Control Board.
 - v. Existing stone crusher units which are not conforming to the parameters, as detailed above, shall shift to sites conforming to the above parameters within the time frame given by the Punjab Pollution Control Board to them but not later than six months from the date of issue of this notification.
 - vi. All stone crusher units shall install pollution control measures which will include construction of sheds and installation of Sprinkles. These measures should be operating to the satisfaction of the Pollution Control Board, failing which closure of the unit will be ordered.
- The Department of Science, Technology & Environment will immediately take measures to get a detailed notification issued in this regard. The Punjab Pollution Control Board shall immediately identify and issue notices to all stone crusher units which are not conforming to the above siting parameters. The Punjab Pollution Control Board would, while defending the case on behalf of the State and Punjab pollution Control Board in Civil writ Petition No. 16105 of 1995,

inform the Honøble High Court of Punjab and Haryana suitably about the steps taken/being taken by Government.

PUNJAB URBAN PLANNING AND DEVELOPMENT AUTHORITY
MOHALI (REGULATRY BRANCH)

Endst.No. R-4 (CAP-13) 96/1853 Dated 15.5.96

-Sd/-
Supdt. (Regulatory)
For, Additional Chief Administrator
(SAS Nagar).

**GOVERNMENT OF PUNJAB
DEPARTMENT OF LOCAL GOVERNMENT
(L.G.I.Branch)**

To

1. The Commissioner,
Municipal Corporation,
Amritsar/Ludhiana/Jalandhar/Patiala.
2. All the Executive Officers,
Municipal Councils in Punjab.

Memo No. 13/53/96-6LG-I/2001
Dated:-26/2/98

Subject:- Guidelines for approval/ Construction of Buildings for New Marriage Palaces.

In continuation of Government Memo No. 12/55/96-3LGI/7415,
dated 26-7-96 on the subject noted above.

1. A copy of the guidelines for approval/ construction of Buildings for New Marriage Palaces is enclosed here with. You are directed that compliance of these guidelines may be ensured.

JOINT SECRETARY (K)

Endst.No.13/53/96-6LGI/2002

Dated:- 26-2-98

A copy is forward to the Mayor, Municipal Corporation Ludhiana/
Jalandhar/ Amritsar for information.

JOINT SECRETARY (K)

GUIDELINES FOR APPROVAL/CONSTRUCTION OF BUILDINGS FOR NEW MARRIAGE PALACES.

- II) Minimum plot size for construction of a new marriage palace shall not be less than 2000 sq.yd.
- III) The proposed site shall abut on a minimum 80ø wide road.
- IV) The proposed structure shall be as per Building Bye-laws, 1997 except F.A.R.
 - a) The permissible coverage shall not exceed more than 50% which shall include assembly, dinning, cooking, public convenience, ancilliary buildings.
 - b) The parking space shall be equivalent to total plot area i.e.50% open and 50 % covered either in the basement or on stilts.
 - c) F.A.R shall be 1:1 in this case.
- V) The premises shall be kept neat & clean and all sanitary components shall provide adequate ventilation suitable drainage, separate toilets for ladies and gents are to be provided and maintained to the entire satisfaction of the concerned Municipal Corporation, Municipal Council and Nagar Panchayat.
- VI) Water supply, Drainage, Sewerage Disposal, Fire Protection , Electric Installation, Material and Structural Controls shall be ensured as per bye laws to the entire satisfaction of the local authorities .
- VII) Sufficient provision for fire safety shall be made as detailed below:
 - a) The cooking space shall be segregated from the main building to avoid fire hazard.
 - b) Minimum four emergency battery illuminated exit points with additional one door for every 100 persons.
 - c) Line of travel to any exit point shall not be more than 15 meter from any point of the building.
 - d) The minimum width of doors shall not be less than 1.5 meter and shall open outward.
 - e) Own source of water supply along with water reservoir proportionate to the capacity and size of the hall to the satisfaction of Fire Officer.
 - f) Fixed fire fighting equipments throughout the building i.e. automatic water sprinklers, fire detectors, fire alarm system, wet risers, fire hydrants etc. to the satisfaction of Fire Office.
 - g) The doors, windows, false ceiling, decoration fixtures shall be made of fire resistant material.
 - h) Decoration material such as curtains, mats and other combustible material shall be used after applying fire retardant solution.

- i) Miniature electric circuit breakers for each component of the building.
- VIII) Monitoring of construction of the marriage palace building as per the approved plans shall be ensured by the Municipal Corporation Authorities in accordance with the provisions of the building bye-laws.
- IX) Completion /occupancy certificate shall be issued only after submission of worthiness certificate for fire safety arrangements and electrical installation from the Fire Officer and Officer competent for certifying electrical installations.
- X) The licence fee shall be charged as per the rates prescribed under section 343 of the Punjab Municipal Corporation Act 1976 and revised from time to time by the Government.

GOVERNMENT OF PUNJAB
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
NOTIFICATION

No.1/145/96-4HGI/5711

Dt.24.12.98

In exercise of the powers conferred by section 180 read with sub-section (2) of section 43 of the Punjab Regional and Town Planning and Development Act, 1995 (Punjab Act No.11 of 1995) and all other powers enabling him in this behalf, the Governor of Punjab is pleased to make the following Rules further to amend the Punjab Urban Planning and Development Authority (Building) Rules, 1996 namely

RULES

1. Short titles

These Rules may be called the Punjab Urban Planning and Development Authority (Building) (Amendment) Rules, 1998.

2. Commencement

They shall come into force at once.

3. In the Punjab urban planning and Development Authority (Building) Rules, 1996 (hereinafter referred to as the said Rules), in Rule, 15 the following Rule, shall be substituted, namely:

15. Site coverage

1) The maximum permissible site coverage on residential sites shall be as under:-

Sr. No.	Area of site	Permissible site coverage
i)	For the first 210 square meters	65%
ii)	For the next 210 squares meters	50%
iii)	For the remaining area	40%

2) Group housing & Multi Storeyed residential flats- For Group housing & Multi storeyed residential flats site coverage shall not exceed forty percent of the total site area.

3) Industrial - In case of industrial buildings, the site coverage shall be as specified in the zoning plan. The residential component in these buildings shall not exceed five percent of the total built up area on all floors.

4) Commercial - In case of commercial buildings site coverage shall be as specified in the Architectural Control Sheet or the zoning plan.

5) Public Buildings - In public buildings, site coverage shall not exceed forty percent of the total area of the site. The residential component in these buildings shall not exceed five percent of the total built up area on all floors.

4. In the said Rules, for Rule 16, the following shall be substituted, namely:-

16 (i) Floor Area Ratio: The maximum floor area ratio shall not exceed.

- | | |
|---------------------------------------|-----|
| a) In case of Educational buildings: | 1.0 |
| b) In case of other public buildings: | 1.5 |
| c) In case of residential plotted | |

Development:-

- | | |
|---|------|
| i) For plots upto 225 sq.mtr. in area | 1.65 |
| ii) For plots above to 225 sq.mtrs. but not | 1.40 |

exceeding 325 sq.mts.
iii) For plots above 325 sq.mtr but not exceeding 430 Sq.mtr. 1.25

- d) In case of Group Housing the Floor Area Ratio shall be as specified in the zoning plan.
- e) In case of commercial plots Floor Area Ratio shall be as specified in the Zoning plan or Architectural Control Sheets.
- f) In case of industrial plots Floor Area Ratio shall be as specified in the zoning plan.

16(ii) Plot holders to whom allotments have been made before 30.6.1997 shall have to pay charges, as may be laid down from time to time, for availing of the additional covered area permitted vide this notification. These charges will however, be payable only when the benefit of increased covered area will be asked for at the time of sanction of the building plan for the said purpose.

Dated Chandigarh,
the 17.12.1998

PRINCIPAL SECRETARY,
GOVERNMENT OF PUNJAB,
DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT, CHANDIGARH.

Endst. No. 1/14/96-4HGI/ Dt. Chd. the

A copy is forwarded to the controller, printing & Stationery, U.T. Chandigarh for printing it in the Punjab Govt. Gazette (extra ordinary). 200 copies of the notification be supplied to this office for official use.

Sd/-
(S.C.Aggarwal),
Secretary Housing.

No.1/14/96-4HGI/ Dt. chd. the

A copy is forwarded to the Chief Administrator, Punjab Urban Planning & Development Authority for information and necessary action.

Sd/-
(Prem Singh)
Superintendent.

No.1/149/96-4HGI/5714, Dt. Chd the 24.12.1998.

A copy is forwarded to the Chief Town planner Punjab, Chandigarh for information and necessary action:

Sd/-
(Prem Singh)
Superintendent.

DEPTT. OF TOWN & COUNTRY PLANNING PB.

Endst. No. 106-25 CTP.PB/SP-28 Dt.: 8.11.999.

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

1. Senior Town Planners, Ludhiana/Patiala/Jalandhar/Amritsar/SAS Nagar.
2. Distt. Town Planners,
Ludhiana/Patiala/Bathinda/Sangrur/Fatehgarh
Sahib/Jalandhar/Amritsar/Gurdaspur/Faridkot/Ferozepur/Hoshiarpur/
Mandi Divn. Punjab , Chandigarh/SAS Nagar.
3. Dy. Distt. Town Planner,Ropar/Kapurthala.

Chief Town Planner,
Punjab, Chandigarh

ਨਗਰ ਅਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ , ਪੰਜਾਬ ।

ਵੱਲੋਂ

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ ,
ਪੰਜਾਬ , ਚੰਡੀਗੜ੍ਹ।

ਸੇਵਾ ਵਿਖੇ :

ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ ,
ਨੁਧਿਆਣਾ/ਅੰਮ੍ਰਿਤਸਰ/ਜਲੰਧਰ/ਐਸ.ਏ.ਐਸ.ਨਗਰ/
(ਸ.ਮੁ:-1)

ਯਾਦ ਪੱਤਰ ਨੰ: 195- ਸੀਟੀਪੀ(ਪਬ)/ਐਸਪੀ-16
ਸ਼ਮਤੀ 17-2-2ਕੇ

ਵਿਸ਼ਾ: ਮੈਰਿਜ਼ ਪੈਲੇਸ ਸਬੰਧੀ ਨੌਰਮ ਫਿਕਸ ਕਰਨ ਸਬੰਧੀ ।

ਹਵਾਲਾ: ਮਿਤੀ 3.1.2000 ਨੂੰ ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ , ਪੰਜਾਬ ਜੀ ਦੀ
ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਹੋਈ ਵਿਭਾਗੀ ਅਫਸਰਾਂ ਦੀ ਮੀਟਿੰਗ

2. ਮੈਰਿਜ਼ ਪੈਲੇਸ ਦੀ ਉਸਾਰੀ ਸਬੰਧੀ ਐਨ.ਓ.ਸੀ. ਜਾਰੀ ਕਰਨ ਹਿੱਤ ਜੋ ਵਿਭਾਗ ਵੱਲੋਂ ਗਾਈਡ ਲਾਈਨਜ਼ ਮੰਜੂਰ ਕੀਤੀਆਂ ਗਈਆਂ ਹਨ , ਉਨ੍ਹਾਂ ਨੂੰ ਦਰਸਾਉਂਦਾ ਅਨੈਕਸਚਰ - 1 ਅਤੇ 2 ਆਪਜੀ ਨੂੰ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ । ਬੇਨਤੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਇਨ੍ਹਾਂ ਗਾਈਡ ਲਾਈਨਜ਼ ਨੂੰ ਅਪਣੇ ਪੱਧਰ ਤੇ ਇਸ ਦਫਤਰ ਦੀ ਸੂਚਨਾਂ ਹੇਠ ਅਪਣੇ ਅਧੀਨ ਪੈਦੇ ਡੀਟੀਪੀਜ਼ /ਡੀਡੀਟੀਪੀਜ਼ ਨੂੰ ਸਰਕੁਲੇਟ ਕਰ ਦਿੱਤਾ ਜਾਵੇ ।

ਨੱਥੀ/ਓ.ਅਨੁਸਾਰ।

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

ਪਿੱਠ ਅੰਕਣ ਨੰ: -ਸੀਟੀਪੀ(ਪਬ)/ ਮਿਤੀ

ਇਸਦਾ ਇੱਕ ਉਤਾਰਾ ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ , ਪਟਿਆਲਾ ਨੂੰ ਉਹਨਾਂ ਦੇ ਯਾਦ ਪੱਤਰ ਨੰ: 9-ਸਪੈਸ਼ਲ ਐਸ.ਟੀ.ਪੀ.(ਪੀ)/ਮਿਤੀ 20.1.2000 ਅਤੇ ਉਨ੍ਹਾਂ ਨਾਲ ਇਸ ਦਫਤਰ ਵਿੱਖੇ ਹੋਏ ਵਿਚਾਰ ਵਟਾਂਦਰੇ ਦੀ ਰੋਸ਼ਨੀ ਵਿੱਚ ਗਾਈਡਲਾਈਨਜ਼ ਨਾਲ ਅਨੈਕਸਚਰ 1 ਅਤੇ 2 ਸਮੇਤ ਸੂਚਨਾਂ ਅਤੇ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ ।

ਨੱਥੀ/ਓ.ਅਨੁਸਾਰ।

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

SCHEDULE OF AREA AND OTHER PROVISIONS FOR SETTING UP OF MARRIAGE PALACES.

S.NO	Area in sq.mts	Minimum width of approach road			Total covered area in Sq.mts	Minimum set back			Height of permanent building	Parking on ground& basement
		With in M.C limits	Urbanisable area	Rural area		Front .	Back	Other sides		
1	1200 to 2000 Applicable in MC limits	25mts.	20mts.	-	35%	12 mts.	4 mts.	3 mts.	9 mts.	50% of site
2	2001 to 3000	20 mts.	20 mts.	15 mts.	700 sqmt + 25% of the area of remaining site above 2000 Sq mt.	15 mts.	6 mts.	4 mts.	9 mts.	50% of site
3	2001 to 4000	20 mts.	15 mts.	10 mts.		20 mts.	6 mts.	4 mts.	9 mts.	50% of site
4	4001 and above	20 mts.	15 mts.	10 mts.		30 mts.	6 mts.	4 mts.	9 mts.	50% of site

Note: Other Conditions/ Restrictions to be followed are mentioned in Annexure óII

Subject: Guidelines for approval/ construction of buildings for Marriage Palaces_in Punjab.

Note:

In addition to restrictions contained in the Annexure-1 following conditions are also to be followed for the approval/ construction of buildings for marriage palaces.

1. Frontage of site should not be less than 20 mts.
2. Provision of toilets For each 80 Sq.mts. covered area- 1 W.C. & two urinals are required.
3. The garbage disposal will be done to the satisfaction of the local municipal authorities.
4. Kitchen waste water shall be disposed off in to soakage pit or sewer nearby.
5. Sufficient provision for fire safety shall be made as detailed below:
 - j) The cooking space shall be segregated from main building to avoid fire hazard.
 - k) Every site should have minimum 2 gates directly opening on the approach road/ roads and minimum width of the gate shall be 5 meters.
 - l) Line of travel to any exit point shall not be more than 10 meters from any point of the building.
 - m) The minimum width of doors shall not be less than 1.5 meters and shall open outward.
 - n) Own source of water supply along with water reservoir proportionate to the capacity and size of the hall to satisfaction of the Fire officer, shall be provided.
 - o) The doors, window, false ceiling, decoration fixtures shall be made of fire resistant material.
6. Fixed fire fighting equipments throughout the building i.e. automatic water sprinklers, fire detectors, fire alarm system, wet risers, fire hydrants etc. shall be provided to the satisfaction of fire officer.

DEPTT. OF TOWN & COUNTRY PLANNING PUNJAB

From

The Chief Town Planner,
Punjab, Chandigarh.

To

1. All the STPs
2. All the DTPs
3. All the D.D.T.Ps.

Memo No.1260-79-CTP(Pb)/Sp-135
Dated, Chandigarh the 7th May, 2001.

Subject: Copy-right of the layout plans prepared by Town & Country Planning Deptt. Punjab.

It has come to the knowledge of this office that many times whenever layout plans of the schemes of other departments viz. Local Govt. Deptt., Industries department etc. are prepared and supplied to the concerned deptt., these layout plans are either got traced as such or new drawings are prepared with minor modifications. In this way, the original approved layout plans are being changed by such departments/agencies. In order to avoid such recurrence etc. in future it is advised that:-

- a. On the layout plans, it may kindly be recorded that these drawings/layout plans are the property of T&Cp Deptt. and should not be traced, altered or modified without prior approval of the deptt.
- b. Whenever layout plans of schemes are issued to the implementing agency, a copy of the letter may also be endorsed to their head of the deptt. e.g. whenever layout plan of any T.P. Scheme or development Scheme is supplied to M.C./I.T. Copy of the letter may also be endorsed to D.L.G.Pb.

STPs may kindly ensure that these instructions are followed by field officers working under their control in letter and spirit.

For Senior Town Planner(Hq.)
Chief Town Planner,
Punjab, Chandigarh.

MIG 23/27 TETTRA SCHOOL
AF STATION HIGHGROUNDS
Chandigarh - 160047

MIG 23/27/TS/S2013/1/p4

05 Feb, 2002

The Chairman
Punjab Urban Development Authority (PUDA)
SCO 63-64, Sector 17-C, Chandigarh

CONSTRUCTION WITHIN PROHIBITED
900 METERS LIMIT OF DEFENCE INSTALLATION

Dear Sir,

1. It is intimated that this Air Force Station is located on Zirakpur-Patiala road approximately 4 km off Zirakpur. The Station has two areas, the main campus and Radar areas. The location of the Station is shown in map attached.
2. It is recalled that Govt. of India vide Gazette of India Part II Section IV, Notification No. 93 dated 22 May 2001 (copy attached) has expressly prohibited any construction within 900 meters from parameters fencing of a Defence Installation.
3. It is requested that Town Planners in PUDA are instructed to note exact location of the Station and DO NOT permit any construction within PROHIBITED 900 meters from parameters fencing of Air Force Station, Highgrounds.

Yours faithfully,

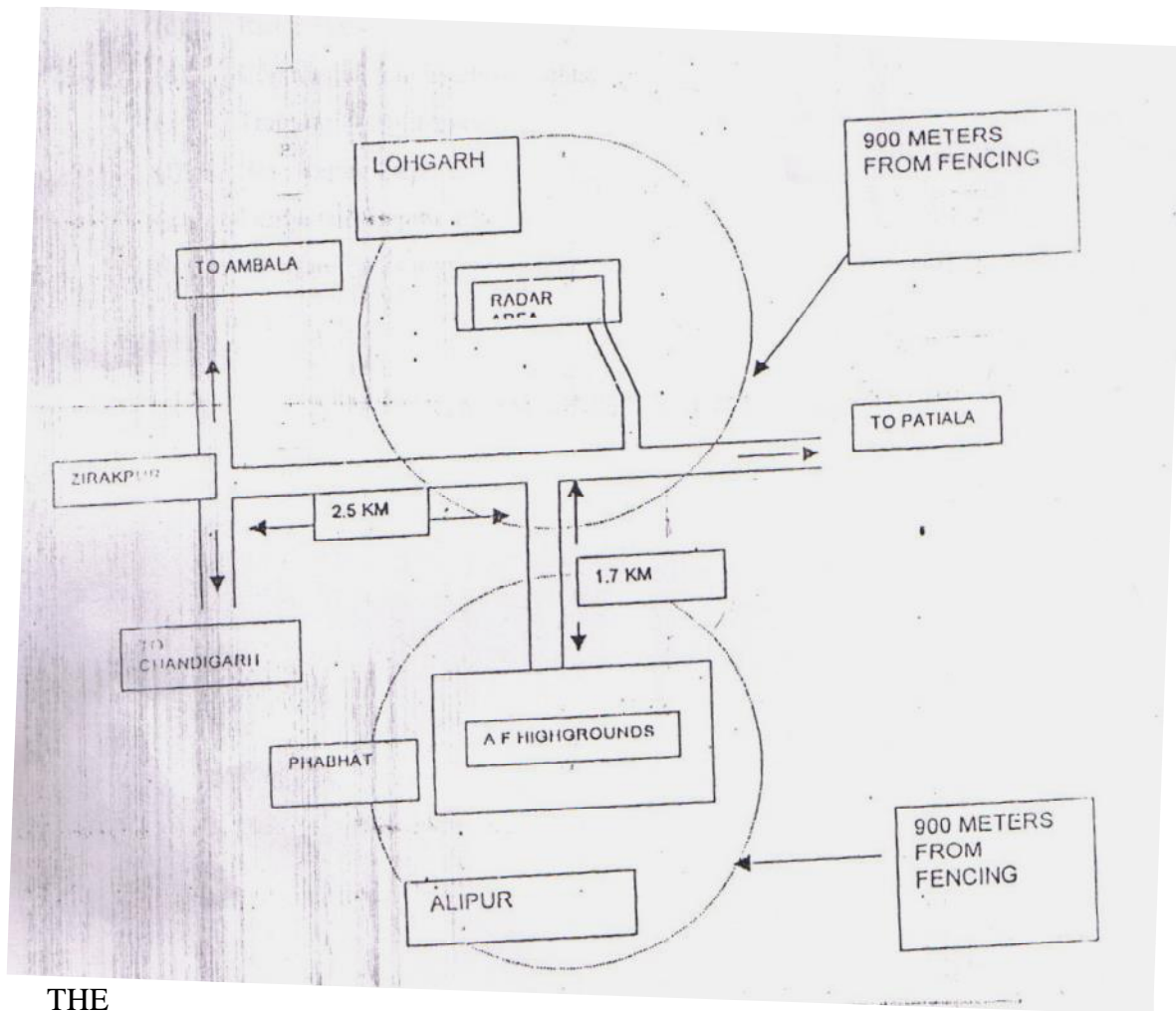
(RK Bhattacharjee)
Wing Commander
Off. Station Commder

Enclosures

- (a) Location of the Station.
- (b) Copy of India Gazette Notification

Copy to

- (a) Nagar Panchayat, Zirakpur: With Enclosures- for information and strict action (Executive Officer) on the issue.
- (b) DC Patiala ó With enclosures ó In this context, this Station letter of even reference dated 14 Jan 2002 also refers. It is requested that necessary action against construction in violation of Govt. of India Gazette be pursued on priority and intimated to this Station for confirmation to HQ Western Air Command New Delhi.



THE
GAZETTE OF INDIA: JUNE 9, 2001

ANNEXURE

AIR FORCE AERODROMS INSTALLATIONS WHERE RESTRICTIONS ARE BEING IMPOSED AS PER SECTIONS 3 AND 7 OF THE WORKS OF DEFENCE ACT, 1903 (7 OF 1903)

- (a) Flying Stations, Care and Maintenance Unit and Ranges,
- (b) Missile Installations,
- (c) Radar Stations,
- (d) Communication Establishments;
- (d) Training Establishments;
- (f) Base Repair Depots;
- (e) Equipment Depots and
- (h) Air Store Parks and Dumb Dumps.

Dr. PARVINDER KAUR, Dy, Secy.

To

1. Chief Administrator,
Punjab Urban Planning & Development Authority,
Chandigarh.
2. Chief Town Planner,
Department of Housing & Urban Development,
Chandigarh.
Memo No: 18/16/2002-1HgII/2235
Dated:28/3/2003

Subject: Policy Regarding Change of Land Use for the Industrial units under the Industrial Policy 2003.

The issue of change of land use to the industrial units has been considered in the light of the Industrial policy 2003. In order to minimise the hardships and to facilitate the grant of permission for change of land use, it has been decided that;

- (1) Change of land use would be required only for the industrial units falling within the **Chandigarh Capital Periphery Control Area** declared under the Punjab New Capital Periphery Control Act Planning Area declared under the Punjab Regional and Town Planning and Development Act , 1995 and **Controlled Areas** declared under the erstwhile Punjab Schedule Roads and Controlled Areas (Restrictions on Unregulated Development) Act, 1963.
- (2) In case of Industrial units set up in the areas not covered under para (1) above, no permission for change of land use would be required. However, the Industries Department would intimate, the location of the proposed Industrial units to the Chief Town Planner, Department of Housing & Urban Development in order to keep the data bank regarding land use updated.

These instructions may be brought to the notice of all concerned and complied with meticulously.

Secretary to Government of Punjab
Department of Housing & Urban Development
Chandigarh

Endst.No. 18/16/2002-1HgII/

Dated: 28/3/2003

The copy of the above is forwarded to the following:

- (i) The Principal Secretary, Industries and Commerce, Government of Punjab, Chandigarh for information
- (ii) The Director, Industries and Commerce, Government of Punjab, Chandigarh.

Secretary to Government of Punjab
Department of Housing & Urban Development
Chandigarh.

ਨਗਰ ਅਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ , ਪੰਜਾਬ

ਪਿਠ ਅੰਕਣ ਨੰ: 903-07-ਸੀਟੀਪੀ(ਪਬ)/ਐਸਪੀ-432

ਮਿਤੀ ,ਚੰਡੀਗੜ੍ਹ 24.4.2003

ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ,ਅੰਮ੍ਰਿਤਸਰ , ਜਲੰਧਰ , ਲੁਧਿਆਣਾ ,ਪਟਿਆਲਾ ਅਤੇ ਐਸ.ਏ.ਐਸ.ਨਗਰ ਨੂੰ ਸੂਚਨਾ ਅਤੇ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ । ਇਸ ਪੱਤਰ ਦੀ ਕਾਪੀ ਅਪਣੇ ਅਧੀਨ ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ ਨੂੰ ਵੀ ਭੇਜ ਦਿੱਤੀ ਜਾਵੇ।

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

ਦਫਤਰ ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ , ਜਲੰਧਰ

ਪਿਠ ਅੰਕਣ ਨੰ: 628-630-ਸਟਪ(ਜ)/ਟੀ-30

ਮਿਤੀ 7.5.03

ਇਸਦਾ ਇੱਕ ਉਤਾਰਾ ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ , ਜਲੰਧਰ/ਹੁਸ਼ਿਆਰਪੁਰ/ਕਪੂਰਥਲਾ ਨੂੰ ਸੂਚਨਾ ਅਤੇ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ ।

ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਜਲੰਧਰ

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

NOTIFICATION

No.18/16/2002-1HGII/2335

The April, 2003

In exercise of the powers conferred by section 180 read with sub section (2) of section 43 of the Punjab Regional and Town Planning and Development Act, 1995 (Punjab Act No. 11 of 1995), and all other powers enabling him in this behalf, the Governor of Punjab is pleased to make the following Rules further to amend the Punjab Urban Planning and Development Authority (Building) Rules, 1996.

RULES

1. (1) These Rules may be called the Punjab Urban Planning and Development Authority (Building) (Second Amendment) Rules, 2003.
(2) They shall come into force at once.
2. In the Punjab Urban Planning and Development Authority , (Building) Rules 1996, in Rule 16 in sub rule (i), after clause (f), the following shall be added, namely:-
 - (g) In case of Mohindra Knowledge Park as well as for any other new Information Technology Park with investment over Rs. 100 crores in Information Technology sector, the Floor Area Ratio shall be 2.0.
 - (h) In case of IT and ITES, Electronic Industry, Knowledge Park and Bio Technology units, the Floor Spacing Index (FSI)/ Floor Area Ratio shall be further relaxed to the extent of 50% over and above the Floor Area Ratio as specified in the zoning plan referred in Sub-Rule (f) above.
Provided that this benefit would be made available to such industrial units in this category which are issued eligibility certificate by Industries Department in this regard.

RAKESH SINGH
Secretary to Government of Punjab
Department of Housing and Urban Development ,
Chandigarh.

Endst.No. 18/16/2002-1HGII/

Dated:

A copy with a spare copy , is forwarded to the Controller, Printing and Stationery Department , Punjab , Chandigarh with the request to publish this notification in the Punjab Government Extra Ordinary Gazette.

Joint Secretary Housing.

Endst.No. 18/16/2002-1HGII/

Dated:

A copy is forwarded to the Chief Administrator, Punjab Urban Planning and Development Authority, Chandigarh with reference to his letter No: PUDA.CA/2003-04/1227 dated 27/3/2003 for information and necessary action.

Joint Secretary Housing.

Endst.No. 18/16/2002-1HGII/2338

Dated: 9-4-03

A copy is forwarded to the Chief Town Planner, Punjab, Chandigarh for information and necessary action.

Joint Secretary Housing.

- ਨਗਰ ਅਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ , ਪੰਜਾਬ
- ਪਿੱਠ ਅੰਕਣ ਨੰ: 985-1004-ਸੀਟੀਪੀ(ਪਬ)/ਛਕ-304 ਮਿਤੀ 5-5-03
- ਇਸ ਦਾ ਇੱਕ ਉਤਾਰਾ :-
1. ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ ਜਲੰਧਰ/ਪਟਿਆਲਾ/ਅੰਮ੍ਰਿਤਸਰ /ਲੁਧਿਆਣਾ/ ਅਤੇ ਐਸ.ਏ.ਐਸ.ਨਗਰ।
 2. ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ ਮੰਡੀ ਮੰਡਲ ,ਪੰਜਾਬ , ਚੰਡੀਗੜ੍ਹ/ਐਸ.ਏ.ਐਸ.ਨਗਰ/ਫਤਹਿਗੜ੍ਹ ਸਾਹਿਬ /ਪਟਿਆਲਾ/ਸੰਗਰੂਰ/ਬਠਿੰਡਾ/ਲੁਧਿਆਣਾ/ਫਰੀਦਕੋਟ/ਫਿਰੋਜ਼ਪੁਰ/ਜਲੰਧਰ/ਹੁਸ਼ਿਆਰਪੁਰ/ਅੰਮ੍ਰਿਤਸਰ/ਗੁਰਦਾਸਪੁਰ ।
 3. ਡਿਪਟੀ ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ , ਰੋਪੜ ਅਤੇ ਕਪੂਰਥਲਾ ।

ਨੂੰ ਸੂਚਨਾ ਅਤੇ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਲਈ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ ।

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

ਵੱਲੋਂ,

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ,ਚੰਡੀਗੜ੍ਹ ।

ਸੇਵਾ ਵਿਖੇ,

- 1) ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਲੁਧਿਆਣਾ/ਪਟਿਆਲਾ/ਜਲੰਧਰ/ਅੰਮ੍ਰਿਤਸਰ/ਐਸ.ਏ.ਐਸ.ਨਗਰ ।
- 2) ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਲੁਧਿਆਣਾ/ਪਟਿਆਲਾ/ਬਠਿੰਡਾ/ਸੰਗਰੂਰ/ਫਤਹਿਗੜ੍ਹਸਾਹਿਬ/ਫਰੀਦਕੋਟ
ਫਿਰੋਜ਼ਪੁਰ/ਅੰਮ੍ਰਿਤਸਰ/ਜਲੰਧਰ/ਗੁਰਦਾਸਪੁਰ/ਹੁਸ਼ਿਆਰਪੁਰ/ਐਸ.ਏ.ਐਸ.ਨਗਰ
ਮੰਡੀ ਮੰਡਲ , ਪੰਜਾਬ,ਚੰਡੀਗੜ੍ਹ।
- 3) ਡਿਪਟੀ ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ ,
ਰੋਪੜ/ਕਪੂਰਥਲਾ ।

ਯਾਦ ਪੱਤਰ ਨੰ: 702-21 - ਸੀਟੀਪੀ(ਪਬ)/ਐਸਪੀ-107
ਮਿਤੀ ਚੰਡੀਗੜ੍ਹ , ਦੀ 4/2/05

ਵਿਸ਼ਾ: ਬਿਜਲੀ ਦੀਆਂ ਤਾਰਾਂ ਤੋਂ ਬਿਲਡਿੰਗਾਂ ਦੇ ਫਾਸਲੇ ਸਬੰਧੀ ।

ਸਬ-ਡਵੀਜ਼ਨਲ ਅਫਸਰ , ਵੈਸਟ , ਅੰਬਾਲਾ ਸਿਟੀ ਵੱਲੋਂ ਬਿਲਡਿੰਗਾਂ ਦੇ ਬਿਜਲੀ ਦੀਆਂ ਤਾਰਾਂ ਤੋਂ ਫਾਸਲੇ ਸਬੰਧੀ ਜਾਰੀ ਕੀਤੀ ਕਲੈਰੀਫੀਕੇਸ਼ਨ ਦੀ ਕਾਪੀ ਭੇਜੀ ਜਾਂਦੀ ਹੈ । ਪਲੈਨਿੰਗ ਕਰਦੇ ਸਮੇਂ ਅਤੇ ਬਿਲਡਿੰਗ ਐਪਲੀਕੇਸ਼ਨਾਂ ਨੂੰ ਘੋਖਦੇ ਸਮੇਂ ਨਾਲ ਨੱਥੀ ਕਲੈਰੀਫੀਕੇਸ਼ਨ ਨੂੰ ਧਿਆਨ ਵਿੱਚ ਰੱਖਿਆ ਜਾਇਆ ਕਰੇ ।

ਨੱਥੀ/ਕਲੈਰੀਫੀਕੇਸ਼ਨ

ਸਹੀ/-
ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ(ਸਮ),
ਵਾ: ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,ਪੰਜਾਬ ।

CLEARANCE ABOVE GROUND OF THE LOWEST CONDUCTOR

1.No conductor of an overhead line, including service lines shall or any part thereof be at a height of less than

	Erected Across a street	Erected along any street	Erected elsewhere along or across street
a) for low and medium voltage lines	5.8 metres (19ft.)	5.5 metres (18ft)	
b) for high voltage lines	6.1 metres (20ft.)	5.8 metres (19ft.)	
c) for low, medium and high voltage lines upto and including 11,000 volts if insulated			4.6 metres (15ft) 4.0 metres (13 ft)
d) for voltage above 11,000			5.2 metres (17ft)

e) for extra high voltage lines the clearance above ground shall not be less than 5.2 metres(17ft) Plus 0.3 metres for every 33,000 Volts or part there of.

2. Clearance from buildings of low and medium voltage lines and service lines
Where a low or medium voltage line passes above or adjacent to or terminates on the building, the following minimum clearance from any accessible point, on the basis of maximum sag shall be observed:

a) For any flat roof, open balcony, verandah roof and lean to roof :

- i) When the line passes above the building, a vertical clearance of 2.5 metres (8ft) from the highest point.
- ii) When the line passes adjacent to the building a horizontal clearance of 1.2 metres (4ft) from the nearest point.

b) For pitched roof :

- (i). When the line passes above the building, a vertical clearance of 2.5 metres (8ft) immediately under the lines.

- (ii) When the line passes adjacent to the building a horizontal clearance of 1.2 metres (4 ft.). For high voltage lines upto and including 33 K.V. 3.7 metres (12 ft.)

The horizontal clearance between the nearest conductor and any part of such building shall on the basis of maximum deflection due to wind pressure, be not less than;

- | | | |
|------|---|---|
| i) | For high voltage lines upto 11 K.V. | 1.2 metres (4ft.) |
| ii) | For high voltage lines above 11 K.V. & upto 33 KV | 2.0 metres (6ft.) |
| iii) | For extra high voltage lines | 2.0 + 0.3 metres
for every 33
KV or part
thereof |

Voltage-Categories

- | | | |
|-----|--------------------|----------------|
| (a) | Low Voltage | upto 250 V |
| (b) | Medium Voltage | 250 V to 650 V |
| (c) | High Voltage | 650 V to 33 KV |
| (d) | Extra High Voltage | above 33 KV |

Declared Voltage of Supply to Consumers: Except with the written consent of the consumer or with the previous sanction of the State Govt , a supplier shall not permit the voltage at the point of commencement of supply to vary from the declared voltage by more than:

±6% in case of low and medium voltages

+6% in case of high voltage.
- 9%

+10% in case of high voltage.
- 12.5%

Sd/-7.8.04
Sub Divisional Officer,
Sub Division (West)
U.H.B.V.N. Ambala City.

<u>GROUND CLEARANCE</u>	<u>LT</u>	<u>11 KV</u>	<u>33 KV</u>	<u>66 KV</u>	<u>132 KV</u>	<u>220 KV</u>	<u>400 KV</u>
1. Across the road	5.80	6.10	6.10	6.10	6.10	7.00	9.00
2. Along the road.	5.20	5.80	5.80	6.10	6.10	7.00	9.00
3. Other places.	4.60	4.60	5.20	5.50	6.10	7.00	9.00

Clearance from building

Vertical	2.50	3.70	3.70	4.00	4.60	5.50	7.50
Horizontal	1.20	1.20	1.20	2.14	2.75	3.66	7.50

CLEARANCE BETWEEN LINE

1. L.T. Line	1.83	1.83	2.44	2.44	3.05	4.58	6.60
2. 11 KV Line	1.83	1.83	2.44	2.44	3.05	4.58	6.60
3. 33 KV Line	2.44	2.44	2.44	2.44	3.05	4.58	6.60
4. 66 KV Line	2.44	2.44	2.44	2.44	3.05	4.58	6.60
5. 132 KV Line	3.05	3.05	3.05	3.05	3.05	4.58	6.60
6. 220 KV Line	4.58	4.58	4.58	4.58	4.58	4.58	6.60
7. 400 KV Line	6.60	6.60	6.60	6.60	6.60	6.60	6.60

CLEARANCE/SPACING TELEPHONE LINE

1. Telephone Line	2.44	2.44	2.44	2.44	2.74	3.05	4.88
2. Trees	1.80	4.572	6.572	12.19	12.19	12.19	12.19
3. Bushes.	-	-	-	6.00	6.00	6.00	6.00

CLEARANCE OF CONDUCTORS FROM SUPPORTS OF OTHER LINES

1. Low & Medium	1.22	1.83	1.83	2.74	2.74	2.74	2.74
2. High Voltage	1.83	1.83	1.83	2.74	2.74	2.74	2.74
3. E.H.T	2.74	2.74	2.74	2.74	2.74	2.74	2.74

Note: All Clearances are in meters.

ਨਗਰ ਅਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ, ਪੰਜਾਬ

ਵੱਲੋਂ,

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ ।

ਸੇਵਾ ਵਿਖੇ,

ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਐਸ.ਏ.ਐਸ. ਨਗਰ।

ਯਾਦ ਪੱਤਰ ਨੰ: 3219 -ਸੀਟੀਪੀ(ਪਬ)/ਐਸਪੀ-350,
ਮਿਤੀ : 07/06/06

ਵਿਸ਼ਾ: ਰਾਈਸ ਸੈਲਰ ਸਥਾਪਤ ਕਰਨ ਲਈ ਸਾਈਟ ਕਲੀਅਰੈਂਸ ।

ਹਵਾਲਾ: ਆਪ ਜੀ ਦਾ ਯਾਦ ਪੱਤਰ ਨੰ: 1652-ਸਟਪ(ਐਸ)/ਈ-20,
ਮਿਤੀ: 5.6.96

2. ਰਾਈਸ ਸੈਲਰਾਂ ਸਬੰਧੀ ਜੋ ਸੇਧ ਪਲਿਊਸਨ ਕੰਟਰੋਲ ਬੋਰਡ ਜਾਂ ਕਿਸੇ ਹੋਰ ਅਦਾਰੇ ਤੋਂ ਮੰਗੀ ਜਾਂਦੀ ਹੈ , ਉਸ ਦਾ ਨਿਪਟਾਰਾ ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ ਦੇ ਪੱਧਰ ਤੇ ਕੀਤਾ ਜਾਇਆ ਕਰੇ । ਜੇ ਕਿਸੇ ਕਿਸਮ ਦੀ ਕੋਈ ਢੀਲ ਜਾਂ ਕਲੈਰੀਫੀਕੇਸ਼ਨ ਦੀ ਲੋੜ ਹੋਵੇ ਤਾਂ ਕੇਸ ਮੁੱਖ ਦਫਤਰ ਨੂੰ ਭੇਜੇ ਜਾਣ । ਜਿੱਥੇ ਤੱਕ ਬਿਲਡਿੰਗ ਪਲੈਨਾਂ ਦਾ ਸਬੰਧਤ ਹੈ , ਕੰਪੀਟੈਂਟ ਅਥਾਰਟੀ ਵੱਲੋਂ ਪਾਸ ਕੀਤੇ ਜਾਣੇ ਹਨ ।

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ ,
ਪੰਜਾਬ , ਚੰਡੀਗੜ੍ਹ ।

ਪਿੱਠ ਅੰਕਣ ਨੰ: -ਸੀਟੀਪੀ(ਪਬ)/ਐਸਪੀ350ਏ , ਮਿਤੀ

ਇਸਦਾ ਇੱਕ ਉਤਾਰਾ ਸਮੂਹ ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ ਅਤੇ ਸਮੂਹ ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰਾਂ ਨੂੰ ਸੂਚਨਾਂ ਅਤੇ ਯੋਗ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ ।

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ ,
ਪੰਜਾਬ , ਚੰਡੀਗੜ੍ਹ।

GOVERNMENT OF INDIA

No. 9-1/2005/M/CHD-2947

Dated: 15-Sep-2006

To

The Chief Town Planner,
Govt. of Punjab,
Plot No. 1B, Sec- 27 A,
Chandigarh.

The Chief Administrator
PUDA.
Mohali.

Subject: Unauthorized construction around the centrally protected monuments – regarding.

Sir/Madam

I may inform that the Archaeological Survey of India have about 30 Nos of centrally protected monuments in the different districts of Punjab under administrative control of Chandigarh Circle, Chandigarh. Your kind attention is invited towards the Notification NO. 1764 date 16-06-1992 issued by the Govt. of India prohibiting constructions/ mining operations upto a distance of 100 mtrs in prohibited area and 200 m further beyond it in regulated area from the protection limits of the monuments (circulated earlier, copy enclosed). The main purpose of this Notification was to exercise effective control for preservation of environs around the monuments. The new constructions and other development activities are still taking place in the close proximities of protected monuments despite regularly writing to District Authorities. The plans of the buildings for construction around the monuments are wrongly passed by the local authorities which is creating unnecessary problems. Our field staff approach the local Police authorities to lodge the complaint /F.I.R. but no action is taken by the police and sometime even writing of F.I.R under the AM&AS&R Act 1958 and Rules 1959 as further amended in the year 1992.

I therefore request you to kindly look into the matter and instruct all concerned subordinate offices not to pass any building plans around the monuments in Punjab (copy enclosed) without the consent of the Archaeological Survey of India.

This may please be treated as most urgent.

Yours faithfully

Encl: As Above,

Superintending Archaeologist

Copy to

1. Sr. Town Planner, Town & Country Planning, Jalandhar for information & necessary action.
2. The District Town Planner, Jalandhar for information & necessary action.
3. The Concerned Conservation Assistant for necessary action.

Superintending Archaeologist

List of Centrally Protected Monuments under Chandigarh Circle

Punjab				
1.	Gateway of Old Sarai	Amanat Khan	Tarantaran	Amritsar
2.	Gateway of Old Sarai	Fatehabad	Fatehabad	-do-
3.	Ram Bagh Gate (Deodi)	Amritsar	Amritsar	-do-
4.	Fort	Bhatinda	Bhatinda	Bhatinda
5.	Ancient site and Buddhist Stupa	Sanghol	Khamano	Fatehgarh Sahib
6.	Mound as Mud Fort	Abohar	Abohar	Firozpur
7.	Baradari Anarkali	Batala	Batala	Gurdaspur
8.	Shamsher Khan Tomb	-do-	-do-	-do-
9.	Thakt-I-Akbari	Kalanaur	Kalanaur	-do-
10-13	Kos Minars	Bir Pind & Dakhni Jahangir, Nakodar, Tut Kalan	Nakodar	Jalandhar
14-16	Three Kos Minars	Cheema Kalan, Shampur, Uppal	Nurmahal	Jalandhar
17.	Mughal Bridge	Dakhni	Nakodar	-do-
18.	Sarai & Gateway	-do-	-do-	-do-
19.	Mughal Kos Minar	-do-	-do-	-do-
20.	Theh Gatti Mound	Nagar	Phillaur	-do-
21.	Tomb of Mohd. Momin & Haji Jamal	Nakodar	Nakodar	-do-
22.	Sarai including Gateway	Nurmahal	Nurmahal	-do-
23.	Ancient Mound	Katpalon	Phillaur	-do-
24.	Kos Minars	Ghungrali Rajputan	Khanna	Ludhiana
25.	Kos Minar	Lashkari Khan	-do-	-do-
26.	Kos Minar	Ludhiana	Ludhiana	-do-
27.	Kos Minar	Sherpur Kalan	-do-	-do-
28.	Ancient Site	Sunet	-do-	-do-
29.	Kos Minar	Sanewal	Sanewal	-do-
30.	Ancient Site	Ropar	Rupnagar	Rupnagar
31.	Summer Palace Maharaja Ranjit Singh	Amritsar	Amritsar	Amritsar

GOVERNMENT OF PUNJAB
DEPARTMENT OF SCIENCE, TECHNOLOGY, ENVIRONMENT
AND NON CONVENTIONAL ENERGY

ORDER

Whereas it is necessary and expedient to take immediate steps under section 5 & 7 of Environment (Protection) Act, 1986 and rules framed there under to maintain ecological balance in the State, to prevent environmental degradation and to avoid traffic and human health hazard.

And whereas Rice Shellers and Sailsa Plants in the State of Punjab have been causing grave air pollution and causing hazard to traffic and human health, and Appellate Authority constituted by the State Government under the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981 while considering the appeals of five rice mills established in violation to the siting guidelines, issued an order directing the Board to review the siting criteria.

And whereas to abate an pollution created by the Rice Sheller and Sailsa Plant units, Punjab Pollution Control Board has recommended siting guidelines, emission standards and code of practices to be followed in respect of these units in the State of Punjab.

Now, therefore, in supersession of orders issued vide endst. No. 10/48/2004/STE4/1692-1708, dated 2.6.2005 and No. 10/48/2005/STE4/2504-20, dated 23.6.2006 and in exercise of powers conferred under section 5 of the Environment (Protection) Act, 1986 read with Government of India, Ministry of Environment and Forest, Department of Environment, Forests, and wild life Notification No. S.O. 289 (E) dated the 14th April, 1988 and in pursuance of the provisions of section 7 of the said Act and Rule 4 of the Environment (Protection) Rules, 1986 the Governor of Punjab, is pleased to issue following revised siting guidelines for the New Rice shallers and Sailsa Plants in the State as under:-

- A) New Rice Shellers and sailsa plants in the State of Punjab should be located at:-
- i. In Focal Point and in designated **Industrial Land use Zones**,
 - ii. **In rural zone of Master Plan (Statutory/Non-Statutory), rural zone of Local Planning Area and in the agriculture land outside the rural zone of Master Plan and Local Planning Area but shall be at the distance of 500 meters from urbanisable limits of Master Plan and 2 Kms from Local Body limits where the master plan are yet to be prepared.**
 - iii. 500 meters away from the bye-pass, National Highway, State Highway and Scheduled Road

[Point No. (i) to (iii) to be certified by D.T.P.]

- iv. 500 meters away from the village Lal Dora/Phirni, Wild Life Sanctuary, Zoo, residential area*, educational institution, historical, religious places and protected monuments.
- * *The residential areas means the area under a scheme notified by Punjab Urban Planning & Development Authority (PUDA), Municipal Corporation, Municipal Council, Improvement Trust or any other authority/agency in the State.*
- [Point No. (iv) to be certified by Revenue Authority]
- v. *Punjab Pollution Control Board will ask for certificate from the District Town Planner/Revenue authorities within 15 days failing which Board will be at liberty to issue NOC and the rice millers will not have to approach the concerned authorities for obtaining the requisite certificate. The requisite fee to be charged by the Town & Country Planning Department will be deposited by the industry as a separate Bank Draft alongwith NOC fee of PPCB with the Board and PPCB will forward the fee of Town & Country Planning Department to the DTP with the request to report/comment regarding issues contained in A (I to III) as mentioned above within 15 days failing which Board will be at liberty to issue NOC.*
- vi. All the Rice Mills located outside the Municipal limits of town and cities and in the designated areas within the cities established with NOC of Punjab Pollution Control Board will be allowed to expand (only dry process i.e., no generation of trade effluent)/ modernize within their existing premises, if pollution load of existing unit has been effectively taken care of by the industry and no specific approval of District Town Planner will be required.

NOTE:

- (I) No new Sheller shall be allowed between intersection of the municipal committees having distance less than 2 kilometers.
- (II) Right of the way will be accepted as per revenue records and minimum width of 15 ft. to 16 ft of passage may be provided for easy transportation instead of 22 ft.
- (III) The parking will be provided within the site.
- (IV) All distances shall be measured from right of the way upto pollution control device chimney.
- (V) All these siting criteria specified above will be applicable in toto and not in piece meal.

B) Emission Standards:

Emission Standards for Rice Shellers & saila Plants in the State of Punjab will be applicable as under:

- a) Emission Standards 750*
SPM (mg/Nm³)
- b) Inside the building TLV of air **
SPM (µg/Nm³)

NOTE:

- The existing units not meeting with the prescribed siting guidelines will meet stack emission standards of SPM 500 mg/Nm³.
- To be controlled by Director of Factories.

C) Code of Practices

- i) All the processing sheds be covered and have minimum ventilation as per the recommendations of Director of Factories.
- ii) All the processing sheds be covered and have minimum ventilation as per the recommendations of Director of Factories except ventilation as per (i) above.
- iii) The industry should provide proper rice husk/husk ash storage facilities inside the factory premises and the height of wall around the husk discharge point/ash storage area should be 10 ft high.
- iv) The industry should plant thick plantation of spreading crown varieties of evergreen trees all along the boundary wall of the Shellers/Saila plants.
- v) All dust emitting points should be properly hooded and dust extracted to a common point. At this exhaust point, dust coming here will be passed through a dust Conveyor system and air will be emitted through a stack of height 3 meters above the roof of the building.
- vi) The industry shall not be located in **High Tension Transmission Zone** of Punjab State Electricity Board.

Date the Chandigarh
11th September, 2006.

ROMILA DUBEY
Principal Secretary to Government of Punjab,
Department of Science, Technology, Environment
and Non-Conventional Energy.

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

1. Principal Secretary to Chief Minister, Punjab for the kind information of Honøble Chief Minister, Punjab.
2. Secretary/Industries & Commerce and Environment Minister for the kind information of Honøble Minister.
3. The Chairman, Punjab Pollution Control Board, Patiala.
4. The Chairman, Punjab State Electricity Board, Patiala.
5. Principal Secretary to Government of Punjab, Deptt. of Local Government.
6. Principal Secretary to Government of Punjab, Department of Science, Technology, Environment and Non-Conventional Energy.
7. Principal Secretary to Government of Punjab, Department of Labour & Employment.
8. Principal Secretary to Government of Punjab, Deptt. of Industries & Commerce.
9. Principal Secretary to Government of Punjab, Deptt. of Food & Civil Supplies.
10. Secretary to Government of Punjab, Deptt. of Housing & Urban Development.
11. Secretary to Government of Punjab, Deptt. of PWD (B&R), Chandigarh.
12. Advocate General, Punjab, Chandigarh.
13. Director General of Police, Punjab Chandigarh.
14. Chief Administrator, Punjab Urban Planning and Development Authority, Mohali.
15. Managing Director, Punjab Small Industries & Export Corpn. Ltd., Chandigarh.
16. Chief Town Planner, Punjab, Chandigarh.
17. Director of Factories, Punjab, Chandigarh.
18. All Regional offices, Punjab Pollution Control Board in the state.

Secretary

Endst.No. 10/48/2004-STE(4)/

Dated:

A copy is forwarded to the Member Secretary, Punjab Pollution Control Board, Patiala for Information and necessary action. He is requested to give wide publicity to these guidelines for strict compliance No relaxation in these guidelines may be allowed without the prior approval of State Government.

Secretary

ਨਗਰ ਅਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ , ਪੰਜਾਬ।

ਪਿੱਠ ਅੰਕਣ ਨੰ; 5758-62- ਸੀਟੀਪੀ (ਪਬ)/

ਮਿਤੀ: 22-09-06

ਇਸਦਾ ਇੱਕ ਉਤਾਰਾ :-

ਸਮੂਹ ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ ਨੂੰ ਸੂਚਨਾਂ ਅਤੇ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਹਿੱਤ
ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ ।

ਮੁੱਖ ਤਾਲਮੇਲਰ ਅਤੇ ਯੋਜਨਾਕਾਰ,
ਵਾ: ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,ਪੰਜਾਬ,
ਚੰਡੀਗੜ੍ਹ।

PUNJAB POLLUTION CONTROL BOARD
NABHA ROAD PATIALA-147001 (PB)

D.O. No. 33/PA

Dated : 11.09.07

Yogesh Goel
Chairman

Subject :- Issue of Certificate by DTP regarding conformity of site by the Rice Sheller Industries.

Dear Sh. Goel

You are aware that the Govt. of Punjab. Deptt. Of Science , Technology and Environment has issued order vide No. 10/48/2004-STE(4) / 4047 dated 13.09.2006 regarding siting guidelines for rice Sheller and Salla plants in the State (copy enclosed).

The Board is following the procedure as laid down in the clause 6 of the said order and cases are referred to the concerned DTP for issue of certificate . It has come to the notice of the Board that in certain cases the DTPs are issuing certificate after entertaining the request of the industry directly (without any reference from the Board) without proper scrutiny of the documents and record of the their department . In certain cases, based on such certificate, the entrepreneur starts its construction at site without obtaining NOC from the Board. Later on, when such entrepreneur applies for the NOC from pollution angle to the Board or any complaint is received regarding non compliance of the siting guidelines by the industry, inspection is carried out by the Board and found that the certificate issued by the concerned DTP are not in order and accordingly NOC is denied to the industry. Such entrepreneurs have made investment at site by that time as a result the image of the Board and Government is tarnished. This matter has already been discussed by the undersigned with you.

I shall be grateful If you look into the matter personally and suitable directions are given to all the DTPs to consider such requests only when received through the Board and report be sent to the concerned office of the Board after proper inspection / scrutiny, to avoid any harassment to the entrepreneur at the later stage.

With regards

DA/As above

Yours truly,
(Yogesh Goel)

Sh. Arun Goel , IAS,
Secretary to Govt. Punjab
Department of Housing and Urban Development
Chandigarh.

Endst. No. 4123-42 CTP(Pb) / SP-350

Dt. 13.07.2007

Copy is forwarded to following for information and necessary action :-

1. All STPs
2. All DTPs
3. All DDTPs

Chief Town Planner.
Punjab , Chandigarh.
Department of Town and Country planning Punjab, Chandigarh

Endst. No. 4209-33 CTP(Pb) / SC-07/ SP-477

Chandigarh, The
Dt. 20.09.2007

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

Copy is Forwarded to :-

- 1 The Chief Administrator,
Amritsar Development Authority.
2. The Chief Administrator,
Greater Ludhiana Area Development Authority
3. The Chief Administrator,
Bathinda Development Authority.
4. The Chief Administrator,
Patiala Development Authority.
5. The Chief Administrator,
Jalandhar Development Authority.
6. Senior Town Planner, Amritsar/ Jalandhar / Ludhiana/Patiala/SAS Nagar .
7. District Town Planner, Amritsar / Jalandhar / Ludhiana/Patiala/SAS Nagar /
Gurdaspur/Bathinda/Faridkot/Ferozepur/Fatehgarh Sahib / Sangrur/Hoshiarpur/
Mandi Divn, Chandigarh.
8. Deputy District Town Planner, Ropar / Kapurthala.

Chief Town Planner
Punjab, Chandigarh

**CENTRE FOR COMPUTATIONAL ENGINEERING
PUNJAB ENGINEERING COLLEGE
SECTOR 12, CHANDIGARH 160012 INDIA**

From

The Coordinator,
Centre for Computational Engg.,
Punjab Engg. College,
Sector 12, Chandigarh.

To

The Chief Town Planner,
Punjab, Sector 18,
Chandigarh.

Memo No.PEC/CCE/07-8874

Dated: 6/8/2007

Sub: Disaster Managements and structural safety audits.

This is with reference to your memo No. 2764 CTP(PB)/SP-440 dated 20.07.07 on the above mentioned subject.

As desired, please find the relevant extract from the report of the working group on disaster management for the Eleventh Five Year Plan (2007-2012) dated December, 2006. If still you need any further data on the subject, you can arrange the downloading from the web site (planning commission nic in/aboutus/committee/wrkgrp11 wg11 distaster

Coordinator,
Centre for computational Engg.,
Punjab Engineering College,
Chandigarh.

DA : As above

DISASTER MANAGEMENT GUIDELINES

(Relevant Extract from report of the working group on disaster management for the Eleventh five year plan (2007-2012) ó December, 2006)

I RECOMMENDATIONS RELATED TO ASSESSMENT OF VULNERABILITY

Assessment of vulnerability against hazard of a given magnitude should be carried out. The vulnerability of an individual or a group of individuals or of any element or an infrastructure like a flyover or a bridge, for a hazard of a given magnitude, will vary from 0 to 1 depending on the degree of preparedness. For example, an earthquake of magnitude 7 on the Richter scale may render very unsafe school children in a poorly built school (vulnerability=1) whereas the residents of an earthquake-resistant neighboring house for the same magnitude of earthquake (vulnerability=0) may be safe. This distinction is essential because existence of hazard does not automatically mean vulnerability, and vulnerability does not mean necessarily have to be 100. The question of vulnerability has to be considered not only in a physical sense but also in a comprehensive sense. Vulnerability could be physical, social, ecological, organizational educational, attitudinal, political, cultural and economical. Vulnerability assessment may also take note of medical care and casualty management that would be possible in the vicinity in case of natural or man made disaster.

II RECOMMENDATIONS RELATED TO EARTHQUAKE MITIGATION OF STRUCTURES

Housing Design and Finance: Since individual houses do not usually follow the building codes in India, it is necessary to find alternative ways to encourage and facilitate individual home builders to use disaster-resilient designs, materials and techniques in the construction of their homes. There is a need to publicise these, making people aware of the appropriate designs and the cost difference. Probably, there also needs to be some financial incentives that would assist people, particularly poor people or first-time homeowners, to incorporate safety features into their house.

Design and construction of critical facilities (schools/hospitals): This is currently an area of emphasis in Government of India. It has been observed in past disasters that schools and hospitals, which are the critical facilities at the time of disaster, were themselves badly affected. Therefore construction of all new schools and hospital should ensure that they have taken all necessary measures so that the buildings will be resilient during earthquake, cyclones and floods. The levels of schools should be raised in accordance with the flood history of a place. A holistic disaster risk management design would suggest that a wider verandah (so that cooking can be done outside the class rooms), an increased number of toilets and a water source (also above the flood level and accessible from the school) are

essential elements in such a school. Mainstreaming disaster risk reduction in this way would assure not only that the school serve a disaster, reduction function, but also that they are protected against the consequences of a disaster and this development asset is preserved.

- Across the board, disaster risk reduction measures can straightway be incorporated into all infrastructure projects and other development programmes involving, construction of buildings etc, such as Sarva Shiksha Abhiyan, Indira Awas Yojana, Jawaharlal Nehru National Urban Renewal Mission etc.

III NATIONAL SCHOOL SAFETY PROJECT

1. Aims and Objectives of the Project: To strengthen the structural and non-structural earthquake preparedness and mitigation efforts in school in high seismic risk districts and reduce the earthquake risk and vulnerability in the high risk districts prone to earthquakes.
2. Component-wise activities indicating structural and non structural measures (e.g. Infrastructure, Equipments and Stores, Capacity Building, etc): Structural safety Audit; Seismic Strengthening and Retrofitting; Training of Trainers; Development of Resource Materials; Workshops; Seminars and Training programmes; Documentation; etc.

The above recommendations have been extracted from the report of the working group on disaster management for the eleventh five year plan (2007-2012) dated December, 2006 Specific requirements for building plans approval can be discussed and finalized as per NDMA guidelines.

Department of Town & Country Planning, Punjab

Endst.No.3667-71 :- CTP(Pb)/SP-440

dated : 28-08-2007

A copy is forwarded to the :-

Senior Town Planner, SAS Nagar/Jalandhar/Patiala/Ludhiana/Amritsar.

For information and necessary action.

Chief Town Planner,
Punjab, Chandigarh.

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

ਸੇਵਾ ਵਿਖੇ:

1. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ , ਪੁੱਡਾ ,
ਮੁਹਾਲੀ।
2. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ , ਗਮਾਡਾ ,
ਮੁਹਾਲੀ।
3. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ ,ਗਮਾਡਾ ,
ਪੁੱਡਾ ਦਫਤਰ ਫਿਰੋਜ਼ਪੁਰ ਰੋਡ ,
ਲੁਧਿਆਣਾ।
4. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ ,
ਅੰਮ੍ਰਿਤਸਰ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਟੀ ,
ਪੁੱਡਾ ਦਫਤਰ , ਅੰਮ੍ਰਿਤਸਰ।
5. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ ,
ਜਲੰਧਰ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਟੀ ,
ਪੁੱਡਾ ਦਫਤਰ , ਜਲੰਧਰ।
6. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ ,
ਬਠਿੰਡਾ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਟੀ,
ਪੁੱਡਾ ਦਫਤਰ , ਬਠਿੰਡਾ।
7. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ ,
ਪਟਿਆਲਾ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਟੀ ,
ਪਟਿਆਲਾ ।
8. ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ , ਪੰਜਾਬ ,
ਚੰਡੀਗੜ੍ਹ।

ਮੀਮੋ ਨੰ: 17/2/96 - 6ਮਓ2/7091
ਮਿਤੀ ਚੰਡੀਗੜ੍ਹ 30/8/07

ਵਿਸ਼ਾ: ਨੋਟੀਫੀਕੇਸ਼ਨ ਆਨ ਯੂਸੇਜ਼ ਆਫ ਫਲਾਈ ਐਂਡ ਬਾਈ ਮਨਿਸਟਰੀ ਆਫ ਇਨਵਾਇਰਮੈਂਟ ਐਂਡ
ਫਾਰੈਸਟ।

—
ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਦੇ ਸਬੰਧ ਵਿੱਚ।

2. ਸੰਯੁਕਤ ਡਾਇਰੈਕਟਰ ਨੈਸ਼ਨਲ ਕੈਪੀਟਲ ਰੀਜ਼ਨ ਪਲਾਨਿੰਗ ਬੋਰਡ ਵੱਲੋਂ ਪ੍ਰਾਪਤ ਪੱਤਰ ਨੰ: ਕੇ-
14011/12/ਐਨਵਰ/2002-ਐਨ.ਸੀ.ਆਰ.ਪੀ.ਬੀ.ਵਾਲਿਯਮ-2 , ਮਿਤੀ 16.8.07 ਦੀ ਕਾਪੀ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਹਿੱਤ
ਆਪ ਨੂੰ ਭੇਜੀ ਜਾਂਦੀ ਹੈ ।

ਸੁਪਰਡੈਂਟ

ਨਗਰ ਅਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ , ਪੰਜਾਬ

ਪਿੱਠ ਅੰਕਣ ਨੰ: 4021-40-ਸੀਟੀਪੀ(ਪਬ)/ਐਸਪੀ-350 ਏ , ਮਿਤੀ 6.9.07

ਇਸਦਾ ਇੱਕ ਉਤਾਰਾ :

1. ਸਮੂਹ ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ
2. ਸਮੂਹ ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ
3. ਸਮੂਹ ਉਪ ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ

ਨੂੰ ਸੂਚਨਾਂ ਅਤੇ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ ।

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

NATIONAL CAPITAL REGION PLANNING BOARD

1ST Floor Core 6IV B
Indian Habitat Centre
Lodhi Road, New Delhi- 110 003
Ministry of Urban Development
Phone: 24642284, 24642287, Fax: 24642163

No. K-14011/12/Envr/2002-NCRPB Vol. II

Dated: 16-08-2007

Sub:- Notifications on usage of 'Fly ash' Ministry of Environment & Forests (MoEF)

This is in reference to decision taken by the National Capital Region Planning Board in its 29th meeting held on 24.5.2006 for constitution of a High Powered Group (HPG) for developing common approaches to problems of Water, Resource Management, Power, and Transportation & Pollution amongst the constituents of the NCR.

2. A meeting of the High Powered Group was held on 15.3.2007 where various agendas on different aspects were discussed. In the meeting a decision was taken to obtain the relevant circular of Ministry of Environment & Forests related to fly ash and request all the constituents of NCR with for strict observance of the circular.
3. Copy of the Ministry of Environment & Forests notification dated 14.9.1999 and subsequent draft notification dated 3.4.2007 as downloaded from the official website of MOEF are enclosed with a request to follow up and adherence of the notifications in respective Sub-regions as well as Counter magnet Areas of NCR.

Yours faithfully,

J.N. Daman,
Joint Director.

Encls: As mentioned above.

To:

1. Shri K.S. Mehra, Principal secretary, PWD, B Wing, Delhi Secretariat Players Building, Naya Sachivalaya, I.T.O., Delhi.
2. Shri Parvinder Singh, Principal Secretary, (Urban Governance), Department of Urban Development, Govt. Of Rajasthan, Rajasthan. Secretariat, Jaipur, Rajasthan.
3. Shri D.S. Dhesi, Commissioner & Secretary, Urban department, Govt of Haryana, Naya Sachivalaya, Room No.611, 6th Floor, Chandigarh.
4. Shri Mohinder Singh, Principal Secretary, Housing, Govt of Uttar Pradesh, Sachivalaya, Lucknow(U.P.)
5. Shri Arun Goel, Secretary, Deptt of Housing, Govt. of Punjab Secretariat, Sector-9, Chandigarh.
6. Dr. Devraj Birdi, Principal Secretary, Department of Housing & Environment, Govt. of Madhya Pradesh, Vallabh Bhawan, Bhopal- 462 004.

THE GAZETTE OF INDIA
EXTRAORDINARY
PART II –Section 3 SUB-SECTION (ii)
MINISTRY OF ENVIRONMENT AND FORESTS

NOTIFICATION

New Delhi, the 14th September, 1999

S.O.763(E)- Whereas a draft notification containing certain directions was published, as required by subrule (3) of rule 5 of the Environment (Protection) Rules, 1986 under the notification of the Government of India in the Ministry of Environment and Forests number S.O. 453 (E) dated 22nd May, 1998 inviting objections and suggestions from all persons likely to be affected thereby, before the expiry of the period of sixty days from the date on which the copies of the Gazette of India containing the said notification are made available to the public;

And, whereas, copies of the said Gazette were made available to the public on the same date.

And, whereas, the objections and suggestions received from the public in respect of the said draft notification have been duly considered by the Central Government.

Where as it is necessary to protect the environment, conserve top soil and prevent the dumping and disposal of fly ash discharged from coal or lignite based thermal power plants on land.

And, whereas, there is a need for restricting the excavation of top soil for manufacture of bricks and promoting the utilisation of fly ash in the manufacture of building materials and in construction activity within a specified radius of fifty kilometers from coal or lignite based thermal power plants.

And, Whereas, the Hon^{ble} High Court of Judicature, Delhi vide its order dated 25th August, 1999 in CWP No. 2145/99 Centre for Public Interest Litigation, Delhi v/s Union of India directed that the Central Government to publish the final notification in respect of fly ash on or before 26th October, 1999.

Now, therefore in exercise of the powers conferred by sub-section (1), read with clause (v) of sub-section (2) of section 3 and section 5 of the Environment (Protection) Act, 1986 (29 of 1986) and in pursuance of the orders of the Hon^{ble} High Court, Delhi stated above, the Central Government hereby issues the following directions which shall come into force on the date of the publication of this notification, namely:-

1. Use of fly ash, bottom ash or pond ash in the manufacture of bricks and other construction activities:-

- (1) No person shall within a radius of fifty kilometers from coal or lignite based thermal power plants, manufacture clay-bricks or tiles or blocks for use in construction activities without mixing at least 25 per cent of ash (fly ash, bottom ash or pond ash) with soil on weight to weight basis.
- (2) The authority for ensuring the use of specified quantity of ash as per para (1) above shall be the concerned Regional Officer of the State Pollution Control Board or the Pollution Control Committee as the case may be. In case of non-compliance, the said authority in addition to cancellation of consent order issued to establish the brick kiln, shall move the district administration for cancellation of mining lease. The cancellation of mining lease shall be decided after due hearing. To enable the said authority to verify the actual use of ash, the thermal power plant shall maintain month-wise records of ash made available to each brick kiln.
- (3) In case of non-availability of ash from thermal power plant in sufficient quantities as certified by the said power plant, the stipulation under para (1) shall be suitably modified (waived/relaxed) by the concerned State/Union Territory Government.
- (4) Each coal or lignite based thermal power plant shall constitute a dispute settlement committee which shall include the General Manager of the thermal power plant and a representative of All India Brick and Tile Manufacturers Federation (AIBTMF). Such a committee shall ensure unhindered loading and transport of ash without any undue loss of time. Any unresolved dispute shall be dealt with by a State/Union Territory level committee to be set up by State/Union Territory Government comprising Member Secretary of the State Pollution Control Board/Pollution Control Committee, representatives of Ministry of Power in the State/Union Territory Government and a representative of AIBTMF.

2. Utilisation of ash by Thermal Power Plants.

All coal or lignite based thermal power plants shall utilise the ash generated in the power plants as follows:-

- (1) Every coal or lignite based thermal power plant shall make available ash, for atleast ten years from the date of publication of this notification, without any payment or any other consideration, for the purpose of manufacturing ash-based products such as cement, concrete blocks, bricks, panels or any other material or for construction of roads, embankments, dams, dykes or for any other construction activity.
- (2) Every coal or lignite based thermal power plant commissioned subject to environmental clearance conditions stipulating the submission of an action plan for full utilisation of fly ash shall, within a period of nine years from the publication of this notification, phase out the dumping and disposal of fly ash on land in accordance with the plan. Such an action plan shall provide for

thirty per cent of the fly ash utilisation, within three years from the publication of this notification with further increase in utilisation by atleast ten per cent points every year progressively for the next six years to enable utilisation of the entire fly ash generated in the power plant atleast by the end of ninth year. Progress in this regard shall be reviewed after five years.

- (3) Every coal or lignite based thermal power plant not covered by para (2) above shall, within a period of fifteen years from the date of publication of this notification, phase out the utilization of fly ash in accordance with an action plan to be drawn up by the power plants. Such action plan shall provide for twenty per cent of fly ash utilization within three years from the date of publication of this notification with further increase in utilization every year progressively for the next twelve years to enable utilisation of the entire fly ash generated in the power plant.
- (4) All action plans prepared by coal or lignite based thermal power plants in accordance with sub-para (2) and (3) of para 2 of this notification shall be submitted to the Central Pollution Control Board/Committee and concerned, State Pollution Control Board/Committee and concerned regional office of the Ministry of Environment and Forests within a period of six months from the date of publication of this notification.
- (5) The Central and State Government Agencies, the State Electricity Boards, the National Thermal Power Corporation and the management of the thermal power plants shall facilitate in making available land, electricity and water for manufacturing activities and provide access to the ash lifting area for promoting and setting up of ash-based production units in the proximity of the area where ash is generated by the power plant.
- (6) Annual implementation report providing information about the compliance of provisions in this notification shall be submitted by the 30th day of April every year to the Central Pollution Control Board. Concerned State Pollution Control Board/Committee and the concerned Regional Office of the Ministry of Environment and Forests by the coal or lignite based thermal power plants.

3. Specifications for use of ash-based products:-

- (1) Manufacture of ash-based products such as cement, concrete, blocks, bricks, panels or any other material or the use of ash in construction activity such as in road laying, embankments or use as landfill to reclaim low lying areas including back filling in abandoned mines or pitheads or for any other use shall be carried out in accordance with specifications and guidelines laid down by the Bureau of Indian Standards, Indian Bureau of Mines, Indian Road Congress, Central Building Research Institute, Roorkee, Central Road Research Institute, New Delhi, Building Material and Technology Promotion Council, New Delhi, Central Public Works Department, State Public Works Departments and other Central and State Government agencies.

- (2) The Central Public Works Department, Public Works Departments in the State/Union Territory Governments, Development Authorities, Housing Boards, National Highway Authority of India and other construction agencies including those in the private sector shall also prescribe the use of ash and ash-based products in their respective schedules of specifications and construction applications. Including appropriate standards and codes of practice, within a period of four months from the publication of this notification.
- (3) All local authorities shall specify in their respective building bye-laws and regulations the use of ash and ash-based products and construction techniques in building materials, roads, embankments or for any other use within a period of four months from the date of publication of this notification.

[F.No.16-2/95-HSMD]

V RAJAGOPALAN, Jt. Secy..

MINISTRY OF ENVIRONMENT AND FORESTS
NOTIFICATION

New Delhi, the 3rd April, 2007

S.O. 513(E) ó The following draft of a notification which the Central Government proposes to issue, in supersession of the existing notification number S.O. 763 (E) dated the 14th September, 1999 of the Government of India, in the Ministry of Environment and Forests relating to restrictions on the excavation of top soil for manufacture of bricks and promoting the utilization of fly ash in the manufacture of building materials and in construction activity is hereby published, as required under sub-rule (3) of rule 5 of the Environment (Protection) Rules, 1986 for the information of all persons likely to be affected thereby; and notice is hereby given that the said draft notification will be taken into consideration by the Central Government on or after the expiry of sixty days from the date on which copies of the Gazette containing this notification are made available to the public.

Any person interested in filing any objection(s) or suggestion(s) on the proposed draft notification may do so in writing to the Secretary, Ministry of Environment and Forests, Paryavaran Bhawan, CGO Complex, Lodi Road, New Delhi ó 110 003, within the said period of sixty days.

DRAFT NOTIFICATION

Whereas, It is necessary to protect the environment through conserving the top soil, and other non renewable resources used in the construction activities, through proper utilization of fly ash, bottom ash and pond ash, generated from coal and lignite based thermal power plants.

Whereas as per the notification S.O. 763(E) dated the 14.9.1999 the progress of the implementation of the provision of the said notification has been reviewed.

Whereas the review indicated while the renetation of ash increased from about 89 millions tones in 1999-2000 to about 112 million tones in 2005-2006 and the utilization increased from 13 million tones to 51 million tones.

Whereas every year about 65 to 75 million tones of ash continue to remain unutilized and dumped in ash ponds and the quantity of ash in ash ponds has increased from about 450 million tones in 1999-2000 to about 900 million tones in 2005-2006.

Whereas the land area under active ash ponds is about 16,000 hectares and needs to be put to gainful use.

Whereas the concerned Central and State Governments and their agencies have already laid down specifications for ash and ash based products.

Whereas the brick kiln owners have represented against compulsory mining of prescribed quantity of ash with clay on account of difficulties in meeting the cost of transportation;

Where as the quantity of ash utilized by brick kiln in the past was limited to 0.7 million tones in 2004-2005 and 1.14 million tones in 2005-2006 and constitute only a small percentage of ash utilized;

Whereas the plans for generation of power envisages setting up of large coal based thermal power plants which together with existing plants expected to generate about 150 to 170 million tones of ash per year by the end of the 11th Five Year Plan, which need to be properly utilized in order to avoid unnecessary extraction of top soil and other materials for construction activities.

Whereas the Central Government is of the opinion that in view of the increased ash generation, there is a need to accelerate the pace of utilisation of fly ash, bottom ash and pond ash;

Now, therefore in exercise of the powers conferred by Sub-section (1) read with clause (v) of Subsection (2) of Section 3 and Section 5 of the Environment Protection Act, 1986 (29 of 1986) and in supersession of the Government of India in the Ministry of Environment and Forests number S.O. 763 (E) dated the 14th September, 1999 published in the Gazette of India, Part II. Section 3 Sub-section (ii) dated 14th September, 1999, except as respects things done or omitted to be done before such supersession, the Central Government hereby issues the following directions which shall come into force on and from the date of publication of the final notification namely.

1. Use of fly ash in construction activities:

(1) After twelve months from the date of publication of this notification, every person engaged in any activity involving building construction shall use building materials composed wholly or partly of fly ash (hereafter, the term 'fly ash' will refer to fly ash, bottom ash, and pond ash) instead of the corresponding materials made wholly of constructional materials such as clay, top soil, limestone, sand and such other material, wherever the former, on competitive tendering for delivery at the construction site, costs the same or less than the latter, and has not been found to be technically infeasible for the intended use.

Explanation 1: 'Technically infeasible' is to be determined by one or more laboratories to be designated by the Director General, Council of Scientific and Industrial Research.

Explanation 2: 'Building materials' in this context refers to bricks, tiles, cement, blocks, and similar products or a combination or aggregate of these.

(2) It shall be the responsibility of all persons and/or the agencies, either undertaking construction, or preparing, or approving the design to ensure compliance of the provisions of sub-paragraph (1).

(3) The authority for monitoring and enforcing the actual implementation of sub-paragraph (1) above in the construction shall be the concerned local body or development authorities or any other building plan approval or completion certification authority.

(4) All financial institutions, which fund construction activities, shall include a clause in their loan agreement requesting compliance with sub-paragraph (1) above.

(5) No person or agency engaged in road (including highways and fly overs) construction may use borrow material excavated from the 'right of way' of the road for the construction of road embankments. All construction of road embankments will use fly ash, or municipal inerts, unless:

- (a) the cost of the fly ash or municipal inerts delivered at the construction site is more than twenty-five per cent higher than the equivalent quantity of soil extracted from other than the right of way for embankment use, in which case such soil may be used for the road embankment or
 - (b) a designated technical authority of the Indian Roads Congress certifies that the use of fly ash or municipal inerts at the location for the intended purpose is technically infeasible;
 - (c) For the top and side covers, soil other than soil extracted from the right of way may be used, notwithstanding (a) above;
- (6) No person or agency shall undertake reclamation and compaction of low-lying areas with soil. Only pond ash shall be used for reclamation or compaction. They shall also ensure that such reclamation and compaction is done in accordance with the byelaws, regulations and specifications laid down by the authorities mentioned in sub-paragraph (3) above.

2. **Responsibilities of Thermal Power Plants. -**

Owners of Coal or lignite based thermal power plants (including captive and or cogeneration plants based on coal or lignite.)

- (a) may dispose of fly ash through competitive bids to the best advantage of the owners.

Explanation: In case, the bids are all negative i.e., the bidders require payment to accept the fly ash for use in accordance with this notification, best advantage would mean least payment required bid by the bidders.

- (b) shall not at any time store more than three months ash generation in their storage and/or ash ponds. In case the quantity of fly ash already in storage and/or ash ponds on and from the date of this notification exceeds three months generation, the same shall be disposed of in accordance with sub-paragraph 1(1) above within a maximum period of five years from the date of issue of this notification.

- (c) shall maintain a record of all sale and/or disposal of the fly ash.

- (d) shall submit annual compliance report, including record of sale and/or disposal of the fly ash as stipulated in sub-paragraph (c) above by the thirtieth day of April every year to the concerned State Pollution Control Board or Committee.

3. **Specifications for use of ash-based products/responsibility of other agencies:**

- (1) Manufacture of all ash-based products shall be carried out in accordance with specifications and guidelines laid down by the Bureau of Indian Standards, Indian Bureau of Mines, Indian Road Congress, Central Building Research Institute, Roorkee, Central Road Research Institute, New Delhi, Building Materials and Technology Promotion Council New Delhi, Central Public Works Department, State Public Works Departments and other Central and State Government agencies as applicable.

- (2) All Government agencies including the Central Public Works Department and State Government agencies concerned with construction activities shall make provisions for the use of fly ash based products or aggregates of them in the schedule of approved materials and rates.

(3) Central Electricity Authority while formulating norms for land requirement per Mega Watt of installed capacity of thermal power plants shall ensure that the area for ash storage be restricted to a maximum of three months ash generation.

(4) All agencies undertaking construction of roads or fly over bridges including Department of Road Transport and Highways, National Highways Authorities of India (NHAI), Central Public Works Department (CPWD), State Public Works Departments and other State Government Agencies shall make appropriate provisions in their tender documents, schedules of approved materials and rates, as well as technical documents, including those relating to soil borrow area or pit as per sub-paragraph (5) of paragraph 1.

(5) All local bodies or development authorities shall specify in their respective building bye-laws and regulations the use of ash and ash-based products and construction techniques in building materials, roads, embankments or for any other use.

F.No. 9-8-2005 HSMD
R. ANANDA KUMAR, ADVISOR

ਨਗਰ ਅਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ , ਪੰਜਾਬ ।

ਵੱਲੋਂ

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ ,
ਪੰਜਾਬ,ਚੰਡੀਗੜ੍ਹ।

ਸੇਵਾ ਵਿਖੇ:

1. ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ ,
ਲੁਧਿਆਣਾ/ਜਲੰਧਰ/ਪਟਿਆਲਾ/ਅੰਮ੍ਰਿਤਸਰ/
ਐਸ.ਏ.ਐਸ.ਨਗਰ।
2. ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ ,
ਲੁਧਿਆਣਾ/ਜਲੰਧਰ/ਪਟਿਆਲਾ/ਅੰਮ੍ਰਿਤਸਰ/
ਐਸ.ਏ.ਐਸ.ਨਗਰ/ਫਿਰੋਜ਼ਪੁਰ/ਫਰੀਦਕੋਟ/ਸੰਗਰੂਰ/
ਬਠਿੰਡਾ/ਗੁਰਦਾਸਪੁਰ/ਫਤਹਿਗੜ੍ਹ ਸਾਹਿਬ/ਹੁਸ਼ਿਆਰਪੁਰ/
ਮੰਡੀ ਮੰਡਲ , ਚੰਡੀਗੜ੍ਹ/ਕਪੂਰਥਲਾ।

ਯਾਦ ਪੱਤਰ ਨੰ: 2795-2814-ਸੀਟੀਪੀ(ਪਬ)/ਐਸਪੀ-107
ਮਿਤੀ 23.7.07

ਵਿਸ਼ਾ:

Minutes of Meeting held under the Chairmanship of Secretary Public Works (B&R) in his office Room No. 210, Second Floor, Punjab Mini Secretariat, Chandigarh on 28.06.2007 at 03:30 PM to formulate a policy regarding access to public utilities such as Dhabas , restaurants and other public conveniences along the Highways.

ਆਪਜੀ ਨੂੰ ਮਿਤੀ 28.8.2007 ਨੂੰ ਨੈਸ਼ਨਲ ਹਾਈਵੇਅ ਉਪਰ ਵੱਖ ਵੱਖ ਪਬਲਿਕ ਫੈਸਿਲਟੀਜ਼ ਜਿਵੇਂ ਕਿ ਢਾਬੇ , ਰੈਸਟੋਰੈਂਟ ਅਤੇ ਹੋਰ ਜਨ ਸਹੂਲਤਾਂ ਨੂੰ ਆਗਿਆ ਦੇਣ ਬਾਰੇ ਹੋਈ ਬੈਠਕ ਦੀ ਕਾਰਵਾਈ ਦੀ ਕਾਪੀ ਯੋਗ ਕਾਰਵਾਈ ਲਈ ਭੇਜੀ ਜਾਂਦੀ ਹੈ ।

ਨੱਥੀ/ਉ:ਅਨੁਸਾਰ।

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

Minutes of Meeting held under the Chairmanship of Secretary Public Works (B&R) in his office Room No. 210, Second Floor, Punjab Mini Secretariat, Chandigarh on 28.06.2007 at 03:30 PM to formulate a policy regarding access to public utilities such as Dhabas , restaurants and other public conveniences along the Highways.

Following officers were present:

1. Mr. Kuldip Singh, Chief Conservator of Forests, Punjab.
2. Mr. Rajinder Sharma, Chief Town Planner, Punjab.

3. Mr. Gautam Kumar, ATP, O/o Chief Town Planner, Local Government, Punjab.
4. Mr. Amrit Inder Singh, Chief Engineer (National Highways).

At the outset, Chief Engineer (National Highways) apprised the members about the provisions of Section 13 of guidelines for systems improvement for installation of petrol/diesel/gas-retail outlets and services stations as well as access to private properties along national highways access to public utilities such as Dhabas, restaurants and other public conveniences along the Highways issued by Ministry of Surface Transport, Department of Road Transport and Highways (Roads Wing), Government of India which reads as follows:-

“13. Instructions regarding Regulation of Access Points/ Approach Road to Private Property.

- 13.1 In Urban areas, the spacing of access to National Highways should wherever possible be restricted to 500 metre interval. If the National Highway is likely to be developed as Expressway/Motorway, the spacing should be 1000 metre.
- 13.2 In rural areas, the spacing of connections from parallel service roads and of intersections should not be close than 750 metre. Individual driveways to private properties should not be spaced closer than 300 metre from each other or from an intersection. On highways with dual carriageway (4lane with median), median openings should generally be limited to intersection with public roads and should not be permitted for individual business needs. Where intersections are far apart, median opening may be provided at intervals of 2 km. For permitting U-turn and diversion of traffic to one of the carriageways at times of emergency or major repairs. As far as possible, a number of property owners along the highway should be grouped together and parallel service roads (i.e. frontage roads) constructed to give access at selected points. The geometrics of the driveways should conform to requisite standards conducive to smooth traffic flow as given in paras 7&8 above.ö

Chief Town Planner informed that Department of Housing & Urban Development (PUDA) has issued guidelines for access to private properties on highways. Therefore, Chief Town Planner will send the guidelines with his comments and recommendations to chief Engineer (NH), within 2 weeks.

Thereafter, the Committee will forward suitable recommendations to the Ministry of Surface Transport, Department of Road Transport and Highways (Roads Wing), Government of India for examination & issue by the Ministry, under Section 13 of guidelines for systems improvement for installation of petrol/diesel/gas-retail outlets and services stations as well as access to private properties along national highways.

The meeting ended with a vote of thanks to the chair.

GOVERNMENT OF PUNJAB
DEPARTMENT OF SCIENCE, TECHNOLOGY, ENVIRONMENT &
NON CONVENTIONAL ENERGY

NOTIFICATION

Dated Chandigarh, the 7/8/07

No.3/6/07/STE(4)/2851 whereas it is necessary and expedient to take immediate steps under Section 5 and Section 7 of Environmental Protection Act 1986 and the Rules framed there under, to maintain ecological balance, to prevent environmental degradation and to avoid human health hazard in the State.

2. And whereas in order to resolve the complex issue regarding siting of residential projects in the vicinity of Industrial Units/Industrial areas and to frame consolidated guidelines after considering all other guidelines/ instructions/ notifications issued by Govt. of India/ State Government and various Pollution Control Boards, the Govt. of Punjab constituted a Committee headed by the Chief Secretary, Punjab which in its final meeting held on 08.06.2007, observed that in case of knowledge based industry like electronic/I.T. Parks etc. where there is no discharge of any type, there may not be any necessity of any buffer distance between the industry and the residents. In fact, the concept of walk to work is being encouraged, world wide, in green industries. The SEZ policy of Govt. Of India also permits development and co-existence of non-polluting and non-hazardous industries. Similarly, the Punjab State Industries and Export Corporation policy/ Industrial policy of the State Govt. have provisions for co- existence of residential and industrial establishments in industrial parks/focal points. The Committee also observed that new sophisticated technological developments today enable us to curb the levels of pollutants from various categories of industries, eliminating or substantially minimizing the ill-effects of industrial emission/discharge. The pressure of ever increasing population, fast urbanization and nearly double digit economic growth make it imperative that natural resources, including land, are optimally utilized. This calls for co-existence of residential projects and industry, of course, with proper safe guard measures.
3. And whereas it was noticed that no such minimum distance in locating residential colony/ commercial complexes from existing industrial complexes has been fixed either by the Ministry of Housing and Urban Development, the Ministry of Environment and Forests Govt. of India or other State Pollution Control Boards from where information could be obtained. Noticing further that in case of air and water pollution, prescription of any such distance, say 500 meters or even 100 meters, may , become more or less fruitless, because pollution, if created shall spread beyond the prescribed limits. The Bhopal gas tragedy is too recent to be forgotten. Therefore, the focus has to be on strict and rigid pollution and risk control measures. Fortunately, the Pollution Control Acts provides a comprehensive system and mechanism, laying standards and norms, which the committee recommended, should be rigorously enforced, Primarily, the committee observed that the need was to ensure public safety, for which the distance from source of hazard was relevant for locating residential colony/ commercial complex.

4. And whereas the committee also held a public hearing on the issue of evolving the siting guidelines on 2.6.2007, which was attended by the representatives of the industries as well as representatives of on going residential complexes in the state. It was pointed out at the time of public hearing that some of the existing and on going residential projects are located as per the draft master plan in residential zones/municipal areas etc. and some of these cases have got a detailed EIA study done and obtained approval after proper public hearing. It was further represented that the committee should take into account the huge investments made by the projects promoters as well as the individual buyers of these properties.
5. And whereas it was resolved that to solve the issue of siting in a logical manner and on permanent basis, there is an urgent need to immediately prepare Master plans for the entire state, designating industrial and residential zones. Once these plans are in position, the respective activity should be allowed only in the designated zone, thus eliminating conflict between industrial and residential usage of land.
6. Now, therefore, in supersession of earlier guidelines framed by the Punjab Pollution Control Board vide letter No.GPC/Gen-4/419/2006/876-96,dated 17.1.2006 and any other guidelines/ notification issued by the Board from time to time and in exercise of the powers conferred under Section 5 of the Environment (Protection) Act, 1986 read with Rule 5(1) (vi) of the Environment (Protection) Rules, 1986, the Governor of Punjab is pleased to notify the siting policy/guidelines for establishment of residential colonies, commercial establishments like shopping malls, multiplexes in the State of Punjab as under:

1. The Master Plan is the final legal solution to planned development and hence the Master Plans be prepared in a time bound manner, on priority.
2. All residential colonies, commercial establishments like shopping malls, multiplexes etc. shall maintain a minimum distance of 100 meter from the hazardous (Maximum Accident Hazard) industries notified by Director General Factory Advise Service Labour Institute (DG FALSI). This distance should be measured from the source of pollution/hazard (e.g. storage tank, gas chamber, etc.)in the industrial premises to the building line as per zoning plan, of residential colonies/ commercial complex. This notification would not have an overriding affect on any act/rules/orders of the Govt. of India/ State Govt. which prescribe a distance of more than 100. meters from such source of hazard and the said prescribed distance shall be maintained. The notifications/ orders issued by the State/ Punjab Pollution Control Board relating to siting of industries namely stone crushers, rice shellers, Salla Plants, brick kilns, cement plants, grinding units, hot mix plants and other industries shall remain operative and unaffected by this policy/notification. In order to resolve any dispute regarding measurement or other related issues, an Inspection Committee comprising of Chairman, Punjab Pollution Control Board or his nominee, Chief Inspector of

Factories, Punjab or his nominee, Chief Town Planner, Punjab or his nominee and a nominee of the Department of Industries is hereby constituted. This Inspection Committee will be headed by the Chairman, Punjab Pollution Control Board who will also act as convener of the said committee.

3. In view of the fact that these guidelines may affect few existing housing complexes and also that some projects in the pipeline may not be conforming to the policy and also the fact that huge investments made by the project proponent and the prospective buyers in these projects, it is decided that all such projects which are not cover under this policy shall be studied on unit to unit basis by the above said inspection committee as per the guidelines prescribed above with Public safety being the prime concern.

M.P. Singh
Secretary to Government of Pb.
Deptt of Science, Tech., Environment
and Non Conventional Energy

Endst No. 3/6/07/STE(4)

Dated, Chandigarh.

A copy is forwarded to the Controller, Printing & Stationery, Punjab, Chandigarh with the request that the above notification may be published in the ordinary gazette and 50 (Fifty)copies thereof may be sent for record.

Secretary

Endst.No.: 3/6/07/STE(4) 2855

Dated, Chandigarh 7/8/07

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

1. Advocate General, Punjab.
2. Executive Director, Punjab State Council for Science & Technology.
3. Chief Town planner, Pb. , Chandigarh.
4. Chief Administrator, PUDA, Chandigarh.
5. The Managing Director, Punjab State Industries & Export Corporation, Chandigarh.
6. Chairman, Punjab Pollution Control Board, Nabha Road, Patiala
7. Director, Factories, SCO-87-88, Sector-17-D, Chandigarh.
8. Director, Local Government, Chandigarh.

Secretary

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

2. Principal Secretary to Honøble Chief Minister, Punjab for the kind information of C.M.Punjab.
3. Secretary to Science, Tech. & Environment Minister for the kind information of Honøble Minister.
4. Chief Secretary to Government of Punjab.
5. Financial Commissioner, Forests.
6. Principal Secretary to Government of Punjab, Deptt. of Industries and commerce.
7. Principal Secretary to Government of Punjab, Deptt. of Housing & Urban Development.
8. Principal Secretary to Government of Punjab, Deptt. of Local Government.
9. Principal Secretary to Government of Punjab, Deptt. of Labour & Employment .

Secretary

To

1. Principal Secretary to Honøble Chief Minister, Punjab for the kind information of C.M.Punjab.
2. Secretary to Science, Tech. & Environment Minister for the kind information of Honøble Minister.
3. Chief Secretary to Government of Punjab.
4. Financial Commissioner, Forests.
5. Principal Secretary to Government of Punjab, Deptt. of Industries & Commerce.
6. Principal Secretary to Government of Punjab, Deptt. of Housing & Urban Development.
7. Principal Secretary to Government of Punjab, Deptt. of Local Government.
8. Principal Secretary to Government of Punjab, Deptt. of Labour & Employment.

ID No.3/6/07/STE(4)

Dated, Chandigarh.

ਨਗਰ ਅਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ, ਪੰਜਾਬ

ਵੱਲੋਂ,

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ,ਚੰਡੀਗੜ੍ਹ ।

ਸੇਵਾ ਵਿਖੇ,

ਸਮੂਹ ਡਿਪਟੀ ਕਮਿਸ਼ਨਰਜ਼,
ਪੰਜਾਬ ।

ਯਾਦ ਪੱਤਰ ਨੰ: -ਸੀਟੀਪੀ(ਪਬ)/
ਮਿਤੀ :

ਵਿਸ਼ਾ: ਚੇਜ਼ ਆਫ ਲੈਂਡ ਯੂਜ਼ ਸਬੰਧੀ ਕੇਸਾਂ ਦਾ ਨਿਪਟਾਰਾ ਕਰਨ ਬਾਰੇ ।

ਹਵਾਲਾ: ਇਸ ਦਫਤਰ ਦਾ ਯਾਦ ਪੱਤਰ ਨੰ: 2050-71-ਸੀਟੀਪੀ(ਪਬ)/ਐਸਪੀ-432(22),
ਮਿਤੀ: 18.6.07 ।

2. ਆਪ ਜੀ ਨੂੰ ਚੇਜ਼ ਆਫ ਲੈਂਡ ਯੂਜ਼ ਸਬੰਧੀ ਸਰਕਾਰ ਨੂੰ ਪ੍ਰਾਪਤ ਹੋਣ ਵਾਲੇ ਵੱਖ-ਵੱਖ ਕੇਸਾਂ ਦੇ ਨਿਪਟਾਰੇ ਲਈ ਵੱਖ-ਵੱਖ ਵਿਭਾਗਾਂ ਵੱਲੋਂ ਰਿਪੋਰਟ ਕੀਤੇ ਜਾਣ ਵਾਲੇ ਨੁਕਤਿਆਂ ਦੀ ਪ੍ਰਵਾਨਤਾ ਚੈਕ ਲਿਸਟ ਭੇਜੀ ਗਈ ਸੀ। ਸਰਕਾਰ ਵੱਲੋਂ ਹਦਾਇਤ ਕੀਤੀ ਗਈ ਹੈ ਕਿ ਡਿਪਟੀ ਕਮਿਸ਼ਨਰ ਵੱਲੋਂ ਜੋ ਰਿਪੋਰਟ ਕੀਤੀ ਜਾਣੀ ਹੈ ਉਸ ਵਿੱਚ ਵਕਫ਼ ਬੋਰਡ, ਸ਼ਾਮਲਾਟ, ਸ਼ਾਮਲਾਟ ਪੱਤੀ, ਕਸਟੋਡੀਅਨ ਲੈਂਡ ਅਤੇ ਰੀਸੈਟਲਮੈਂਟ ਵਿਭਾਗ ਦੀ ਲੈਂਡ ਬਾਰੇ ਸਪਸ਼ਟ ਤੌਰ ਤੇ ਟਿੱਪਣੀ ਕੀਤੀ ਜਾਵੇ। ਇਸ ਤੋਂ ਬਿਨਾਂ ਭੇਜੇ ਗਏ ਵਰਤੋਂ ਦੀ ਤਬਦੀਲੀ ਲਈ ਵਿਚਾਰ ਅਧੀਨ ਰਕਬੇ ਵਿੱਚ ਜੇਕਰ ਕੋਈ ਡਰੇਨ ਆਦਿ ਲੰਘਦੀ ਹੋਵੇ ਉਸ ਦੀ ਵੀ ਟਿੱਪਣੀ ਕੀਤੀ ਜਾਵੇ। ਉਪਰੋਕਤ ਤੋਂ ਬਿਨਾਂ ਰਕਬੇ ਦੀ ਮਲਕੀਅਤ ਬਾਰੇ ਇਹ ਵੀ ਸਪਸ਼ਟ ਕੀਤਾ ਜਾਵੇ ਕਿ ਇਹ ਨਿੱਜੀ ਮਾਲਕੀ ਹੈ ਜਾਂ ਮੁਸ਼ਤਹਕਾ ਖਾਤਾ ਹੈ। ਆਪ ਜੀ ਨੂੰ ਰੈਵੀਨਿਊ ਵਿਭਾਗ ਵੱਲੋਂ ਕੀਤੀ ਜਾਣ ਵਾਲੀ ਰਿਪੋਰਟ ਦੀ ਸੋਧੀ ਹੋਈ ਚੈਕ ਲਿਸਟ ਦੀ ਕਾਪੀ ਨਾਲ ਨੱਥੀ ਕਰਕੇ ਭੇਜੀ ਜਾਂਦੀ ਹੈ ।

ਨੱਥੀ/ਉ.ਅਨੁਸਾਰ ।

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ,ਚੰਡੀਗੜ੍ਹ ।

ਪਿੱਠ ਅੰਕਣ ਨੰ: 3172-77 ਸੀਟੀਪੀ(ਪਬ)/ਐਸਪੀ-432(22) ਮਿਤੀ : 3.8.07

ਇਸ ਦਾ ਇਕ ਉਤਾਰਾ ਸਮੂਹ ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰਾਂ ਨੂੰ ਸੂਚਨਾ ਅਤੇ ਯੋਗ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ ਅਤੇ ਬੇਨਤੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਸਬੰਧਿਤ ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰਾਂ ਨੂੰ ਆਪਣੀ ਪੱਧਰ ਤੇ ਉਪਰੋਕਤ ਬਾਰੇ ਸੂਚਿਤ ਕਰ ਦਿੱਤਾ ਜਾਵੇ ।

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ,ਚੰਡੀਗੜ੍ਹ ।

Points for consideration while reporting change of land use cases

Revenue Department/DC

1. Title of land under site.
2. Area of the site according to title.
3. Whether the land is encumbrance free or not ?
4. Specific report about revenue rastas.their width & connectivity with other areas/roads.
5. Specific report regarding the Wakf Board land, Shamlat, Shamlat Patti, Custodian land and land belonging to Re-Settlement Department.
6. Natural drain.
7. Individual ownership or Mustarka Khata.

ਨਗਰ ਅਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ, ਪੰਜਾਬ

ਵੱਲੋਂ,

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ ।

ਸੇਵਾ ਵਿਖੇ,

- 1) ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਲੁਧਿਆਣਾ/ਪਟਿਆਲਾ/ਜਲੰਧਰ/ਅੰਮ੍ਰਿਤਸਰ/ਐਸ.ਏ.ਐਸ.ਨਗਰ ।
- 2) ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਲੁਧਿਆਣਾ/ਪਟਿਆਲਾ/ਬਠਿੰਡਾ/ਫਤਹਿਗੜ੍ਹ
ਸਾਹਿਬ/ਸੰਗਰੂਰ/ਫਿਰੋਜ਼ਪੁਰ/ਫਰੀਦਕੋਟ/ਜਲੰਧਰ/
ਹੁਸ਼ਿਆਰਪੁਰ/ਅੰਮ੍ਰਿਤਸਰ/ਗੁਰਦਾਸਪੁਰ/ਐਸ.ਏ.ਐਸ.ਨਗਰ/ਮੰਡੀ
ਮੰਡਲ, ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ।
- 3) ਡਿਪਟੀ ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਕਪੂਰਥਲਾ/ਰੋਪੜ ।

ਯਾਦ ਪੱਤਰ ਨੰ: 1899-1918-ਸੀਟੀਪੀ(ਪਬ)/ਐਸਪੀ-432(22)/ਐਸਪੀ-477
ਮਿਤੀ : 08/06/07

ਵਿਸ਼ਾ: ਚੇਜ ਆਫ ਲੈਂਡ ਯੂਜ਼ ਸਬੰਧੀ ਕੇਸਾਂ ਤੇ ਰਿਪੋਰਟ ਭੇਜਣ ਬਾਰੇ ।

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਦੇ ਸਬੰਧ ਵਿੱਚ ਬੇਨਤੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਆਪ ਜੀ ਦੇ ਦਫਤਰ ਨੂੰ ਜੋ ਚੇਜ ਆਫ ਲੈਂਡ ਯੂਜ਼ ਸਬੰਧੀ ਕੇਸ ਰਿਪੋਰਟ ਲਈ ਭੇਜੇ ਜਾਂਦੇ ਹਨ ਉਨ੍ਹਾਂ ਤੇ ਟਿੱਪਣੀ ਭੇਜਦੇ ਸਮੇਂ ਹੇਠ ਲਿਖੇ ਬਿੰਦੂਆਂ ਬਾਰੇ ਰਿਪੋਰਟ ਭੇਜੀ ਜਾਇਆ ਕਰੇ। ਇਹ ਰਿਪੋਰਟ ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ ਵੱਲੋਂ ਖੁੱਦ ਮੌਕੇ ਤੇ ਤਸਦੀਕ ਕੀਤੀ ਜਾਵੇ ਅਤੇ ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ ਵੱਲੋਂ ਰੈਂਡਮ ਚੈਕ ਕੀਤੀ ਜਾਵੇ :

Points for consideration while reporting Change of Land Use cases :

1. Location of site.
2. Area of site according to revenue record and site measurements.
3. Title of land.
4. Use with respect to proposals of Master Plan/Controlled Area or any other scheme.
5. Width of approach road.

6. Report regarding revenue rastas whether terminating within the site or connects the area/building outside the site boundary.
7. Whether the site is located on scheduled road or not ?
8. Whether approach is drawn through forest area and any forest area is located within the site.
9. Location of red category industry within 500mts. Radius of site.
10. Level of site in respect of adjoining road level, location of any natural drain, water body, floodability of site.
11. Location & alignment of HT line if passing through the site etc
12. Location of Heritage Building or Protected monument within 100 meter radius of site.
13. Integration with the existing development in respect of connectivity, water supply, sewerage etc.
14. Specific recommendations of DTP/STP with regard to CLU in view of site/local conditions.
15. Scrutiny fee deposited or not ?
16. Any other information.

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ,ਚੰਡੀਗੜ੍ਹ ।

ਨਗਰ ਅਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ, ਪੰਜਾਬ

ਵੱਲੋਂ,

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ ।

ਸੇਵਾ ਵਿਖੇ,

- 1) ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਲੁਧਿਆਣਾ/ਪਟਿਆਲਾ/ਜਲੰਧਰ/ਅੰਮ੍ਰਿਤਸਰ/ਐਸ.ਏ.ਐਸ.ਨਗਰ/ਹੈਡ ਕੁਆਟਰ ।
- 2) ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਲੁਧਿਆਣਾ/ਪਟਿਆਲਾ/ਬਠਿੰਡਾ/ਫਤਹਿਗੜ੍ਹ
ਸਾਹਿਬ/ਸੰਗਰੂਰ/ਫਿਰੋਜ਼ਪੁਰ/ਫਰੀਦਕੋਟ/ਜਲੰਧਰ/
ਹੁਸ਼ਿਆਰਪੁਰ/ਅੰਮ੍ਰਿਤਸਰ/ਗੁਰਦਾਸਪੁਰ/ਐਸ.ਏ.ਐਸ.ਨਗਰ/ਮੰਡੀ
ਮੰਡਲ, ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ।
- 3) ਡਿਪਟੀ ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਕਪੂਰਥਲਾ/ਰੋਪੜ ।

ਯਾਦ ਪੱਤਰ ਨੰ: 2945-65-ਸੀਟੀਪੀ(ਪਬ)/ਐਸਪੀ-477
ਮਿਤੀ : 31.7.07

ਵਿਸ਼ਾ: ਬਿਲਡਿੰਗ ਪਲੈਨਾਂ ਸਬੰਧੀ ।

ਹਵਾਲਾ: ਮਕਾਨ ਉਸਾਰੀ ਅਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ ਦੀ ਨੋਟੀਫੀਕੇਸ਼ਨ ਨੰ:
1/149/96-4ਐਚਜੀ-1/569, ਮਿਤੀ: 21.1.2005 ।

2. ਮਕਾਨ ਉਸਾਰੀ ਅਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ ਵੱਲੋਂ ਹਵਾਲੇ ਅਧੀਨ ਨੋਟੀਫੀਕੇਸ਼ਨ ਰਾਹੀਂ ਵਿਭਾਗ ਦੇ ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰਾਂ, ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰਾਂ ਅਤੇ ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ ਨੂੰ ਬਿਲਡਿੰਗ ਪਲੈਨ ਦੀ ਪ੍ਰਵਾਨਗੀ ਲਈ ਕੰਪੀਟੈਂਟ ਅਥਾਰਟੀ ਨਾਮਜ਼ਦ ਕੀਤਾ ਗਿਆ ਹੈ। ਇਸ ਸਬੰਧ ਵਿੱਚ ਇਹ ਸਪਸ਼ਟ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਕਿ ਹੁਣ ਜੋ ਬਿਲਡਿੰਗ ਪਲੈਨ ਆਪ ਵੱਲੋਂ ਬਤੌਰ ਕੰਪੀਟੈਂਟ ਅਥਾਰਟੀ ਪਾਸ ਕੀਤੇ ਜਾਣੇ ਹਨ ਉਨ੍ਹਾਂ ਦਾ ਲੈਂਡ ਯੂਜ਼ ਤਜਵੀਜ਼ਤ ਬਿਲਡਿੰਗ ਲਈ ਢੁਕਵਾਂ ਹੋਣਾ ਚਾਹੀਦਾ ਹੈ ਅਤੇ ਬਿਨੈਕਾਰ ਵੱਲੋਂ ਕੰਨਵਰਸ਼ਨ ਦੀ ਆਗਿਆ ਪ੍ਰਾਪਤ ਕੀਤੀ ਹੋਣੀ ਚਾਹੀਦੀ ਹੈ ।

ਉਪਰੋਕਤ ਦੀ ਇੰਨ੍ਹ-ਬਿੰਨ ਪਾਲਣਾ ਯਕੀਨੀ ਬਣਾਈ ਜਾਵੇ ।

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ ।

ਨਗਰ ਅਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ, ਪੰਜਾਬ

ਵੱਲੋਂ

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ
ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ ।

ਸੇਵਾ ਵਿਖੇ

ਸਮੂਹ ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਸਮੂਹ ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ
ਸਮੂਹ_ਉਪ ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ ।

ਯਾਦ ਪੱਤਰ ਨੰ: 1799ਸ1818 ਸੀ.ਟੀ.ਪੀ(ਪਬ)/ਐਸਪੀਸ443
ਮਿਤੀ 31.05.2007

ਵਿਹੀ :ਸ਼ ਬਿਲਡਿੰਗ ਪਲੈਨ ਮੁੱਖ ਦਫਤਰ ਨੂੰ ਭੇਜਣ ਸਬੰਧੀ ।

ਹਵਾਲਾ :ਸ਼ ਇਸ ਦਫਤਰ ਦਾ ਯਾਦ ਪੱਤਰ ਨੰ: 1688ਸ1707ਸਸੀ.ਟੀ.ਪੀ. (ਪਬ)/ਐਸ.ਪੀਸ443
ਮਿਤੀ 25.05.2007 ਦੀ ਲਗਾਤਾਰਤਾ ਵਿੱਚ ।

2. ਹਵਾਲੇ ਅਧੀਨ ਪੱਤਰ ਨਾਲ ਭੇਜੀ ਗਈ ਚੈਕ ਲਿਸਟ ਨੂੰ ਮੁੜ ਇਸ ਦਫਤਰ ਵਿੱਚ ਵਿਚਾਰਨ ਉਪਰੰਤ
ਸੋਧਿਆ ਗਿਆ ਹੈ। ਚੈਕ ਲਿਸਟ ਦੀ ਇੱਕ ਕਾਪੀ ਆਪ ਜੀ ਨੂੰ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਲਈ ਭੇਜੀ ਜਾਂਦੀ ਹੈ।

ਨੱਥੀ/ ਉਪਰੋਕਤ ਅਨੁਸਾਰ

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ
ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ

Office of _____

Check List for Scrutiny of Building Plans:-

1. Name of Project : _____ Location _____
2. Type of Project : _____
3. Area of Project / site : _____
4. Mega / Non Mega : _____

S.No.	Items	Permissible according to Rules / Guidelines / Requirements	Provided	Remarks.
i.	Area			
ii.	Approach			
iii.	Use of land as per master Plan/Scheme			
iv.	Whether Layout approved by Competent Authority or not			
v.	Zoning Plan approved or not?			
vi.	Whether site according to Zoning Plan/Layout Plan?			
vii.	Site Coverage			
viii.	Set Backs			
ix.	FAR			
x.	Height			
xi.	Location of Gates			
xii.	Parking			
xiii.	Basement			
xiv.	Light and Ventilation			
xv.	Distance between Building Blocks			
xvi.	Provision of facilities for Handicaps			
xvii.	Other Public facilities			
xviii.	Structural Safety Certificate			
xix.	Fire Safety Provision /N.O.C from Fire Department			
xx.	E.D.C			
xxi.	C.L.U			
xxii.	License Fee			
xxiii.	Scrutiny Fee			
xxiv.	Any other Requirement from case to case			

Final comments fit for approval or not

District Town Planner

Final comments fit for approval or not.

Senior Town Planner

ਨਗਰ ਅਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ, ਪੰਜਾਬ

ਵੱਲੋਂ

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ
ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ ।

ਸੇਵਾ ਵਿਖੇ

ਸਮੂਹ ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਜਲੰਧਰ,
ਸਮੂਹ ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ
ਸਮੂਹ ਉਪ ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ ।

ਯਾਦ ਪੱਤਰ ਨੰ: 1688-1707ਸੀ.ਟੀ.ਪੀ(ਪਬ)ਜਐਸਪੀ-443
ਮਿਤੀ 25.05.2007

ਵਿਸ਼ਾ :- ਬਿਲਡਿੰਗ ਪਲੈਨ ਮੁੱਖ ਦਫਤਰ ਨੂੰ ਭੇਜਣ ਸਬੰਧੀ ।

ਮੁੱਖ ਦਫਤਰ ਵਲੋਂ ਨੋਟ ਕੀਤਾ ਗਿਆ ਹੈ ਕਿ ਜੋ ਬਿਲਡਿੰਗ ਪਲੈਨਾਂ ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ ਜਾਂ ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ ਦਫਤਰ ਤੋਂ ਉਰੀਜਨੇਟ ਹੁੰਦੇ ਹਨ ਉਹ ਮੁੱਖ ਦਫਤਰ ਨੂੰ ਪ੍ਰਵਾਨਗੀ ਲਈ ਭੇਜ ਦਿੱਤੇ ਜਾਂਦੇ ਹਨ ਜਿਸ ਵਿੱਚ ਕਿ ਚੋਜ ਆਫ ਲੈਂਡ ਯੂਜ ਪ੍ਰੋਡਾ ਬਿਲਡਿੰਗ ਰੂਲਜ ਅਤੇ ਗਾਈਡਲਾਈਨਜ ਆਦਿ ਅਨੁਸਾਰ ਠੀਕ ਹੋਣ ਸਬੰਧੀ ਪੂਰਾ ਵੇਰਵਾ ਨਹੀਂ ਹੁੰਦਾ । ਇਸਦਾ ਮੁੱਖ ਦਫਤਰ ਵਲੋਂ ਗੰਭੀਰ ਨੋਟਿਸ ਲਿਆ ਗਿਆ ਹੈ ਅਤੇ ਇਹ ਵੀ ਵੇਖਿਆ ਗਿਆ ਹੈ ਕਿ ਜਿਹੜੇ ਬਿਲਡਿੰਗ ਪਲੈਨ ਪਾਸ ਹੋਣ ਯੋਗ ਨਹੀਂ ਹੁੰਦੇ ਉਹਨਾਂ ਦੀ ਪ੍ਰੋਸੈਸਿੰਗ ਫੀਸ ਪ੍ਰਾਪਤ ਕੀਤੀ ਹੁੰਦੀ ਹੈ ।

ਉਪਰੋਕਤ ਬਾਰੇ ਇਹ ਹਦਾਇਤ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਜਦੋਂ ਬਿਲਡਿੰਗ ਪਲੈਨ ਆਪ ਦੇ ਦਫਤਰ ਤੋਂ ਉਰੀਜਨੇਟ ਹੁੰਦੇ ਹਨ ਇਹ ਮੁੱਖ ਦਫਤਰ ਵਿਖੇ ਉਦੋਂ ਹੀ ਭੇਜੇ ਜਾਣ ਜਦੋਂ ਸਾਈਟ ਦਾ ਲੈਂਡਯੂਜ ਤਜਵੀਜ਼ਤ ਬਿਲਡਿੰਗ ਨਾਲ ਮੇਲ ਖਾਂਦਾ ਹੋਵੇ । ਬਿਲਡਿੰਗ ਰੂਲਜ ਦੀ ਪੂਰਤੀ ਹੁੰਦੀ ਹੋਵੇ ਅਤੇ ਗਾਈਡਲਾਈਨਜ ਦੀ ਪੂਰਤੀ ਹੁੰਦੀ ਹੋਵੇ । ਭੇਜਦੇ ਸਮੇਂ ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ ਵੱਲੋਂ ਸਪੱਸ਼ਟ ਕੀਤਾ ਜਾਵੇ ਅਤੇ ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ ਵੱਲ ਉਸ ਤੇ ਆਪਣੀ ਇੰਡੀਪੈਂਡੈਂਟ ਟਿੱਪਣੀ (ਸਿਫਾਰਸ਼) ਕੀਤੀ ਜਾਵੇ । ਸਾਰੀਆਂ ਰਿਪੋਰਟਾਂ ਨਾਲ ਨੱਥੀ ਚੈਕ ਲਿਸਟ ਅਨੁਸਾਰ ਹੋਣੀਆਂ ਚਾਹੀਦੀਆਂ ਹਨ ਅਤੇ ਕੇਸ ਦੇ ਨਾਲ ਚੈਕ ਲਿਸਟਾਂ ਵੀ ਸਾਰੀਆਂ ਦਸਤਖਤ ਕਰਕੇ ਭੇਜੀਆਂ ਜਾਣ ।

ਜੇਕਰ ਅੱਗੇ ਤੋਂ ਕਿਸੇ ਦਫਤਰ ਵੱਲੋਂ ਅਜਿਹੇ ਅਧੂਰੇ ਕੇਸ ਪ੍ਰਾਪਤ ਹੁੰਦੇ ਹਨ, ਤਾਂ ਉਸਦਾ ਗੰਭੀਰ ਨੋਟਿਸ ਲੈਂਦੇ ਹੋਏ ਸਬੰਧਤ ਅਧਿਕਾਰੀ ਦੀ ਏ.ਸੀ.ਆਰ ਵਿੱਚ ਰਿਮਾਰਕਸ ਦਰਜ ਕਰ ਦਿੱਤਾ ਜਾਵੇਗਾ ।
ਉਪਰੋਕਤ ਦੀ ਇੰਨ-ਬਿੰਨ ਪਾਲਣਾ ਕੀਤੀ ਜਾਵੇ ।

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ
ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ

CHECK LIST FOR SCRUTINY OF BUILDING PLANS

1. Kind of Project
2. Location of the site.
3. Condition of CLU.
4. LOI from the Government
5. Agreement between Party & Government
6. Layout approval, if required
7. Zoning Plan approval if required.
8. Dimension/ gates of the building as per zoning plan.
9. Set backs as per height of the building, building Rules, zoning plan.
10. Basement as per zoning / as per rules
11. Ground coverage as per zoning / rules
12. FAR area as per zoning plan/ rules.
13. Height of the building as per zoning plan/ rules.
14. Parking area as per zoning plan/ rules.
15. Width of the stairs and No. of stairs case / lifts/ escalators as per user and as per height of the building.
16. Light ventilation of the building and basement.
17. Storey-wise area and requirement as per kind of building.
18. Handicapped facilities in public buildings.
19. Structural safety certificate from the Structural Engineer.
20. Fire safety certificate/ permission from Fire Deptt.
21. Scrutiny fees as per rules.
22. Guidelines of different departments for different categories such as Rice Sheller, Marriage Palace/ Multiplex/ Group Housing other than the building rules

CCP

SHUD

AICTE NORMS FOR ESTABLISHMENT OF NEW TECHNICAL INSTITUTIONS

AICTE Norms for the Establishment of New Technical Institutions (FOR FIRST YEAR TO START WITH)

(MBA/PGDM/PGDBM/MCA, Under óGraduate degree level courses in Engineering and Technology / Pharmacy/ Architecture/Town Planning /Hotel Management and Catering Technology/ Applied Arts and Craft)

Intake

Maximum permissible annual intake for the institution and maximum number of courses are as given below, to start with for the first year.

Engineering and Technology		Architecture and Town Planning	Pharmacy	HMCT	Applied Arts and Crafts	MCA	PGDM/ PGDDM/MBA
Intake	Course	Intake	Intake	Intake	Intake	Intake	Intake
240	4	40	60	60	60	60	60

Land Requirements for Establishment of New Technical Institutions.

Land Requirements for Establishment of New Technical Institutions, acre#			
Category	Mega Cities*	Metro cities including State Capitals	Others
Engineering / Technology	3.0	5.0	10.0
Architecture / Planning	1.0	1.5	2.5
Applied Arts and Crafts	0.70	1.0	2.0
Pharmacy	0.75	1.25	2.0
Hotel Management and Catering tech.	1.0	1.5	2.5
PGDM/PGDBM/MBA	0.5	0.5	1.0
MCA	0.5	0.75	1.5
* Mega Cities : Delhi, Kolkatta, Chennai and Mumbai # Area inclusive of Hostel Facility In hilly areas, including Northeastern states, the land can be at the most in three adjacent pieces.			

NORMS FOR LAND AND FUNDS FOR SETTING UP OF INSTITUTIONS

Requirement of Land (in acres)

Subject	Rural	Dist.HQ Corporation Limit	Metro City Corporation Limit	Requirement of Fixed Deposit (Rs. In Lakhs)
Engineering & Technology (Degree)	25	10	5	50
Engineering & Technology (Diploma)	20	10	5	25
Pharmacy (Degree)	5	2.5	0.5	20
Hotel Management & Catering Technology (Degree)	5	2.5	0.5	20
Hotel Management & Catering Technology (Diploma)	3	1.5	0.5	15
Hotel Management & Catering Technology (Degree & Diploma)	5	2.5	0.5	30
Architecture (Degree)	10	5	2	20
MBA or MCA	2.5	1.25	0.5	20
Applied Arts (Degree)	2.5	1.5	0.5	15
Applied Arts (Diploma)	5	2.5	0.5	20

Any area which is not covered under Municipal Corporation Limits of District Headquarter or Metro City shall be deemed as Rural.

BASIS OF CATEGORISATION OF MANDIS

At present the mandis are categorised on the basis of the total arrivals in a particular season. Accordingly, the markets are classified as under:

Category	--A	:	Where arrivals are more than 4 lac quintals in one season (Rabi or Kharif)
Category	--B	:	Where arrivals are between 2 lac and 4 lac quintals in one season (Rabi or Kharif)
Category	--C	:	Where arrivals are above 80,000 quintals and below 2 lac quintals in one season (Rabi or Kharif)

Previously the scale of land for different categories of mandis was as under:

Category	--A	:	more than 80 acres
Category	--B	:	50 acres to 80 acres
Category	--C	:	30 acres to 50 acres

The assessment of the area required for a mandis on the basis of total arrivals in a season was not rational. Instead it was felt that this categorisation should be related to maximum arrivals during peak days to cater to the entire market arrivals. The committee reviewed the existing categorisation and the State Government after going through the recommendations of committee had decided to recategorise the land requirements as under:-

Category	--A	:	50 acres
Category	--B	:	30 acres
Category	--C	:	20 acres

The recategorisation in the preceding paragraph does not imply that the area limits mentioned in each category be strictly followed. It may happen that infrastructural facilities like water works, Bank facilities etc. might already exist nearby and in such cases no area need be earmarked for similar purposes. The committee recommended that a check list of requirements (Annexure II) be completed in each mandi and only thereafter the area requirements be worked out in a comprehensive and scientific manner.

EXISTING PROCEDURE FOR SELECTION OF MANDI SITES AND CHANGES SUGGESTED THEREIN

At present the site for a mandi is located and selected by a Site Selection Board constituted by the Punjab Government and consisting of the following:-

1. Director Colonization, Punjab.
2. Deputy Commissioner of the district concerned
3. Divisional Town Planner
4. Executive Engineer (Public Health)
5. Executive Engineer (Electricity)
6. Executive Engineer (Drainage)
7. District Agriculture Officer
8. Representative of Marketing Board
9. Executive Engineer (B&R)
10. District Food and Supplies Controller

The Director Colonization gets the relevant data pertaining to the market arrivals in the area from the Marketing Board and the department of Food and Civil Supplies. The information regarding the existing level of land prices and possible suitable sites is collected by the field officers of the Director colonization from the local revenue authorities. The information about the existing settlements, proposals about the Master Plan of the city, if any; the existing infrastructural facilities like transport, and communication linkages, sewerage disposal, water supply etc, are all collected by the Colonization Department. Thereafter the Director Colonization sends the land requirements of a particular mandi to Government. After reviewing the present system, the Committee recommended that before sending the mandi land requirements to Government, the Director Colonization must hold a meeting with Secretary Marketing Board and representative of Chief Town Planner to assess and finalize the land requirement for the mandi. After the Government accords its approval, the Site Selection Committee should meet and besides other points also go into the extent of land to be acquired for the mandi depending upon the local conditions and the requirements of the area.

EXISTING PATTERN OF LAND USE IN THE MANDIS AND THE PROPOSED MODIFICATIONS

Land management through recategorisation of mandis will certainly reduce the over-all requirement of land for the mandis. Another way to achieve land saving is the more effective land use pattern which will also provide a more efficient marketing system. The Committee studied the existing land use pattern in different mandis. It was observed that on an average the area earmarked for commercial purposes like grain shops, shop-cum-flats, cinema, chakki, oil mills etc. is to the extent of 20%. Similarly, the area for residential and storage purpose is 16% of the total mandi area. In both these cases, the Committee felt that earmarking is on the higher side. On the contrary, the auction platform which is the centre of marketing activity accounted for only 15% of the entire mandi area. It is relevant to point out that the agricultural produce is unloaded, graded, auctioned, filled in the bags on the auction platform. Further, the activities of weighing and stacking the bags is also carried out on the auction platform. In fact, auction platform has to be so designed as to cater fully to the peak daily arrivals of the season. The committee examined whether the auction platforms are being fully utilised during the peak season. It was observed that the auction platform is at present only partially utilised on account of delayed lifting of the procured stocks by the different agencies. In fact, quicker and well co-ordinated lifting of procured stocks can minimise the land requirement for auction platform or at least take care of future expansion due to higher production. After considering all the aspects, the Committee recommends that 40% of the total area of mandi should be allocated to auction platform against the present level of 30%. Based on field visits and deliberations, the Committee recommends changes in the existing pattern of land utilization given as under:-

Sr. No.	Item	Present % age of land use	Suggested % age of land use	%age of land use after review	Remarks
1.	Amenities	30	25	25	Saving of 5%
2.	Auction Platform	30	40	40	There is increase of 10%
3.	Institution & Service (Including Market. Committee Complex Including Market Committee Office, Farmers Resi. House, Canteen, Police Post, Water Works, Disposal Works, E.G.S., Health Centre Dispensary)	5 to 8	5	5	5 %
4.	Area under commercial	20	10	10	Saving of 10%

	purpose (Grain, Shops, Shop-cum flats, Booths, Sabzi Shops, Chakki, Oil mills etc).				
5.	Area under residential use/Storage	16	5	5	Saving of 11%
6.	Reserve for future Expansion	14	15	15	There is increase of 1%

The Committee, however, suggested that the above percentage should be treated as guidelines subject to modification individual cases on account of any peculiar requirement of particular mandi.

SPECIFICATIONS REGARDING CLASS OF BUILDINGS

Name of work.	A Class Buildings.	B Class Buildings.	C Class Buildings.	D Class Buildings
1. Foundation	Cement concrete or brick blast.	Brick blast.	Brick foundation with mud mortar.	Brick foundation with mud mortar.
2. Damp Proof course.	1 ½" thick cement concrete with any damp proof material.	1 ½" thick cement concrete with or without any damp proof material.	No damp proofing.	No damp proof course.
3. Walls.	First Class burnt brick with Cement mortar with cement plaster on both sides or deep pointing on outerwall.	First class burnt bricks in mud mortar, cement plaster inside and outside or cement pointing inside and outside.	B or C Class bricks with mud mortar mud plaster inside and or outside or pointed outside.	Katcha/pucca walls with or without mud plaster.
4. Floors.	Conglomerate/chips/ marble flooring.	Cement concrete flooring.	Brick flooring.	Katcha flooring
5. Roof.	R.C.C./R.B.Slabs.	Tile roofing over mud plaster, over brick over wooden battens or Tangle iron over steel girder or wooden shatir.	Katcha pucca masonry roofs supported in wooden ballies/country wood battens.	Thatched flooring with wooden shatir/wooden Balas/ Sirki and earth work.
6. Wood work.	Deodar/Sagwan wood Joinery, Aluminum fittings & water supply.	Deodar wood joinery.	Country wood joinery.	Poor class wood work with country wood joinery.
7. Fitting.	C.T.S./ concealed wiring complete sanitary fittings	Wire fittings, no water	Wire fittings outside, No	No wire fittings/wire

	& water supply.	supply and sanitary fittings.	water supply and sanitary fittings.	fittings outside, No water supply and no sanitary fittings.
8. Age of buildings.	Upto 25 years.	i) 25-50 or age of building with -Aøclass specifications . ii) Upto 25 yrs. Of buildings with -Bø class specifications .	i) 50-75 yrs. of building with -Aøclass specifications. ii) 25-50 yrs. of building with -Bøclass specifications. iii) 25 yrs. if buildings with -Cøclass specifications.	i) Above 75 years of building with -Aøclass specifications. ii) Above 50yrs. of building with -Bøclass specifications. iii) Above 25 years. Of building with -Cøclass specifications.

NOTE : DAMAGED PROPERTY MEANS PROPERTY WHOLLY/PARTLY
DAMAGED AND NOT FIT FOR HABITATION.

New Delhi the 14th February ,2007

S.R.O.12.- In exercise of the powers conferred by Sections 3 and 7 of the Works of Defence Act,1903(7 of 1903), the Central Government being of the opinion that it is necessary and expedient to impose restrictions, upon the use and enjoyment of land in the vicinity of the Indian Air Force Stations and Installations, hereby declares that such land shall be kept free from buildings and other obstructions and directs that :-

- (a) no building or structure shall be constructed, created or erected or no tree shall be planted on any land within the limits of 100 meters from the crest of the outer parapet of Indian Air Force Stations and Installations as given in the Annexure 'A' to this notification.
- (b) no building or structure shall be constructed, created or erected or no tree shall be planted on any land within the limits of 900 meters from the crest of the outer parapet of Indian Air Force Stations and Installations as given in the Annexure 'B' to this notification.
- (c) no building or structure shall be constructed, created or erected or no tree shall be planted on any land within the limits of 100 meters from the crest of the outer parapet except that the limit of 100 meters will extend to 900 meters from and in line with the boundary of the bomb dump at Indian Air Force Stations and Installations as given in the Annexure 'C' to this notification.
- (d) The restrictions imposed by the Government of India in the Ministry of Civil Aviation under Section 9A of the Aircraft Act,1934(22 of 1934), vide its notification number S.O.988, dated the 5th January,1988 shall continue to be applicable to the Indian Air Force Aerodromes.
- (e) For the purpose of this notification, the Air Officer Commanding or Commanding Officer of the concerned Indian Air Force Stations or Installations, as the case may be, shall provide all the relevant details including land holdings to the Collector for inclusion in the public notice

to be given by him under sub-section (2) of Section 3 of the Works of Defence Act, 1903 (7 of 1903).

2. This notification shall come into force on the date of its publication in the Official Gazette.

ANNEXURE 'A'

STATIONS OR INSTALLATIONS WHERE RESTRICTION TO BE IMPOSED UPTO 100 MTRS

Sr.No.	Name of Air Force Station	District	State
1	2	3	4
	Western Air Command		
1	Air Force Station Palam	South-West Delhi	Delhi
2	Air Force Station Leh	Laddakh	Jammu & Kashmir
3	Air Force Station Jammu Cantt.	Jammu	Jammu & Kashmir
4	Air Force Station Highgrounds	Mohali	Punjab
5	Air Force Station Rajokri	South-West Delhi/Gurgaon	Delhi/Haryana
6	Air Force Station Sarsawa	Saharanpur	Uttar Pradesh
7	Air Force Station Thoise	Laddakh	Jammu & Kashmir
8	Air Force Station Amritsar Cantt.	Amritsar	Punjab
9	Air Force Station Patiala	Patiala	Punjab
10.	Air Force Station Kaluchak	Jammu	Jammu & Kashmir
11	Air Force Station Bikaner	Bikaner	Rajasthan
12	Air Force Station Bhagwansar	Ganganagar	Rajasthan
13	Air Force Station Barnala	Sangrur	Punjab
14	Air Force Station Arjangerh	South- Delhi/Gurgaon	Delhi/ Haryana
15	Air Force Station Badgampura	Badgampura	Jammu & Kashmir
16	Air Force Station Dalhausie	Chamba	Himachal Pradesh
17	Air Force Station Kasauli	Solan	Himachal Pradesh
18	Air Force Station Barwala	Mohali/Ambala	Punjab/Haryana
19	Air Force Station Nathatop	Udhampur	Jammu & Kashmire
20	Air Force Station Basant Nagar	South-West Delhi	Delhi
21	Air Force Station Kalpi	Ambala	Haryana
22	Air Force Station Mullanpur	Mohali	Punjab
23	Air Force Station Dhansa	South-West Delhi	Delhi
24	Air Force Station Narela	North-West Delhi	Delhi
25	Air Force Station Rajpura	Patiala	Punjab
26	Air Force Station Baknour	Ambala	Haryana

27	Air Force Station Dadri	Goutam Budh Nagar	Uttar Pradesh
28	Air Force Station Chandinagar	Bagpat	Uttar Pradesh
29	Air Force Station Maman Cantt.	Gurdaspur	Punjab
30	Air Force Station Faridabad	Faridabad	Haryana
31	Western Air Command, Subroto Park	South-West Delhi	Delhi
Eastern Air Command			
32	Air Force Station Barrackpore	24 Pargnas(N)	West Bengal
33	Air Force Station Kumbhigram	Sitchar	Assam
34	Air Force Station Mohanbari	Dibrugarh	Assam
35	Eastern Air Command, Upper Shillong	East Khasi Hills	Meghalaya
36	Advance HQ EAC Fortwilliam	24 Pargnas(S)	West Bengal
37	Air Force Station Salua	Midnapore	West Bengal
38	Air Force Station Buta Bari	New Jalpaiguri	West Bengal
39	Air Force Station Singharshi	Dumka, Pakur & Birbnu	Jharkhand & West Bengal
40	Air Force Station Lailkor Peak	East Khasi Hills	Meghalaya
41	Air Force Station Dinjan	Tinsukia	Assam
42	Air Force Station Panagarh	Burdwan	West Bengal
43	Air Force Station Kurseong	Darjeeling	West Bengal
44	Air Force Station Missamari	Somitpur	Assam
South Western Air Command			
45	Air Force Station Thane	Thane	Maharashtra
46	Air Force Station Makarpura	Vadodara	Gujarat
47	Air Force Station Phalodi.	Jodhpur	Rajasthan
48	Air Force Station Mumbai	Mumbai	Maharashtra
49	Air Force Station Kailana	Jodhpur	Rajasthan
50	Air Force Station Wadsar	Ahmedabad	Gujarat
51	Air Force Station Samana	Jamnagar	Gujarat
52	Air Force Station Mudh Island	Mudh Island	Maharashtra
53	Air Force Station Bandra	Barmer	Rajasthan
54	Air Force Station Mandor	Jodhpur	Rajasthan
55	Air Force Station Jaipur	Jaipur	Rajasthan
56	Air Force Station Lonavala	Pune	Maharashtra
57	Air Force Station Borgad	Nasik	Maharashtra
58	Air Force Station Mount Abu	Sirohi	Rajasthan
59	Air Force Station Yeour/Kanheri Hills	Thane	Maharashtra
60	Air Force Station Deesa	Banaskantha	Gujarat
61	Air Force Station Diu	Diu	Daman & Diu
62	Air Force Station Pokhran	Jaisalmer	Rajasthan

63	Air Force Station Mothaia	Katch	Gujarat
64	Air Force Station Dunda	Barmer	Rajasthan
65	Air Force Station Gokul Nagar	Jamnagar	Gujarat
66	Air Force Station Dwarka	Jamnagar	Gujarat
67	Air Force Station Sarmal	Jamnagar	Gujarat

68	Air Force Station Bamrauli	Allahabad	Uttar Pradesh
69	Air Force Station Tatarpur/Girdharipur	Bareilly	Uttar Pradesh
70	Air Force Station Memaurya	Lucknow	Uttar Pradesh
71	Air Force Station Karjan	Gorakhpur	Uttar Pradesh
72	Air Force Station Bhowali	Nainital	Uttanchal
73	Air Force Station Tiwari Talab	Allahabad	Uttar Pradesh
74	Air Force Station Bihta	Patna	Bihar
75	Air Force Station Darbhanga	Darbhanga	Bihar
76	Air Force Station Bakshi Ka Talab	Lucknow	Uttar Pradesh
Southern Air Command			
77	Southern Air Command, Akkulam	Thiruvananthapuram	Kerala
78	Air Force Station Shangumukhom	Thiruvananthapuram	Kerala
79	Air Force Station Thanjavur	Thanjavur	Tamil Nadu
80	Air Force Station Suryalanka	Gundur	Andhra Pradesh
81	Air Force Station Chimney Hills	Bangalore	Karnataka
Training Command			
82	Air Force Station Tambaram	Kanchipuram	Tamil Nadu
83	Air Force Station Hakimpet	Ranga Reddy	Andhra Pradesh
84	Air Force Station Yolahanka	Bangalore(N)	Karnataka
85	Air Force Station Dundigal	Medak	Andhra Pradesh
86	SDI & ASTE, Vimanapura	Bangalore(S)	Karnataka
Maintenance Command			
87	Air Force Station Chakeri	Kanpur	Uttar Pradesh
88	Air Force Station Sulur	Coimbatore	Tamil Nadu
89	Air Force Station Tughlakabad	Delhi	Delhi
90	Air Force Station Najafgarh	Delhi	Delhi
91	Air Force Station Palam Colony	Delhi	Delhi
92	Air Force Station Wadsar	Gandhi Nagar	Gujarat
93	Air Force Station Avadi	Chennai	Tamil Nadu
94	Air Force Station Manauri	Allahabad	Uttar Pradesh
95	Air Force Station Devlali	Nasik	Maharashtra
96	Air Force Hospital, Kanpur	Kanpur	Uttar Pradesh
97	Air Force Station Nagpur	Nagpur	Maharashtra

ANNEXURE 'B'

**STATIONS OR INSTALLATIONS WHERE RESTRICTION TO BE
IMPOSED UPTO 900 MTRS**

Sr.No.	Name of Air Force Station	District	State
1	2	3	4
1	Air Force Station Amla	Betul	Madhya Pradesh
2	Air Force Station Gurgaon	Gurgaon	Haryana
3	Air Force Station Digaru	Kamrup	West Bengal

ANNEXURE 'C'

**STATIONS OR INSTALLATIONS WHERE RESTRICTION TO BE
IMPOSED UPTO 100 to 900 MTRS**

Sr.No.	Name of Air Force Station	District	State
1	2	3	4
	Western Air Command		
1	Air Force Station Srinagar	Badgampura	Jammu & Kashmir
2	Air Force Station Ambala Cantt.	Ambala	Haryana
3	Air Force Station Adampur	Jalandhar	Punjab
4	Air Force Station Halwara	Ludhiana	Punjab
5	Air Force Station Chandigarh	Chandigarh/Mohali	U.T./Punjab
6	Air Force Station Pathankot	Gurdaspur	Punjab
7	Air Force Station Hindan	Ghaziabad	Uttar Pradesh
8	Air Force Station -Bhisiana.	Bhatinda	Punjab
9	Air Force Station Suratgarh	Sri Ganganagar	Rajasthan
10.	Air Force Station Udhampur	Udhampur	Jammu & Kashmir
11	Air Force Station Sirsa	Sirsa	Haryana
12	Air Force Station Nal	Bikaner	Rajasthan
13	Air Force Station Rajasansi	Amritsar	Punjab
14	Air Force Station Awantipur	Pulwama	Jammu & Kashmir
	South Western Air Command		
15	Air Force Station Lohegaon	Pune	Maharashtra
16	Air Force Station Bhuj	Kutch	Gujarat
17	Air Force Station Ratanada	Jodhpur	Rajasthan
18	Air Force Station Jamnagar	Jamnagar	Gujarat
19	Air Force Station Jaisalmer	Jaisalmer	Rajasthan
20	Air Force Station Utarlai	Barmer	Rajasthan
21	Air Force Station Binuwala (Naliya)	Kutch	Gujarat
22	Air Force Station Kaliakunda	Midnapore	West Bengal
23	Air Force Station Jorbat	Jorbat	Assam

24	Air Force Station Tezpur	Sonitpur	Assam
25	Air Force Station Chabua	Dibrugarh	Assam
26	Air Force Station Hasimara	Jalpaiguri	West Bengal
27	Air Force Station Borjhar	Kamrup	Assam
28	Air Force Station Bagdogira	Darjeeling	WEst Bengal
29	Air Force Station Purnea	Purnea	Bihar
30	Air Force Station Agra	Agra	Uttar Pradesh
31	Air Force Station Bareilly	Bareilly	Uttar Pradesh
32	Air Force Station Gorakhpur	Gorakhpur	Uttar Pradesh
33	Air Force Station Maharajpur	Gwalior	Madhaya Pradesh
	Training Command		
34	Air Force Station Bidar	Bidar	Karnataka

Government of India
Ministry of Defence

New Delhi Dated 22nd May, 2007

To

The Chief Secretary/Lt. Governor/Administrator
All State Governments/Union Territories.

**Subject: Restriction on construction around Air Force Aerodromes
 /Installations.**

Sir,

This refers to Government of India, Ministry of Defence SRO No.12 dated 14th February, 2007 published in Part II, Section IV of the Gazette of India dated 3rd March, 2007 (copy enclosed). (The Gazette notification has been published under Works of Defence Act, 1903 to provide the necessary legal authority for enforcement of restriction on construction around Air Force Aerodromes/Installations under the law.

2. These restrictions on construction to stop further proliferation of constructions have become imperative due to security reasons and explosive safety. Since the areas out side Air Force Aerodromes/Installations are not under occupation of Air Force, these restrictions have necessarily to be implemented by the State Government/Local Bodies.

3. The implementation of the provisions warrant identification of a specific zone up to a distance of 100 meters, 100 to 900 meters and 900 meters from Air Force aerodromes/installations and issue of public notice to that effect by the respective Collectors/Deputy Commissioners. All concerned Air Force Stations and units have already been directed to constitute a Board of Officers, including representatives from State Government/Local Bodies for identification of the restricted zone and intireating the details to the concerned Collectors/Deputy Commissioners.

4. It is, therefore, requested that directions may be issued to the concerned District Administration/Local Bodies to nominate their representatives to the Board of Officers when approached by the Air Force Stations/Units. They may be directed to ensure expeditious identification of the restricted zone and issue of public notice accordingly for effective implementation of orders.

Yours faithfully

Sd/-

(Bimal Julka)

Joint Secretary to the Government of India

Copy for information to :-

1. The Secretary, Ministry of Home Affairs, North Block, New Delhi.
2. The Secretary, Ministry of Urban Development and Poverty Alleviation, Nirman Bhavan, N. Delhi.
3. The Chief of Air Staff, Air HQ, Vayu Bhavan, N. Delhi.

**DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
(Housing Branch-I)**

**NOTIFICATION
The 1st July, 1995**

Notification No. 3/151/95/6HG-1/3160. ó In partial modification of the Government of Punjab, Department of Housing and Urban Development Notification No. 1/63/93-2HGI/3276, dated the 19th August, 1993 and in exercise of the powers conferred under clauses (3) and (4) of section 2 of the Punjab New Capital (Periphery) Control Act, 1952 (Punjab Act No. 1 of 1953), the Governor of Punjab is pleased to appoint the Chief Administrator of Punjab Urban Planning and Development Authority to perform the functions of the Deputy Commissioner under the aforesaid Act and further pleased to appoint the Secretary to Government of Punjab, Department of Housing & Urban Development to perform all the functions of the Commissioner under the aforesaid Act.

Notification No. 3/151/6HG-1/3162, - In exercise of the powers conferred by clause (m) of Section 2 of the Punjab Regional and Town Planning and Development Act, 1995 (Punjab Act No. 11 of 1995), the Governor of Punjab is pleased to appoint Chief Administrator of the Punjab Urban Planning and Development Authority to exercise the powers and perform functions of the Competent Authority under Chapter XIV of the said Act

Notification No. 3/151/95/6HG-1/3164. ó In exercise of the powers conferred by clause (m) of section 2 of the Punjab Regional and Town Planning and Development Act, 1995 (Punjab Act No. 11 of 1995), the Governor of Punjab is pleased to appoint the Chief Administrator of the Punjab Urban Planning and Development Authority to exercise the powers and perform the functions of the Competent Authority under section 48 of the aforesaid Act.

Notification No. 3/151/95/6HG-1/3166. ó In partial modification of the Government of Punjab, Department of Housing & Urban Development Notification No. 1/63/93/2-HG-1/3253, dated 19th August, 1993, and in exercise of the powers conferred under clause (g) of Section 2 of the Punjab Regulation of Colonies Act, 1975 (Punjab Act No. 10 of 1975), the Governor of Punjab is Pleased to appoint the Chief Administrator of the Punjab Urban Planning and Development Authority to exercise and perform all the powers and functions of the Director under the aforesaid Act and the rules made there under in place of the Housing Commissioner, Punjab Housing Development Board.

J.N.L SRIVASTAVA

Principal Secretary to the Government of Punjab
Department of Housing and Urban Development.

Notification No. 1/149/86 4HGI/3089. ó In exercise of the powers conferred by sub-section (3) of section 1 of the Punjab Regional and Town Planning and Development Act, 1995 (Punjab Act No. 11 of 1995), the Governor of Punjab is pleased to appoint the first day of July, 1995, as the date on which the said Act shall come into force.(See Punjab Government Gazette (Extra), June 30, 1995 at page 1186)

Notification No. 3/151/95-6HG-1/3110. ó In exercise of the powers conferred by sections 3,4 and 10 of the Punjab Regional and Town Planning and Development Act, 1995 (Punjab Act No. 11 of 1995), the Governor of Punjab is pleased to establish a Board to be called öthe Punjab Regional and Town Planning and Development Boardö for the purposes of carrying out the functions assigned to it under the aforesaid Act and the Board so established shall consist of the following namely:-

- | | | |
|----|--|---------------|
| 1. | Chief Minister, Punjab | Chairman |
| 2. | Minister of Housing and Urban Development , Punjab | Vice Chairman |

NOMINATED MEMBERS

1. Minister of Local Government, Punjab.
2. Minister of Agricultural and Forest, Punjab.
3. Minister of P.W.D. (Public Health) Punjab.
4. Minister of P.W.D. (Public Works) Punjab.
5. Minister of State for Housing and Urban Development, Punjab.
6. Chief Secretary to the Government of Punjab.
7. Secretary to the Government of Punjab, Department of Revenue.
8. Secretary to the Government of Punjab, Department of Local Government.
9. Secretary to the Government of Punjab, Department of Rural Development.
10. Secretary to the Government of Punjab, Department of Environment.
11. Secretary to the Government of Punjab, Department of Industries.
12. Secretary to the Government of Punjab, Department of Housing and Urban Development Member Secretary.

NON-OFFICIAL MEMBERS

1. Capt. S.K. Dutta, Jalandhar.
 2. Shri Parshotam Dass, Advocate, Ludhiana.
 3. Giani Shamsher Singh Verka, V.& P.O., Verka, District Amritsar.
- The headquarters of the Board shall be at Chandigarh. (See Punjab Government Gazette (Extra), June 30, 1995 at page 1187)

**Government of Punjab
Department of Industries & Commerce
(Industries Branch)**

NOTIFICATION

NO. CC/JDP/IP-2003/CLU/6147 Dated Chandigarh, the 28 September, 2005

In order to make operational the Notification issued by the Department of Industries vide No. CC/JDP/IP-2003/1020-A dated 1st March 2005 Pleased to constitute a State Level Price Fixation Committee to determine the price of chunk commercial land in order to work out the change of land use, Charges under the policy announced by the cited notifications. The following will be the members of this Committee.

- | | | |
|------|--|----------|
| i) | Chief Executive Officer of the
Concerned Development Agency. | Chairman |
| ii) | Director,
Industries & Commerce, Punjab | Member |
| iii) | Deputy Commissioner of the
Concerned Districts. | Member |
| iv) | Representative of the Department of
Finance (Not below the rank of Additional
Secretary) | Member |
| v) | Commissioner / Municipal Corporation
or President of the concerned Municipal
Council or Nagar Panchayat or Chief Executive of the Zila Parishad
Depending upon where the property
is situated. | Member |
| vi) | Chief Town Planner, Punjab,
Chandigarh. | Member |
2. Joint Director (Policy), Department of Industries & Commerce shall function as Secretary to this Committee.
3. This Committee shall consider all relevant information and statistical data and make suitable recommendations as regard the aforesaid notional auctioned commercial price, on chunk basis.

Chandigarh

S.C. AGGARWAL
Principal Secretary to Government of Punjab,

Dated : 23.9.2005
No. CC/JDP/IP-2003/CLU/

Department of Industries & Commerce.

Dated :

A copy is forwarded to the Controller. Printing & Stationery, Punjab, Chandigarh for publication of this notification in the Extra Ordinary Gazette of the State Government and supply 100 spare copies thereof the this Department for record.

Addl. Secretary to Government of Punjab
Department of Industries & Commerce, Punjab.

No. CC/JDP/IP-2003/CLU/6180

Dated: 28-9-05

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

- i) The Finance Commissioner,
Department of Revenue, Punjab.
- ii) The Principal Secretary to Govt. Punjab
Department of Local Government , Chandigarh.
- iii) The Principal Secretary to Government of Punjab,
Department of Finance, Chandigarh.
- iv) The Secretary to Government or Punjab,
Department of Housing & Urban Development, Punjab.
- v) The Chief Town Planner,
Punjab, Chandigarh.

Addl. Secretary to Government of Punjab
Department of Industries & Commerce, Punjab.

No. CC/JDP/IP-2003/SLU/

Dated:

A copy is forwarded to the Director Industries and Commerce Punjab

Addl. Secretary to Government of Punjab
Department of Industries & Commerce, Punjab.

No. CC/JDP/IP-2003/CLU/

Dated:

A copy is forwarded to the Accountant General, Punjab (Audit Section) for information and necessary action.

Addl. Secretary to Government of Punjab
Department of Industries & Commerce, Punjab.

ਵਲੋ

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ,ਚੰਡੀਗੜ੍ਹ।

ਸੇਵਾ ਵਿਖੇ

1. ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਲੁਧਿਆਣਾ/ਪਟਿਆਲਾ/ਜਲੰਧਰ/ਅੰਮ੍ਰਿਤਸਰ/ਐਸ.ਏ.ਐਸ.ਨਗਰ।
2. ਜਿਲਾ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਲੁਧਿਆਣਾ/ਪਟਿਆਲਾ/ਜਲੰਧਰ/ਅੰਮ੍ਰਿਤਸਰ/ਐਸਏਐਸ ਨਗਰ/ਫਰੀਦਕੋਟ/
ਫਿਰੋਜਪੁਰ/ਬਠਿੰਡਾ/ਸੰਗਰੂਰ/ਫਤਹਿਗੜ੍ਹ
ਸਾਹਿਬ/ਹੁਸ਼ਿਆਰਪੁਰ/ਗੁਰਦਾਸਪੁਰ/ ਮੰਡੀ ਮੰਡਲ,ਪੰਜਾਬ,ਚੰਡੀਗੜ੍ਹ।
3. ਡਿਪਟੀ ਜਿਲਾ ਨਗਰ ਯੋਜਨਾਕਾਰ,ਰੋਪੜ/ਕਪੂਰਥਲਾ।

ਯਾਦ ਪੱਤਰ ਨੰ: 194-213-ਸੀਟੀਪੀ(ਪਬ)/ਐਸਪੀ-477/ਐਸਪੀ-350ਏ,
ਮਿਤੀ: 14.1.08.

ਵਿਸਾ:- ਉਦਯੋਗਿਕ ਇਕਾਈਆਂ ਦੇ ਨਕਸ਼ਿਆਂ ਸਬੰਧੀ।

ਹਵਾਲਾ: ਆਪ ਦਾ ਪੱਤਰ ਨੰ:1576-ਡੀਟੀਪੀ(ਐਸ)/ਐਮਏ-3, ਮਿਤੀ 3.8.07.

ਵਿਭਾਗ ਵਿੱਚ ਵੱਖ ਵੱਖ ਥਾਵਾਂ ਤੇ ਉਦਯੋਗਿਕ ਇਕਾਈਆਂ ਦੇ ਨਕਸ਼ੇ ਪਾਸ ਕਰਨ ਲਈ ਪ੍ਰਾਪਤ ਹੁੰਦੇ ਹਨ। ਇਹ ਨਕਸ਼ੇ ਸਿੱਧੇ ਹੀ ਮਾਲਕ ਤੋਂ ਪ੍ਰਾਪਤ ਕਰ ਲਏ ਜਾਣ। ਇਨ੍ਹਾਂ ਨਕਸ਼ਿਆਂ ਨੂੰ ਅਲਾਟਿੰਗ ਵਿਭਾਗ/ਏਜੰਸੀ ਦੇ ਰਾਂਗੀ ਰੂਟ ਕਰਨ ਦੀ ਪਰੱਥਾ ਨਾ ਚਲਾਈ ਜਾਵੇ। ਉਪਰੰਤ ਇਹ ਨਕਸ਼ੇ ਪਾਸ ਕਰਨ ਤੋਂ ਪਹਿਲਾਂ ਅਲਾਟਿੰਗ ਵਿਭਾਗ/ਏਜੰਸੀ ਦਾ ਐਨ.ਓ.ਸੀ. ਬਿਨੈਕਾਰ ਨੂੰ ਲਿਆਉਣ ਲਈ ਕਿਹਾ ਜਾਵੇ ਜੋ ਕਿ ਲੇਟੈਸਟ ਹੋਣਾ ਚਾਹੀਦਾ ਹੈ ਅਤੇ ਇਹ ਨੋ-ਡਿਊ ਪ੍ਰਾਪਤ ਹੋਣ ਤੇ ਨਕਸ਼ਾ ਪਾਸ ਕਰ ਦਿੱਤਾ ਜਾਵੇ। ਪਾਸ ਕਰਨ ਉਪਰੰਤ ਨਕਸ਼ੇ ਬਿਨੈਕਾਰ ਨੂੰ ਸੌਂਪ ਦਿੱਤੇ ਜਾਣੇ ਆ ਕਰਨ।

ਸਹੀ/-

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ,ਚੰਡੀਗੜ੍ਹ।

ਮਿਤੀ:

ਪਿੱਠ ਅੰਕਣ ਨੰ: ਸੀਟੀਪੀ(ਪਬ)

ਇਸ ਦਾ ਇਕ ਉਤਾਰਾ ਸਕੱਤਰ,ਪੰਜਾਬ ਸਰਕਾਰ, ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ ਨੂੰ ਸੂਚਨਾ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।

ਸਹੀ/-

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ,ਚੰਡੀਗੜ੍ਹ।

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

To,

1. Principal Secretary to Government Punjab,
Department of Industries and Commerce.
2. Chief Administrator,
Greater Mohali Area Development Authority,
PUDA Bhawan, Mohali.
3. Chief Town Planner,
Punjab, Chandigarh.

Memo. NO. 17/17/1/5HG2/350-52
Dated Chandigarh, The 11th January , 2008

**Subject : Size of Multiplexes/ Commercial Projects or uses permitted in the
Mixed Landuse Zones of Master Plans of the Local Planning Areas in
the Periphery Area of Chandigarh falling in Punjab.**

The fixing of minimum size of stand alone projects in the Mixed landuse Zones of the Master Plans of Local Planning Areas in the Periphery area of Chandigarh falling in Punjab was discussed in the meeting held on 11th January, 2008 under the Chairmanship of Hon^{ble} Chief Minister, Punjab. It has been decided to fix the minimum size for the stand alone projects as 5 Acres in mixed landuse zone outside Municipal Limits of Cities / Towns within Local Planning Areas. Necessary action in this regard may be taken accordingly.

Additional Secretary

DEPARTMENT OF TOWN AND COUNTRY PLANNING PUNJAB

Endst. No. CTP(Pb)/ Dated

A copy is forwarded to all

1. The Senior Town Planner,
Ludhiana/ Patiala / Jalandhar/ Amritsar/ SAS Nagar.
 2. The District Town Planner,
Ludhiana/ Ferozepur / Faridkot/ Sangrur/ Bathinda/ Jalandhar / Hoshiarpur /
Amritsar/ Gurdaspur/ SAS Nagar/ Fatehgarh Sahib.
 3. The Deputy District Town Planner,
Kapurthala/ Ropar.
- For information and necessary action,

Chief Town Planner,
Punjab, Chandigarh