

DIRECTORATE OF TOWN AND COUNTRY PLANNING PUNJAB
Public notice

Amendment in Master Plans of Punjab

In the 40th meeting held on 23.10.2020, the Punjab Regional and Town Planning and Development Board has decided to seek Objections / suggestions on proposed amendments in various Master Plans as listed below: -

Sr. No.	Master Plan	Amendment
1.	Jalandhar	To amend the landuse of 21 acres pocket in village Dhadda, from 'Residential zone' to 'Industrial Zone' as shown on Sketch Plan No. 14/2020 D.T.P (J) dated 10.11.2020.
2.	Patiala	a) To amend the landuse of villages Sehra, Sehri and Akari from 'Rural & Agriculture Zone' to 'Industrial Zone'. b) To amend the landuse of Bus Terminus to Residential (RD-2) zone. The amendments are shown on Sketch Plan No. 90/2020 D.T.P (P) dated 10.11.2020.
3.	Rajpura	To amend the landuse of villages Pabra, Takhtu Majra, from 'Rural & Agriculture Zone' to 'Industrial Zone' as shown on Sketch Plan No. 91/2020 D.T.P (P) dated 10.11.2020.
4.	Ludhiana	To allow Modern Industrial park/ Mixed landuse development by the Govt of Punjab under GOI scheme, in No Manufacturing Zone within 1 km belt along Dhusi Band of villages Sekhowal, Ghari Fazal, Salempur with adequate flood protection measures along with construction of road over the embankment to sufficiently isolate the river.
5.	Pathankot	To amend the ROW of 150 feet wide road along UBDC parallel to NH- 1 to 100 feet as shown on Sketch Plan No. DTP(G) 11/2020 dated 10.11.2020.
6.	Batala	To amend the alignment of R-1 (near village Mubarak) road as per already constructed NH-15 alignment and earmarking surrounding land uses in the left-out areas as shown on Sketch Plan No. DTP(G) 12/2020 dated 10.11.2020.
7.	SAS Nagar	a) To Rectify the alignment of 25 mts wide road leading to Railway Station as per existing road. b) To allow red category industry in the industrial zones of sector 101 and 103 and to allow Private stand-alone industrial projects in the left out industrial zone of sector 101(not to be acquired) and 103 in the compact shape as shown on layout Plan no CTP(Pb) 02/2020 dated 28.8.2020 on following terms and conditions: - <ul style="list-style-type: none"> • GMADA shall not carry out any development in this area as per the layout plan and shall not pay any compensation for the area under any road. • Permission shall only be given for shape of plots made in the layout plan. • Approval to any industry shall only be given when the plot shall have access of at least 40' = 0" road from the existing road till the end of the plot. • EDC - As per GMADA • Minimum plot size - As per layout plan. • Industry shall be zero discharge - Certificate from PPCB. • Green Buffer from Nearest Abadi -As per PPCB norms c) To allow private stand-alone projects for Hotel and convention hall, Exhibition and Exposition halls, Aviation academy, Logistics uses, Offices relating to aircraft companies, freight forwarders; insurance companies etc, Aircraft catering companies and kitchen in a compact shape of the plots as per layout Plan no CTP(Pb) 03/2020 dated 28.8.2020 in the area reserved as Expo/ Mixed land use zone on following terms and conditions: -


		<ul style="list-style-type: none"> • GMADA shall not carry out any development in this area as per the layout plan and shall not pay any compensation for the area under any road. • Permission shall only be given for the shape of plot made in the layout plan. • Approval to any project shall only be given when the plot shall have access of at least 40'-0" road from the existing road till the end of the plot. • EDC - As per GMADA • Minimum plot size - As per layout plan. • Non-Polluting/non-hazardous Activity - Certificate from PPCB. <p>d) To adjust the part of existing campus of Chandigarh Group of Colleges, Landran falling in the Residential Zone in a compact shape subject to the condition that Constructions shall adhere to the compounding policy and sitting guidelines of the Department.</p> <p>Above amendments are shown on Sketch Plan No. D.T.P (SAS Nagar) 899/2020 dated 10.11.2020.</p>
8.	Fatehgarh Sahib & Sirhind	To earmarked 500 mts mixed landuse zone along both sides of the major roads within the Municipal Limits as shown on Sketch Plan No. D.T.P (FGS) 1635/20 dated 10.11.2020, wherein only green category industry shall be permissible.
9.	New Chandigarh	<p>1) To amend minimum area requirement for setting up of residential colony within the 'Residential Zone' from 100 acres to 50 acres.</p> <p>2) To amend minimum area requirement for setting up of plotted affordable colony under Affordable housing policy within the 'Residential Zone' (except on the North- Eastern side of HR-2, New Chandigarh Boulevard road towards foothills of Shivalik) from 100 acres to 25 acres with a density of maximum 250 PPA.</p> <p>3) To club school sites at one location for a pocket of 250 acres within the project area, subject to following conditions: -</p> <ul style="list-style-type: none"> • Area requirement under schools within the projects shall remain same. • For High schools with area more than 2.5 acres, the approach road shall not be less than 80'-0". <p>4) To allow density of maximum up to 350 PPA for Group housing site within the project area, subject to the following conditions: -</p> <ul style="list-style-type: none"> • Density for rest of the plotted area excluding group housing site shall be as per Master Plan. • In the already approved projects, the group housing site shall be permitted at least 250 feet away from the residential plot/s.
10.	Unified Zoning Regulations of Master Plans	<p>a) To allow Red, Orange and Green Category Industry to be setup beyond Master Plans and in Agriculture zone, within Master Plans except SAS Nagar & New Chandigarh Master Plans and GMADA Regional Plan. Change of Land Use will be permitted in the state of Punjab, beyond 3 kms from the Municipal Limits of Corporation Towns and Class A towns and 2 kms from other towns subject to following conditions: -</p> <ul style="list-style-type: none"> • Site area must be half acre or more. • Red category Industry must be 500 meters, Orange 250 meter and Green 100 meters away from Lal Lakir or nearby abadi. PPCB guidelines shall be adhered for other settlements. • Industry must be zero discharge or must have consent of potential users for use of treated water. • Right of way must be at least 4 karam (19 feet or 22 feet, depending upon size of karam). • Adequate space to widen rural link roads to 50 feet must be left in front of plot. i.e boundary wall will be constructed at 25 feet measured from center of abutting road. Area outside for road will be transferred free of cost to the Government / Public Authority. • In case of state highways scope for widening will be kept 150 feet or as per Master Plan. Area outside for road will be transferred free of cost to Government/ Public Authority.

b) To allow Red and Orange category Industry in mixed land use zone along the Highway/ roads and in industrial mix landuse zone in Master Plan, beyond 3 kms from the Municipal Limits of Corporation Towns and Class A towns and 2 kms from other towns, except SAS Nagar & New Chandigarh Master Plan and GMADA Regional Plan.

A public notice is hereby published for inviting objections/ suggestions from the general public regarding the above amendments in the respective Master Plans. The above sketch plans / layout plans are displayed at the following places and on website: - www.puda.gov.in for inspection of the general public:

- (1) Office of Chief Town Planner, Punjab, PUDA Bhawan 6th Floor, SAS Nagar.
- (2) Office of Chief Administrator of the Respective Development Authorities.
- (3) Office of Deputy Commissioner of Respective District's.
- (4) Office of respective Municipal Corporations/ Councils
- (5) Office of District Town Planner of Respective District's.
- (6) Office of Sub Divisional Magistrate of Respective area.

Those desirous may submit their suggestions/ objections in writing within 30 days from the date of publication of this notice to the office of Chief Town Planner Punjab, Room no 507 ,5th Floor PUDA Bhawan SAS Nagar.


Chief Town Planner,
Punjab.