

DEPARTMENT OF TOWN AND COUNTRY PLANNING PUNJAB

Notification

Regarding Uniformity in the zoning regulations of the state of Punjab


No.....Whereas Master Plans of 43 towns/ cities have already been notified covering 70 towns, under Section 70 (5) of The Punjab Regional and Town Planning and Development Act, 1995. In order to regulate the area in planned manner Zoning regulations and development controls have been mentioned in various master plans, with these regulations, land use and the permissible uses are regulated in these areas. But out of 43 notified master plans, approx. 30 master Plans have been prepared by department and rest 13 master plans have been prepared by various consultants like M/s Jurong Consultants Singapore, M/s SAI Consultants, Ahmadabad etc as a result zoning regulations and Development Controls are not uniform in the state of Punjab. Due to variance in the zoning regulations, department is facing problem in implementation of these regulations, besides this real estate developers have also been facing these problems in this regards over the period of time.

In the light of above said issue, the department is of the view that uniformity in the zoning regulations in the state of Punjab should be there, which will help in smooth working of the department, give boost to the real estate development and will avoid unnecessary litigations. Therefore the department has prepared the unified Zoning regulations and Development Control for already notified Master plans and for new master plans. (except master plan New Chandigarh and master Plan SAS Nagar).

This issue was discussed by 'The Punjab Regional and Town Planning and Development Board' in its 34th meeting held on 22.02.2018. The Board, after detailed discussions, has agreed with the proposals of the Govt for Unified Zoning Regulations and Development Controls for the entire state of Punjab.

In the light of the above said decision of the Board, the proposal regarding Unified Zoning Regulations and Development Control were published in the newspapers dated 04.07.2018. 12 objections/suggestions were received within the stipulated period of 30 days.

The objections received were discussed in length by The Punjab Regional and Town Planning and Development Board in its 36th meeting held on 11.10.2018, which approved the Unified Zoning Regulations and Development Control for the state of Punjab except New Chandigarh and SAS Nagar Master Plans.



In the light of the above said decision of the Board, Unified Zoning Regulations and Development Controls annexed at Annexure 'A' are hereby notified u/s 70(5) of The Punjab Regional and Town Planning and Development Act, 1995.

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

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

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

Endst. No.

Dated,

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

sd/-
Chief Town Planner,
Punjab.

Endst. No.

-CTP (Pb)/

Dated,

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

sd/-
Chief Town Planner,
Punjab.

Endst. No.

-CTP (Pb)/

Dated,

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

sd/-
Chief Town Planner,
Punjab.

Endst. No.

-CTP (Pb)/

Dated,

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

sd/-
Chief Town Planner,
Punjab.

Endst. No.

-CTP (Pb)/

Dated,

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

sd/-
Chief Town Planner,
Punjab.

Endst. No.

-CTP (Pb)/

Dated,

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

sd/-
Chief Town Planner,
Punjab.


[Handwritten signature]

Endst. No. 6515-41 -CTP (Pb)/ SP-135

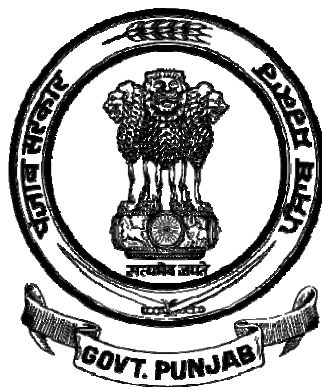
Dated 18-10-18

A copy is forwarded to the following for information:-

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


Chief Town Planner,
Punjab.

"ZONING REGULATIONS AND DEVELOPMENT CONTROLS FOR MASTER PLANS IN THE STATE OF PUNJAB"



**DEPARTMENT OF TOWN AND COUNTRY
PLANNING
HOUSING AND URBAN DEVELOPMENT, PUNJAB
GOVERNMENT OF PUNJAB**

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Whereas the Government of Punjab is of the opinion that it is necessary in the public interest and for Ease of Doing Business in the state to bring uniformity in Zoning Regulations and Development Controls of all Master Plans in the state of Punjab. These "***Zoning Regulations and Development Controls***" (herein after referred to as "Regulations") shall be applicable on all Master Plans already notified or to be notified under the provisions of "The Punjab Regional and Town Planning and Development Act, 1995" (here in after referred to as "PRTPD Act 1995") in the state of Punjab.

The nature of land use and control of development within each Master Plan shall be regulated through these regulations. In addition to these, the building rules and other notifications/guidelines/circulars issued from time to time by the state government for regulation and control of development shall also be applicable with in master plan areas.

Since the sub-division of land, design and construction of buildings is being controlled through well-established building byelaws / regulations by the concerned authorities, these Zoning Regulations and Development Controls of the Master Plans are seen as the guiding parameters for the authorities to ensure that the development permitted by them is within the framework of Master Plan provisions.

1. ZONING REGULATIONS

1.1 SHORT TITLE, SCOPE, EXTENT & COMMENCEMENT

1 Title

These Regulations shall be called the "Zoning Regulations and Development controls" for Master plans in the state of Punjab prepared under the provision of PRTPD Act 1995 in the state of Punjab (herein after referred to as "Regulations").

2 Scope of the Regulations

The scope of these regulations shall be limited to defining Land use zones and the activities permissible in each land use zone depicted in the Proposed Land Use Plan forming part of the Master Plans already notified or to be notified under section 70(5) of "The Punjab Regional and Town Planning and Development Act, 1995"

Other aspects of "development" such as sub-division and layout of the land or intensity of development measured through FAR, ground coverage, parking requirements, building design and construction etc. will be governed by development controls, other acts and guidelines / notifications issued by the Government from time

to time. Competent Authorities under such regulations shall ensure that the developments permitted by them are in conformity with these regulations.

3 Jurisdiction

These Regulations shall apply to each master plan already notified or to be notified in the state of Punjab under section 70 (5) of "The Punjab Regional and Town Planning and Development Act, 1995" except Master Plans of SAS Nagar and New Chandigarh.

4 Date of Coming into Force

These regulations shall come into force on the day on which the Government notifies these regulations under the provisions of the Punjab Regional and Town Planning and Development Act 1995.

1.2 DEFINITIONS

For the purpose of these zoning regulations, the following definitions, unless the context otherwise requires, shall apply:

1. **“Act”** means the Punjab Regional and Town Planning and Development Act, 1995 (Punjab Act No. 11 of 1995) as amended from time to time.
2. **“Atta Chakki”** is categorized as service industry where:
 - *Grinding of only food grains is carried out through the process of crushing under the load and rotational movement of two plates or blocks.*
 - *The maximum electric load does not exceed 20 kW.*
 - *The Atta Chakki shall be used for grinding food grains supplied by the consumers only and no sale/purchase of food grains/flour shall be carried out by the Atta Chakki owner at commercial level.*
3. **“Chief Town Planner”** means the Chief Town Planner of the Directorate of Town & Country Planning, Punjab or any other officer to whom the powers are delegated.
4. **“Competent Authority”** means any person or authority appointed by the State Government by notification to exercise and perform all or any of the powers and functions of the competent authority as per section 2 (m) of the Punjab Regional and Town Planning and Development Act, 1995.
5. **“Cottage Industry”** means industrial units employing less than 10 workers, not creating excessive traffic and not emitting fumes, noise and effluents injurious to the existing sewers & not contrary to the provisions of the Water Pollution (Prevention &

Control) Act, 1974, Air Pollution (Prevention & Control) Act-1981, Environment (Protection) Act, 1986.

6. **“Existing Land Use Plan”** means the Plan showing the different land use existing at the time of preparation of the Existing Land Use Plan of Local Planning Area.
7. **“Farm House”** means a building allowed on a minimum holding of 2.5 acre of agricultural land for residential activity of the land holder.
8. **“Government”** means the Government of the State of Punjab.
9. **“Household Industry”** means household occupation/industry conducted only by family members/persons residing in the dwelling with or without power and not contrary to the provisions of the Water Pollution (Prevention and Control) Act 1974, Air Pollution (Prevention and Control) Act, 1981, and Environment (Protection) Act, 1986.
10. **“Industry”** means a specific branch of manufacture and trade, which includes green, orange and red category industries as categorized by PPCB/Department of Industries or as amended from time to time. It excludes mining and quarrying.
11. **"Inland Container Depot"** are dry ports equipped for handling and temporary storage of containerized cargo as well as empties. Commonly used term in Import/Export in operations is ICD which means Inland Container Depot situated at inland points away from sea ports.
12. **"Integrated Check Post"**: ICPs are envisaged to provide all the facilities required for discharge of sovereign and non-sovereign functions to enable smooth cross-border movement of individuals, vehicles and goods under an integrated complex. These would facilitate the processes of immigration, customs, security, quarantine, etc.
13. **“Knowledge Park”** means a platform for interaction and provision of clustering opportunities to all the organizations, institutions, hotels, restaurants, hospitals, Professional offices, real estate agency clubs, business parks, etc. with main objective of facilitation of better technology for public and private sector.
14. **“Logistic Park”** means an area within which all activities related to transport; logistics and distribution of goods for both national and international transits are carried out by various operators on a commercial basis.

- 15. “Local Planning Area”** means the Local Planning Area declared under section 56 (1) of the Punjab Regional and Town Planning and Development Act, 1995 (Punjab Act No. 11 of 1995)
- 16. “Mixed Landuse”** means the multiple use of land (except orange & red category industries), which is allowed to co-exist subject to fulfillment of environmental safeguards.
- 17. “Non-Conforming Building or Use”** means use in respect of any land or building which is contrary to the prescribed land use in the Master Plan and its zoning regulations.
- 18. “Planning Agency ”** means the an agency or an officer of the department of the state Government designated as such under Section 57 of the Punjab Regional and Town Planning and Development Act, 1995 (Punjab ActNo.11 of 1995) for Local Planning Area.
- 19. “Proposed Landuse Plan”** means the plan showing the proposed admissible uses of different areas and land use zones covered in the Local Planning Area.
- 20. “Public and Semi Public Activities”** means government/ semi government offices, educational, cultural, religious, medical and health institutions, community centers, etc.
- 21. “Zoning Plan”** means the plan of an area or part thereof or supplementary layout plan approved by the Chief Town Planner, Directorate of Town and Country Planning Punjab and maintained in the office of Competent Authority showing the permitted use of land and such other restrictions on the development of land as may be prescribed in the zoning regulations, for any part or whole of the area such as sub-division of plots, open spaces, streets, position of protected trees and other features in respect of each plot, permitted land use, building, land, height, coverage and restrictions with regard to the use and development of each plot in addition to such other conditions as laid down in these Regulations hereinafter.

Terms used, but not defined in these Regulations, shall have the same meaning as assigned to them in the Punjab Building Rules / Related Acts of the Punjab as amended from time to time.

1.3 LAND USE ZONES

The proposed land use plan depicts the following major land use zones

- Residential
- Commercial
- Industrial
- Mixed Landuse
- Rural and Agricultural

Following designated land uses have also been depicted on the Proposed Land use Plan:

- Traffic and Transportation
- Public and Semi Public
- Utilities
- Government

1.4 LAND USE CLASSES

For the purposes of these Regulations various land uses are grouped into following land use classes. Each class of land use has been given a specific code. The Landuse Classes and their Codes are given below:

Table-1: Landuse Classes with Use Class Codes

<i>Sr. No.</i>	<i>Land use class</i>	<i>Use class code</i>
<i>1</i>	<i>Residential</i>	<i>A</i>
<i>2</i>	<i>Trade and Commerce</i>	<i>B</i>
<i>3</i>	<i>Manufacturing</i>	<i>C</i>
<i>4</i>	<i>Transport, Storage & Warehousing</i>	<i>D</i>
<i>5</i>	<i>Offices</i>	<i>E</i>
<i>6</i>	<i>Education, Training and Research Institutes</i>	<i>F</i>
<i>7</i>	<i>Healthcare facilities</i>	<i>G</i>
<i>8</i>	<i>Recreation, Entertainment</i>	<i>H</i>
<i>9</i>	<i>Public utilities and services</i>	<i>I</i>
<i>10</i>	<i>Agriculture, forestry and fishing</i>	<i>J</i>

1.5 USE PROVISIONS IN LAND USE ZONES

The following table describes the land use classes and their sub-classes along with the uses permissible in various land use zones. The **shaded cells** in the table indicate that the use is generally permissible and the hollow cells indicate that the land use or activity is not permissible. A **number** in the cell indicates the conditions, subject to which the use is permissible.

Table-2: Land Use Zones and Permissible Land Uses

CLASS CODE/ SUB CODE	LAND USE CLASS/SUB CLASS	LAND USE ZONES					
		Residential	Commercial	Mixed Landuse	Industrial	Recreational	Rural and Agricultural
A	Residential						
A1	Residential in the form of Plotted Development, Group Housing, Service apartments, Affordable housing,						
A2	Old Age homes, Orphanages, Home for mentally retarded/physical challenged persons, leprosy ashram, Paying guest residence/ Hostels for students and working staff		28		28		
A3	Hotels, Resorts, Motels, Dharamshala, Lodging Houses, Sarai, Rain Basera, Guest houses / rest houses / rental housing						22
A4	Jails, Asylums, Reformatories, Juvenile/delinquents and the like						
A5	Residences for Watch and Ward Staff, Residences for Industrial Workers/Management and EWS Housing						
A6	Farm Houses	31		31			31
A7	Low Density Country Homes residential Development Projects	21		21			21
B	Trade and Commerce						
B1	Retail Trade including Markets for Fruits and Vegetables, Meat and Fish; Super Markets, Informal Shopping, Rehri Market, Department Stores, Cash-n-Carry Stores, Malls, Restaurants, Multiplexes. Personal & Community Services like Laundry, Hair Dressing, Beauty Parlours, Tailoring, Coaching Classes, Cyber Cafes, Bank, ATM, Boutiques, Phone Booths, Pan Shop, Chemist Shop, Sweet Shop, Tea Stall, Electric & Electronic Shop with Repair Facilities, Photo Studio, Property Dealer Shop, Dairy Products, Cable TV, Readymade Garments, Stationery Shop and like.						
B2	Wholesale trade with storage of commodities, Mechanized Agricultural market	2		2			
B3	Bulk material market						
B4	All kinds of Filling Stations (Petrol Pump) *,CNG/LPG Stations* Electric charging stations						
B5	Showroom of Mills/ Factory Retail Outlets, light motor vehicle (LMV) Automobile showrooms & their workshops including painting & washing	17	17	17			17
B6	Showroom and workshop including painting & washing of heavy motor vehicle (HMT) such as Buses, Trucks and other heavy vehicles	15	15	15			17
B7	Community Center, Marriage Palace**, Club	1	1	1			
B8	Retail sale of Cooking Gas						
B9	Retail sale and wholesale of Fire crackers	26	26	26	26		26
C	Manufacturing (NIC-2008, Section C)***						
C1	Manufacture of Food Products (NIC Division 10)	4	4	5			
C2	Manufacture of Beverages (NIC Div. 11) (including Micro Brewery etc)		5	5			
C3	Manufacture of Textiles (NIC Division 13)						
C4	Manufacture of wearing apparel (NIC Division 14)			5			
C5	Manufacture of Leather and Related Products (NIC Division 15)						
C6	Manufacture of Wood and Products of Wood and Cork; Manufacture of Furniture (NIC Division 16 & 31)			5			

CLASS CODE/ SUB CODE	LAND USE CLASS/SUB CLASS	LAND USE ZONES					
		Residential	Commercial	Mixed Landuse	Industrial	Recreational	Rural and Agricultural
C7	Manufacture of Paper & Paper Products (NIC Div. 17), plywood industry						
C8	Printing and Reproduction of Recorded Media (NIC Division 18)			5			
C9	Manufacture of Coke & Refined Petroleum Products (NIC Division 19)						
C10	Manufacture of chemicals & chemical products (NIC Division 20)						
C11	Manufacture of Pharmaceuticals, Medicinal, Chemical & Botanical Products (NIC Division 21)						
C12	Manufacture of Rubber and Plastics Products (NIC Division 22)						
C13	Manufacture of Other Non-Metallic Mineral Products (NIC Division 23)						7
C14	Manufacture of Basic Metals (NIC Division 24)						
C15	Manufacture of Fabricated Metal Products, except Machinery and Equipment (NIC Division 25)						
C16	Manufacture of Computer, Electronic and Optical Products (NIC Division 26)	16	16	16,5			
C17	Manufacture of Electrical Equipment (NIC Division 27)			5			
C18	Manufacture of Machinery and Equipment (not elsewhere classified) (NIC Division 28)			5			
C19	Manufacture of Motor Vehicles, Trailers and Semi-Trailers (NIC Division 29)						
C20	Manufacture of Other Transport Equipment (NIC Division 30)						
C21	Manufacture of Furniture	25	25	5,25			
C22	Other Manufacturing (NIC 32)						
C23	Repair of Machinery and Equipment (NIC Division 33)			5			
C24	Milk Chilling (Independent Plot), Pasteurization Plant, Cold Storage, Fruit Ripening Centre, Ice Factory, Honey processing and Mushroom Growing Centre's	9	9	5,9			
C25	Rice Sheller, Processing of Agricultural/Farm Products, Brick Kilns, Lime/ Charcoal Kilns, Stone crusher, Oil mills, Paper mills. Stone Crushers, saw mills				19		19
C26	Cottage industry, Repair of household articles/cycles/2/3 wheelers, Household Industry, Atta Chakki (upto 500 sq. mts except floor mill), service industry and its allied activities.						
C27	I.T. Park, Knowledge Park, Industrial park, Super Mega Mixed Use Integrated Park, Fashion & Technology Park and Film City	10	10	5			
C28	Cement, Sand and Concrete Mixing Plant (Batching plant), Bitumen, Sand, Concrete Mixing Plant (Hot Mix Plant) Ice factory, Fruit ripening plant. Fly ash & cement tile factory			32			
C29	Manufacturing of Fire crackers						
C30	Communication Towers / Antennas						
D	Transport and Storage						
D1	Warehousing/Storage godown and Support Activities for Transportation (NIC Division 52) including coal and wood except storage of fire crackers and other inflammable products.						11
D2	Storage of inflammable product such as Fire crackers, Kerosene oil, Thinner and other petroleum products, Gas Godown	27	27	27			

CLASS CODE/ SUB CODE	LAND USE CLASS/SUB CLASS	LAND USE ZONES					
		Residential	Commercial	Mixed Landuse	Industrial	Recreational	Rural and Agricultural
D3	Rail and Air Freight Terminals/ Metro Stations/ Mass Rapid Transit (MRT), Helipad	18	18				
D4	Truck Terminals, Logistic Park, Freight Complex, Inland Container Depot (ICD), Dry & Wet Ports, Integrated Check Post (ICP)				20		20
D5	Bus, Auto-Rickshaw/Taxi/Two Wheeler/Cycle/Tempo Terminals						
D6	Toll Plaza's/Toll Barrier, Weigh bridges for Operation & Management						
E	Offices						
E1	Printing Press {Publishing of Books, Periodicals and Other Publishing Activities (NIC Group 581) Software Publishing (NIC Group 582)	5,6	5	5			
E2	Motion Picture, Video and Television Programme Production, Sound Recording & Music publishing activities (NIC division 59)	6					
E3	Broadcasting and Programming Activities (NIC Division 60)	6					
E4	Telecommunications (NIC Group 61), Centre and State Govt./ Semi-Govt. / Defence, Private Business Offices	6					
E5	Computer Programming and Related Activities (NIC Division 62)	6					
E6	Information Service Activities (NIC Division 63)	6					
E7	Finance, Banking and Insurance (NIC Section K)	6					
E8	Real Estate Activities (NIC Section L)	6					
E9	Professional, Scientific and Technical Activities (NIC Section M)	6					
E10	Administrative & support services (NIC Section N)	6					
E11	Public Administration and Defence; Compulsory Social Security	6					
E12	Professional Services like Lawyers, Chartered Accountants, Architects, Engineers, Town Planners, consultancy, etc.						
F	Educational, Training and Research Institutes						
F1	Pre-Primary Schools, Play Schools, Kindergartens/ Anganwari, Primary Schools, middle schools, Crèche and like	8	8	8	8		8
F2	High & Senior Secondary Schools, Vocational Training Institutes, Research & Training Centre's, Diploma level institutes	12	12	12	12		12
F3	Technical and General degree Colleges, Universities, Centre's of Advanced Education & Training like IIM or IIT, Medical Institutes	12	12	12	12		12
G	Healthcare Facilities						
G1	Medical and Dental Clinics, Dispensaries	8	8	8	8		8
G2	Hospitals (NIC Group 861) including General & Super Specialty Hospitals, and Health Centre, Multimedia centre's	30	30	30	30		30
G3	Nursing Care Facilities (NIC Group 871), Mental Asylum, Residential Care Activities for Mental retardation, Mental health & Substance abuse (NIC Group 872), Residential Care Activities for the Elderly and Disabled (NIC Group 873)	30	30	30			30
G4	Veterinary Services (clinics and hospitals)	23	23	23	23		23
H	Recreational, Entertainment, Cultural and Religious Activities						
H1	Creative Arts and Entertainment Activities (NIC Division 90)	23	23	23	23	23	23
H2	Libraries, Archives, Museums & Other Cultural Activities (NIC Division 91), Trade Fairs, Exhibition and Convention Centre / Mela Grounds, Heritage villages, Arts & craft villages etc	23	23	23	23	23	23
H3	Race Course/ Racing track						

CLASS CODE/ SUB CODE	LAND USE CLASS/SUB CLASS	LAND USE ZONES					
		Residential	Commercial	Mixed Landuse	Industrial	Recreational	Rural and Agricultural
H4	Sports Club, Sports Stadium/Complex, Sports Training Centers, Open Air Theatre, Auditorium, Amusement and Recreational Activities (NIC Division 93), Stadium, Playgrounds, Golf Courses, Swimming Pool, shooting Range, Botanical Gardens, Aquarium, Zoo, Natural Reserve Forest, Wild life sanctuary, Holiday Resort, Bird sanctuary, Biodiversity Park, Fire Post, Amenity Structure, exhibition centre & art gallery, Amphitheatre, auditorium, Cultural & Information Centre, Social & Cultural Institute, Convention Centre, Planetarium. etc.	24	24	24	24	24	24
H5	Places of Worship such as Temple, Gurudwara, Church and Mosque and any other religious places	23	23	23	23	23	23
H6	Institutes like Deras, Meditation and Yoga Centers	12	12	12	12	12	12
I	Public Utilities and Services						
I-1	Electricity, Gas, Steam and Air Conditioning Supply (NIC Section D) including Power Stations and Network						
I-2	Water Collection, Treatment and Supply (NIC Division 36)						
I-3	Sewerage Treatment Plant (NIC Division 37)						
I-4	Solid Waste Collection, Treatment and Disposal Activities; Materials Recovery (NIC Division 38), decompost and Carcass Disposal sites	3, 13	3, 13	3, 13			
I-5	Postal and Courier Activities (NIC Division 53)						
I-6	Police Stations, police posts, Sanj & Suvidha Kendra's						
I-7	Fire Station						
I-8	Cemeteries, Graveyards, Cremation Grounds						
I-9	Telephone Exchange						
J	Agriculture, Forestry and Fishing (NIC Section A)						
J1	Crop and Animal Production, Hunting, Bee keeping and Related Service Activities (NIC Division 01)	14	14	14			
J2	Land Conservation and Preservation Measures such as Storage, Check Dams and other Water Harvesting Measures and Biogas plant						33
J3	Fishing & Aquaculture (NIC Division 03), Cattle/ cow sheds, Gau shalla, Emu farms, stud farm, Agro forestry and like			34			
J4	Quarrying of stone, sand & clay (NIC Group 081)						
J5	Plant Nursery and Greenhouses related to Nursery, Floriculture						
J6	Agro based industries.			5			
J7	Slaughter houses / cattle fairgrounds/ dairy, piggery, poultry farming						

NOTES

NIC	National Industrial Classification (All Economic Activities) 2008, Central Statistical organization, Ministry of Statistics and Programme Implementation, Government of India, www.mospi.nic.in	
A	Shaded areas indicate that the use class is permissible in the zone.	
B	Shaded area with number/notation indicates the conditions attached.	
	<i>New marriage palaces falling in residential zone shall leave set back of 15 meter around the hall out of which 6 meter next to the hall will be for fire safety and after that 9 meter of green buffer of broad leafed trees shall be provided by the owner from his own land. This green buffer can be utilized for parking</i>	1

<i>In case of Wholesale trade related with agricultural commodities (Grain and fruit & vegetable market), minimum distance of 200 m shall be maintained from village abadies / approved residential area.</i>	2
<i>Only collection centers except carcass/ slaughter house</i>	3
<i>Only retail Bakery.</i>	4
<i>Only Green Industries</i>	5
<i>Provided that the site abuts on at least 60 feet wide existing/proposed road.</i>	6
<i>Only manufacture of bricks, earthen pots, country tiles, SW pipes, Interlocking pavers, Hollow Blocks, Solid Blocks, cement pipes and alike.</i>	7
<i>Allowed on minimum frontage of 20 mts and on existing road width of 16'-6" widened to 40'-0" or as per the proposals of Master Plan whichever is more.</i>	8
<i>New Cold storage using Freon gas will be allowed</i>	9
<i>Only I.T. Park and Knowledge Park.</i>	10
<i>Only warehousing of agricultural commodities on minimum existing 16'-6" road widened to 80'-0"</i>	11
<i>Frontage shall be considered as 150 ft and subject to the fulfillment of conditions of building rules, 2018.</i>	12
<i>Subject to fulfillment of norms/guidelines of Punjab Pollution Control Board.</i>	13
<i>Except Animal Production/ breeding farms/ rearing of animals as defined in NIC division 01 group 14</i>	14
<i>Only showrooms without workshop on existing 60'-0" wide road widened to 80'-0" road.</i>	15
<i>Only assembling and repair of computer and IT products</i>	16
<i>Showrooms with workshop including painting and washing for light motor vehicles (LMV) shall have approach from 80 feet wide ROW or as per provisions of master plan whichever is higher provided that existing road should not be less than 60 feet. Applicant shall produce a certificate/ NOC from pollution control board that unit is not creating any such pollution which is harmful to nearby residents.</i>	17
<i>Except Air Freight Terminal</i>	18
<i>Stone crushers are also allowed in zone/zones specifically marked for stone crushers in the master plan</i>	19
<i>Also allowed in zone/zones specifically marked for warehousing in the master plan</i>	20
<i>Subject to fulfillment of conditions of Punjab Govt. Notification No.17/09/2016-5HG2/2315 dated 26.08.2016 or as amended from time to time.</i>	21
<i>In rural areas, outside master plan, activities specified at A3 class code/sub code with area upto 1 acre, shall be permissible on link road having minimum width of 22 ft (4 karam).</i>	22
<i>Minimum frontage 20mt, approach road minimum width of 16'-6" (4 karam) to be widened to 40'-0"</i>	23
<i>Minimum 198 ft frontage, minimum existing revenue road width 22'-0" widened to be 60 ft.</i>	24
<i>Sale and assembly excluding saw mill</i>	25
<i>Sale of firecrackers will be permitted on the sites identified and approved by district magistrate.</i>	26
<i>Minimum distance of green buffer should be kept as per norms for the activity which come later.</i>	27
<i>Only Hostels / Residences for students & working staff of institution and industrial worker may be allowed subject to the fulfillment of building rules, 2018</i>	28
<i>Only ATM, Milk booths/ bakery shops are allowed</i>	29
<i>Subject to fulfillment of building rules -2018 and also as defined in Sr. No. 10 & 24 of Table No. 5 of zoning regulation and development controls, 2018.</i>	30

	<i>Minimum area size of Farm house site should be 1.5 Acres with ground coverage of 5% - 10% of site area.</i>	31
	<i>Only Fly ash and cement tile factory and allied are allowed</i>	32
	<i>Only allowed in 100 mts contiguous growth of village abadi</i>	33
	<i>Only Gau Shalla's are allowed in mixed landuse</i>	34

- * *The siting of petrol pumps/CNG/LPG Stations shall be subject to instruction/ guidelines of IRC/MORTH/ TCPO/ Punjab Govt. issued from time to time.*
- ** *Marriage Palaces shall be permitted as per the Norms/policy issued by the Govt. from time to time.*
- *** *All types of industries permitted in the above in various land use zones of the master plan in the table above are subject to the fulfillment of requirements of different departments.*

NOTE:

- *Norms for developments of Residential / Commercial / institution / Industry / Rural & Agriculture / Recreational etc falling with the limit of Municipal corporation / Council shall be as per prevailing building by laws / norms of Local Government, Punjab*
- *Development controls regarding plot size, frontage etc for all types of standalone projects falling in all zones of master plans shall be governed by these regulations and provisions of building rules, 2018 and as amended from time to time but in Master Plan of new Chandigarh & SAS Nagar it will be applicable on left out pockets or the extended areas of ongoing projects and not applicable for revision of any layout plan.*
- *Uses permissible in all other special/ specific landuse zones in different Master Plans in the state of Punjab which are not described in these regulations such as Petroleum, Chemical and Petrochemical Investment Region (PCPIR), special industrial zone, Air port extension, commercial mix zone, industrial mix zone, Off port facilities, institutional zone ,civic & community institution zone, keshopur shamb community reserve zone, Wetland zone, Eco promotion zone Stone Crusher zone, Integrated Check Post, Logistic park etc. shall be as per the provisions of the respective Master Plan.*
- *All land uses, which are compatible including industries, except the orange and red category industries, shall be permitted in the mixed land use zones of the master plans.(Except in master plans of New Chandigarh and S. A. S. Nagar)*
- *Retail sale of petroleum and other related petro products without storage is permissible in residential and commercial areas of the master plan after getting prior permission of the concerned competent authority.*
- *The requisite guidelines/ notifications issued and amended from time to time by the concerned ministry regarding Gas/ Oil pipe lines/ corridors shall be applicable irrespective of the land use shown on Proposed Land use plan.*
- *The use of the land notified under the Indian Forest Act, 1927 and the Punjab Land Preservation Act, 1900 shall be subject to the provisions of the said Acts as amended from time to time, irrespective of the land use of such land shown on the Proposed Landuse Plan. Construction/activity shall be permitted in this area unless expressly allowed by the Forest Department/State Govt.*
- *The requisite guidelines/ notification issued and amended from time to time by the concerned ministry regarding Defence lands and Airports (including Airport, Ammunition dumps, missile/ Radar based stations etc.) shall be applicable irrespective of the land use shown on Proposed Land use plan. (The requisite guidelines/ notification issued by the Department of culture (Archaeological survey of India) regarding protect monuments shall be applicable in the master plan irrespective of the land use shown on Proposed Land use plan).*

- *In case of Government (Defence) Land, the extent of Restricted Area (No Construction Zone) around such lands shall be as notified by the Government from time to time under the Works of Defence Act, 1903, irrespective of the land use shown, if any, in the Proposed Land use Plan. No construction shall be permitted in such zones without the permission of the Ministry of Defence, Govt. of India. Use, if any, indicated on the Proposed Land use Plan shall be governed by and subject to the provisions of the Works of Defense Act, 1903.*
- *No construction zone earmarked in master plan shall stand amended to the extent as notified by the government in the revised notification if any.*
- *In case of any discrepancy with respect to the boundary of No construction zone earmarked in the master plan, the final decision in this regard shall be based on the actual boundaries as defined in the notification of the government in this regard and the Khasra No's covered in this notification.*
- *In case after reconciliation of boundary of No construction Zone around defence installation, it is found that No construction Zone earmarked in master plan is in excess of the boundary as defined in government notification, in that case the excess area earmarked under No construction Zone may be allowed to be used for any activity which is compatible to the surrounding land use.*
- *In case of protected monument/heritage building or conservation site notified by the competent authority, i.e. (Archeological Survey of India/State Govt.), only the activities related to the promotion, preservation and conservation are allowed. All other uses are prohibited.*
- *All Protected Monuments/Sites declared under The Ancient Monuments and Archeological Sites and Remains Act, 1958 shall have a 100m of Prohibited Area and another 200m as Regulated Area around the limits of Protected Monument/Site or as per notification of department of culture (Archeological Survey of India) amended from time to time, irrespective of the land use shown, if any, in the Proposed Landuse Plan. No construction is allowed within the Prohibited Area of 100 m and construction in the next 200 m shall only be permitted with the prior approval of the competent authority/ASI.*
- *Green buffer zone in case of standalone projects such as group housing / commercial / school/ Hospital/ hotel etc shall be allowed to use for parking with broad leaf trees. However the plan will have to be submitted and approved from the competent authority. This green buffer area will not affect any norms / standards during area calculations at the time of approval of layout plans.*

1.6 USE PROVISIONS IN DESIGNATED AREAS

Following uses are permissible in the designated areas mentioned above.

- **Traffic & Transportation: Uses Permissible**

All types of road, railway and air networks, Rail Yards, Railway Station & Sidings, Airport, Cargo Terminal, Transport Nagar (including Post & Telegraph Offices & Telephone Exchange, Dhabas, Labour Yards, Areas for Loading and Unloading, Stores, Depots and Offices of Goods Booking Agencies, Petrol Filling Station & Service Garages, Parking Spaces, Public Utilities and buildings), Bus Terminus & Depot, Bus Stop Shelter, Taxi/ Tonga/ Rickshaw/Scooter Stands, Parking Spaces and other support infrastructure/facilities.

- **Utilities: Uses Permissible**

Water Supply, Sewerage System (including main pumping station and Sewage Treatment Plant (STP)), Drainage, Storm Water, Solid Waste processing and disposal, Electricity, Communication Systems and Related Installations, etc.

- **Government: Uses Permissible**

Government and Semi Government Offices, Government Administrative Centres/ Secretariat, other Projects/Activities undertaken from time to time to meet the operational/administrative needs of the govt. etc.

- ✓ The land use of all central/State Government lands shall be as determined by the respective governments from time to time notwithstanding the provisions of these regulations or the land use earmarked in the master plan subject to prior approval of the department of housing and urban development.
- ✓ In case of Defence Land, the uses permitted shall be as determined by the Ministry of Defence from time to time with prior consultation to the competent authority.

- **Public and Semi-Public: Uses Permissible**

Educational including Schools, Colleges, Universities, Vocational Training Institutes, Technical Institutes, etc. **Healthcare** including Dispensaries, Hospitals, Nursing Homes, Super Specialty Hospitals, etc., **Cultural and Religious institutions** including Theatre, Auditorium, Community Center, Club, Orphanage, Old Age Home, Temples /Gurudwara /Churche/Masjid, Police Stations, Fire Stations, Cremation ground, Playground, Stadium, etc.

Other Uses

i) Forest Areas: Uses Permissible

The use of the land notified under the Indian Forest Act, 1927 and the Punjab Land Preservation Act, 1900 shall be subject to the provisions of the said Acts as amended from time to time, irrespective of the land use of such land shown in the Proposed Landuse Plan. No construction/activity shall be permitted in this area unless expressly allowed by the Forest Department/State Govt.

ii) Restricted Area: Uses Permissible

In case of Government (Defence) Land, the extent of Restricted Area (No Construction Zone) around such installations shall be as notified by the Central Government from time to time under the Works of Defence Act, 1903, irrespective of the land use shown, if any, in the Proposed Landuse Plan, no construction shall be permitted in such zones without the permission of the Ministry of Defence, Govt. of India. Use, if any, indicated on the Proposed

Landuse Plan shall be governed by and subject to the provisions of the Works of Defence Act, 1903.

iii) Protected Monuments/Sites: Uses Permissible

In case of protected monument/heritage building or conservation site notified by the competent authority, i.e. (Archeological Survey of India/State Govt.), only the activities related to the promotion, preservation and conservation are allowed. All other uses are prohibited.

All Protected Monuments/Sites declared under The Ancient Monuments and Archeological Sites and Remains Act, 1958 shall have a 100m of Prohibited Area and another 200m as Regulated Area around the limits of Protected Monument/Site as declared vide Notification No. S.O. 1764 dated 16th June 1992 of Department of Culture (Archeological Survey of India) for purposes of both mining and construction. Irrespective of the land use shown, if any, in the Proposed Landuse Plan, no construction is allowed within the Prohibited Area of 100 m. The construction in the next 200 m shall only be permitted with the prior approval of the competent authority/ASI.

SPECIAL CONDITIONS

- Minimum area required for Educational and Healthcare facilities shall be as defined in these regulations or as prescribed by government or the accrediting authorities from time to time.
- All developments will be subject to Environmental Clearance wherever required.
- The siting of Petrol Pump / Filling Station shall be subject to instructions/guidelines of IRC/MORTH/TCPO /Punjab Govt. issued from time to time.
- All types of industries permitted in the industrial/ mixed land use zone are subject to the fulfillment of conditions issued by industries department / Punjab Pollution Control Board from time to time.
- In case of the standalone projects having depth more than the prescribed depth of the mixed land use in the Proposed Land use Plan, such projects shall be considered for approval irrespective of the prescribed depth of the mixed land use in case 2/3 rd part of the project falls within mix land use .
- In case of any ambiguity/clarification regarding the interpretation of the Land Use Plan, the master copy of drawing based on GIS shall be referred.

- The siting and location of major traffic nodes including Bus Terminus, Truck Stand, Transport nagar etc. and physical infrastructure including STP, Electric Grid Station, Solid Waste Dumping Site, Water Works, etc. shall be as decided by the Govt. from time to time.
- The Proposed Landuse Plan does not indicate in any manner the ownership pattern of land falling within the LPA. The Proposed Landuse Plan defines broadly the land use pattern proposed for the land falling within the LPA.
- A variance upto 10% of the norms fixed for standalone projects for minimum plot size, approach road, frontage may be allowed by the competent authority (to whom CLU powers are vested) from case to case basis.

1.7 USE AND DEVELOPMENT OF LAND TO BE IN CONFORMITY WITH MASTER PLAN

Section 79 of the Punjab Regional and Town Planning and Development Act 1995 provides: *After coming in to operation of this Master Plan, no person shall use or permit to be used any land or carry out any development in any area otherwise than in conformity with such Master Plan, provided that the Competent Authority may allow the continuance of any use of any land, for a period not exceeding fifteen years, upon such terms and conditions as may be provided by Regulations made in this behalf, for the purpose and to the extent, for and to, which it was being used on the date on which such a Master Plan came into operation.*

2. DEVELOPMENT CONTROLS

The purpose of the Development Control Regulations (DCR) is to assist all the Stakeholders including developers and end-users within the Local Planning Area to strive for a sustainable, quality and environment friendly development.

These Development Control Regulations are applicable to the all new and future developments and developers shall have to abide by the zoning and planning intentions of the Master Plan.

However, Development Proposals/Projects including CLU which have already been approved by the Competent Authority and Projects approved as per previous zoning regulations before these zoning regulations and development controls come into force, shall continue to be honored/permitted, subject to the terms and conditions of approval and shall not be affected by these zoning regulations and development

controls. In case of revision of layout/ Building plan of the project, the new regulations/development controls shall be applicable subject to fulfillment of norms/guidelines issued by Govt. from time to time.

The F.A.R., height, ground coverage, parking area, set back, width of road, frontage of site, etc. regarding residential, commercial, institutional, industrial or any other use falling within M.C. limits the Municipal Bye-laws shall apply.

Development controls regulations for residential, commercial, industrial, institutional, Public and Semi Public, Public buildings, Residential and other uses falling outside Municipal Corporation / Council Limits shall be governed by the Housing and Urban Development policy / Punjab Urban Planning and Development building rules, 2018 or as amended from time to time.

Development Controls which are not specified/mentioned in these regulations shall be governed by the Punjab Urban Planning and Development building rules, 2018 or as amended from time to time. The Development controls/Guidelines/Norms & Standards revised from time to time by the Government shall have overriding effect on Development controls mentioned in these regulations.

KEY REGULATIONS OF THE DEVELOPMENT CONTROLS

2.1 RESIDENTIAL

The minimum size of the colony outside Municipal limit shall be as follows or as amended by govt. from time to time

Table No - 3

Category	Minimum area required	
	Within Municipal limit	Outside Municipal limit
Residential Plotted	05 Acres	10 Acres
Group Housing	02 Acres	02 Acres

- Group housing within Municipal Limit shall be as per prevailing building bye laws/norms of the Department of Local Government
- The lowest hierarchy street within residential zone of Master Plan shall be minimum 40 feet or 12 meters wide.
- The development of Government sites shall be governed by approved layout plan/ zoning plan / standard architectural control sheets prepared by the concerned competent authority.

- The saleable area of any plotted residential colony shall be as per the provisions of PAPR Act, 1995 or as amended from time to time.

2.2 COMMERCIAL

Table No - 4

(i) Norms for Development of Commercial Colony outside MC Limits shall be as follows

S. No.	Minimum Size of Commercial Colony (Sq.yds)	Approach Road (in feet)	Frontage (in feet)	Minimum Front Setback	No. of Storey's	Parking
1	1200-2000	45'	60'	20'	Single Storey (only convenient shopping)	a) 2 ECS for 100 sq.mts covered area.
2	2001-5000	60'	100'	20'	Double Storey	a) 2 ECS for 100 sq.mts covered area.
3	More than 5001	80'	100'	40'	No Restriction	a) 2 ECS for 100 sq.mts covered area.

(ii) Norms for developments of commercial projects within the municipal limits shall be as per the local Government rules and regulations.

Note:

1) *The parking norms per ECS shall be as below:*

- 23 sq. m. for open parking.
- 28 sq. m. for parking under stilts on ground floor.
- 32 sq. m. for parking in the basement.

2) *These commercial facilities are intended to serve the needs of local residents and will not be shown separately on the Master Plan. Instead, they are assumed under the predominant residential, mixed land use.*

3) *All Government commercial sites shall be governed by approved layout plan/ zoning plan / standard architectural control sheets prepared by the concerned competent authorities.*

2.3 NO CONSTRUCTION ZONE ALONG MAJOR ROADS

All properties within the jurisdiction of LPA (within & outside municipal limits) that abuts on National highways/ State highway / By-pass and for road width of 80'-0" and above shall have No construction zone of 5 meter from the proposed Right of way after leaving land for road widening, if any.

2.4 PROVISIONS REGARDING ROAD WIDENING

- *Area left for road widening in CLU cases as per the provisions of Master Plan should be included in area under CLU and fees shall be charged for that area. Applicant will*

leave area under road widening as open space for future road widening and will not be considered in set back, but it will be calculated in FAR, ground coverage and circulation area, minimum area calculations etc.

- *It is proposed that all existing village link roads for which no proposal has been specified in Master Plans shall be widened to minimum 60'.*
- *The proposed road widening as shown on the plan shall be equally widened on both sides of the existing road except existing village abadies/ habitation come in alignment in the later case, road widening shall be as per the ground conditions or as recommended by the concerned implementing agency and in case where proposed road shown on the master plan partially falls within municipal limits , in such cases competent authority of local government shall adhered to the proposal of road widening shown on the master plan.*
- *The road widening wherever proposed along the canal/drain/railway line shall be on that side of the canal/drain/railway line as shown on the proposed land use plans.*
- *No activity in the Master Plan shall be permitted on a road, less than the road width as specified in norms/guidelines for particular activity or as specified in the master plan whichever is more. However, in case if the existing road width is less than the width specified as per proposals of respective Master Plans or as per norms/guidelines for the concerned activity, then the proportionate land on both sides shall be safeguarded for widening to comply with the minimum requirement. However, no case shall be considered if the right of way of existing road width is less than as defined in the table below for different activities:*

Table No - 5

Sr. No.	Classification of activities	Plot size	Approach road / Minimum width of existing revenue road/ rasta required	Ground coverage	Minimum frontage	Remarks
1.	Residential plots/ villas	-	40'-0" (12 mts)	40%-70% depending upon plot size	-	-
2.	Residential independent floor	-	40'-0" (12 mts)	40%-65% depending upon plot size	-	-
3.	Group housing	As per the provisions of Master plan	22'-0" to be widened to 60'-0" (18 mts)	30% of plot area	-	-
4.	Studio apartments	2000 sqmts	22'-0" to be widened to 60'-0" (18 mts)	30% of plot area	-	-
5.	Rental housing / hostel	800 sqmts	Within master plan-60'-0" (18 mts) Outside master plan-40'-0" (12 mts)	60% of plot area	-	-
6.	Residential plotted	upto 10 acres	22'-0" to be widened to 45'-0"	-	-	-
		upto 50 acres	22'-0" to be widened to 60'-0"	-	-	-
		upto 100 acres	22'-0" to be widened to 80'-0"	-	-	-
7.	Commercial (Shopping Mall/ Shopping complex or any similar purpose)	1200-2000 sqyds	22'-0" to be widened to 45'-0" as per building rules-2018	45%	66'-6" (20mts)	-
		2000-5000 sqyds	22'-0" to be widened to 60'-0" as per building rules-2018	45%	66'-6" (20mts)	
		More than 5000 sqyds	22'-0" to be widened to 80'-0" as per building rules-2018	45%	66'-6" (20mts)	
8.	Miniplex **	2000 sqyds –4000sqyds	22'-0" to be widened to 60'-0" (18 mts)	40% of plot area	80'-0" (24mts)	-
		More than 4000 sqyds	22'-0" to be widened to 80'-0" (24 mts)	40% of plot area	80'-0" (24mts)	-
9.	Multiplex **	Minimum 1.0 Acre	22'-0" to be widened to 80'-0" (24 mts)	40% of plot area	100'-0" (30mts)	-
10	Hotel/Motel, Hospital,Nursing Home, Medical laboratory, Multi- Media centre	1000-2000 sqyds	16'-6" to be widened to 40'-0"	40% of plot area	Min 66'-6" (20mts)	-
		2000-4000 sqyds	16'-6" to be widened to 60'-0"	40% of plot area	Min 66'-6" (20mts)	-
		More than 4000 sqyds	16'-6" to be widened to 80'-0"	40% of plot area	Min 66'-6" (20mts)	-
11.	Club	1000 sqyds-2000 sqyds	22'-0" to be widened to 60'-0"	40% of plot area	Min 66'-6" (20mts)	-
		2000 sqyds and above	22'-0" to be widened to 80'-0"	40% of plot area	Min 66'-6" (20mts)	-
12.	Guest house/ Lodging & boarding / scheme apartments	1000 sqyds- 2000sqyds	16'-0" to be widened to 40'-0"	40% of plot area	---	-
		2000 sqyds and above	16'-0" to be widened to 60'-0"	40% of plot area	-	-
13.	Dhaba	1000-2000 sqyds	22'-0" to be widened to 60'-0"	40% of plot area	66'-6" (20 mts)	---
		2000 sqyds and above	22'-0" to be widened to 80'-0"	40% of plot area	66'-6" (20 mts)	-
14.	Farm House	Min 1.5 Acres	11'-0" to be widened to 40'-0"	5%-8%	60'-0" (18 mts)	-

Annexure-'A'

15.	Warehouse/Godown/coldstore	Min 2000 sqmts	16'-6" to be widened to 60'-0"	65% of plot area	100'-0" (30 mts)	-
16.	Rice sheller/ Brick Kiln/ Stone crusher *		16'-6" to be widened to 60'-0"	65% of plot area	66'-6" (20 mts)	-
17.	Wholesale Trade / Integrated Freight complex (standalone)	Minimum 1 hectare	16'-6" to be widened to 60'-0"	65% of plot area	100'-0" (30mts)	-
18.	General Industry flatted	Minimum 2000 sqmts	16'-6" to be widened to 60'-0"	65% of plot area		-
19.	Rest of industries	-	16'-6" to be widened to 60'-0"	40% of plot size		
20.	Information Technology flatted	As per IT Policy	16'-6" to be widened to 60'-0"	65% of plot area	-	As per IT policy
21.	Pre Nursery / Nursery school/ crèche/ Kindergarten / play school & alike	Minimum 1000 sqmts	16'-6" to be widened to 40'-0"	40% of plot area	66'-6" (20 mts)	-
22.	Primary schools	Min. as per affiliation authority or 5000 sqmts which ever is more	16'-6" to be widened to 40'-0"	40% of plot area	100'-0" (30mts)	-
23.	Higher / Secondary school / colleges or / University / Medical institutes / IIM/ IIT and alike	Min. as per affiliation authority or 5000 sqmts which ever is more.	Within master plan 16'-6" to be widened to 60'-0" Outside master plan 16'-6" to be widened to 40'-0"	40% of plot area	150'-0" (45 mts)	-
24.	Orphanage home / Old age home / children centre / case centre / institute for Mentally challenged or physically handicapped person	1000 sqmts	16'-6" to be widened to 40'-0"	50% of plot area	66'-6" (20 mts)	-
25.	Community centre / Public concert Hall or Auditorium / Museum / Gymnasium / Public Exhibition	2000 sqmts	Within master plan 16'-6" to be widened to 60'-0" Outside master plan 16'-6" to be widened to 40'-0"	40% of plot area	100'-0" (30mts)	-
26.	Religious buildings	1000 sqmts-2000sqmts	16'-6" to be widened to 40'-0"	40% of plot area	80'-0" (24mts)	-
		2000 sqmts and above	16'-6" to be widened to 60'-0"			
27.	Public offices	1000 sqmts-2000sqmts	16'-6" to be widened to 40'-0"	40% of plot area	100'-0" (30mts)	-
		2000 sqmts and above	16'-6" to be widened to 60'-0"			

* 5% additional ground coverage in case of retail service industry

** Rule 19 (ii) of Punjab cinemas (Regulations) Act, 1952 shall not be applicable for Multiplexes and Miniplexes.

2.5 ENVIRONMENTAL CONSIDERATIONS:

- Minimum buffer of 15 meters green belt of broad leaf trees should be provided around the boundary of village *abadi's* falling in the industrial zone of Master Plan. A buffer strip of 15 meters of broad leaf trees shall also be provided between residential areas and red category industries falling in the industrial zone of Master Plan boundaries of which are located within 100m from the boundary of such areas. It is clarified that 15 meter buffer shall be provided by the owner of the project who comes later.
- All residential colonies, commercial establishments like shopping malls, multiplexes, etc. shall maintain a minimum distance of 250 m from the hazardous (Maximum Accident Hazardous or MAH) industries notified by the competent authority. The distance shall be measured from source of pollution/hazard in the industrial premises to the nearest building lines as per zoning plan of the colony/complex. However, for specified type of industry like rice Sheller/sella plants, stone crushers, hot mix plants, brick kilns, etc., standards/norms of distance as prescribed by PPCB or any other concerned agency shall apply.
- Minimum 5 meters wide green strips on each side of minor water bodies / drains shall be maintained on the portion falling within the existing municipal limits and 10 meters on the portion falling outside the existing municipal limits. Other major water bodies like rivers/major canals, etc. shall have minimum 30 meters green strips on each side in the portion falling within as well as outside existing municipal limits. Realignment of water bodies shall be permissible wherever feasible, subject to the certification by the Drainage/Engineering Department to ensure free flow of storm water. After any such realignment, the river mouth, the river bed and the green strip/buffer on either side shall be maintained at least to the minimum prescribed level. In these green strips, golf course, sports and recreational activities shall be permissible, with 2% ground coverage for construction of offices, booths serving snacks/milk booths, library etc.
- Gap of at least 10 meter should be left between the railway boundary and the nearest private buildings, so as to minimize smoke/noise nuisance to the adjacent buildings/sites.

2.6 OTHER DEVELOPMENT CONTROLS AND GUIDELINES REQUIRED

- Expansion of Abadis: Contiguous expansion of village abadis falling in the non-residential zones of Master Plan shall be permissible up to a distance of 100 m from

the existing Lal lakir/ phirni of villages to accommodate the natural/contiguous growth of villages. This area shall be exclusively used for allowing houses for the villagers and not for any other purpose such as for the development of colonies, commercial projects by the promoter.

Area under expansion of village abadis falling in non residential zone of Master Plan, shall be governed by prevailing Building rules of the department of Housing and Urban Development or amended from time to time for the purpose of allowing houses for villagers. The Competent authority as notified by the Government will approve the building plan after taking CLU, EDC, LF/ PF and SIF, building plans fees and other applicable charges of the state government. The minimum area requirement shall not apply for these types of residential units.

2.7 EXCEPTIONS

The activities / uses not mentioned in these regulations but found compatible for a particular land use zone shall also be permissible with permission of the Chief Town Planner, Punjab.

- Development / projects approved prior to coming in to force of these regulations shall be deemed to be in compliance with these Regulations.
- The site on which various projects have been approved or whose change of landuse has already been permitted by competent authority/Govt. inform the final notification of the master plan such sites shall be deemed to be adjusted as sanctioned/ permitted.
- In case of land belonging to the Development Authorities/Improvement Trusts/Local Bodies/Semi Government agencies working under government department, its use shall be as determined by such agencies subject to the prior approval of the Department of Housing & Urban Development notwithstanding the provisions of master plan.
- The use of land covered under Optimum Utilization of Vacant Government Land (OUVGL) Scheme/Other Projects of the Centre & State Government shall be as determined by the Government at any appropriate time notwithstanding the provisions of these regulations.
- In the event of conflict in interpretation of data within the study area, the information in the GIS format will be deemed as the accurate version and will prevail.
- In case the area of a project falls partially under no construction zone along a water body, relaxation of maximum up to 5% on the total site area of the project shall be allowed towards calculation of saleable area in lieu of the area falling under the no

construction zone. In case, the area falling under no construction zone is less than 5% of the total area of the project then the relaxation shall be proportionately less.

- The buildings / premises for which the existing (present) land use has been retained as such in the Master Plan may continue to operate without time limit. However, in case the present use of the buildings / premises is discontinued (partially or wholly) these buildings / premises or part thereof may be put to any compatible use (except industry) with the surrounding use zone in the Master Plan provided it fulfills the other development regulations / controls as laid down in the Master Plan or as prescribed by the Govt. /Local Body from time to time.
- In case of Defence Land, the extent of No Construction Zone around such lands shall be as notified by the Central Government from time to time depending upon the nature of the use of the land, irrespective of the fact whether such uses are indicated/not indicated on the Proposed Land use Plan.
- The policies, guidelines / instructions and norms regarding control / regulations of urban development issued from time to time or any amendment in the existing norms, policies, guidelines / instruction, act / rules in this regard shall automatically apply to all master plans. From the date of its notification except master plan(s) as exempted in the policy / instructions if any, and no separate permission of the Punjab Regional and Town Planning Board shall be necessary to implement such policies / instructions etc. in master plans.

2.8 RESIDENTIAL DENSITIES

Residential density in the master plans shall be as per policy notified by the Housing & Urban development department Punjab or amended by the Govt. from time to time.

2.9 IMPLEMENTATION OF THESE REGULATIONS AND DEVELOPMENT CONTROLS

- All authorities competent to grant permission for CLU or layout or sub-division of land or construction of building or development of land in any other form shall ensure that the permitted development is in compliance with these Regulations.
- Land owners desirous of developing their land can obtain permission by applying to the competent authority in writing and giving details of their land along with necessary maps, a list of permissible uses.
- Similarly the land owners proposing development of certain uses on their land can obtain a certificate of "Compliance with Master Plan" from a competent authority.

2.10 SAFETY

2.10.1 Fire

Fire services have to play pivotal role and be fully prepared in protecting people from fire hazards, building collapse, road accidents and other unforeseen emergency etc.

2.10.2 Development Controls for Safety/ Fire Facilities

Development Controls for safety/fire facilities shall be as per NBC of India 2016(mended from time to time)/Building Byelaws of the local body/any other concerned agency or as per State government instructions issued from time to time.

2.10.3 Guidelines for locating fire stations & fire fighting facilities in urban areas:

- Fire station shall be so located that the fire tenders are able to reach any disaster site immediately within minutes.
- Fire station shall be located on corner plots as far possible & main roads with minimum two entries.
- In new layouts, concept of underground pipelines for fire hydrants on periphery, exclusively for firefighting services shall be considered.
- Fire stations are permitted in all land use zone/sectors except in Recreational use zone.
- Necessary provisions for underground/over ground fire fighting measures, water lines, hydrants etc. may be kept wherever provision of fire station is not possible.
- The concerned agencies shall take approval from Fire Department for firefighting measures while laying the service for an area.

2.11 TRANSFERABLE DEVELOPMENT RIGHTS

To facilitate development, it is necessary to accord top priority to the implementation of public utilities and infrastructure (such as Schools, Dispensary/Hospitals, Suvidha centre roads, parks, green belts, etc.), which will in turn encourage urbanisation. However, the respective technical agency or authority will not be able to proceed with its implementation programmes until the ownership of private land affected by these public utilities and infrastructure has been transferred to the state or to the relevant authority(s). Acquisition of private land for this purpose can be carried out through one of the following options:

- Cash compensation can be made to affected land owners whose land is to be acquired.
- A government approved land pooling scheme can be implemented.
- Transferable Development Rights (TDR).

The Department of Housing and urban development or Local Government (as the case

may be) may prepare a comprehensive policy on land pooling scheme and TDR so that the same may be implemented as an alternate tool to land acquisition by cash compensation which is tidy and cumbersome procedure. Detailed policy guidelines on the operation and implementation of TDR scheme shall be as per State government instructions issued from time to time.

2.12 DISASTER MANAGEMENT

According to the Indian Seismic Zone Map, most of Punjab is placed in Seismic Zone III & V which means high damage risk zone. Such natural and manmade disasters neither can be prevented nor predicted. However, with the technological advancement to some extent mechanism can be developed to mitigate the after effects of the disaster. Areas of vulnerability can be identified and necessary measures can be proposed by the concerned agencies. The concerned local bodies should keep updating the building byelaws to safe guard against disasters and ensure effective and impartial enforcement. Following policies and strategies for disaster management are proposed:

1. Disaster Management Plan for the area should be immediately prepared after conducting detailed survey of the area.
2. Local body being the nodal agency for disaster management shall identify vulnerable areas such as areas with high density & poor accessibility in the town and propose suitable measures. Proposed Disaster Management Centres should be established in every zone/sector to deal with disasters, including bio-chemical and nuclear disasters
3. All buildings shall be made structurally safe in order to minimise the damage caused by the natural and manmade disasters, including earthquake, fire, etc. & the building plans should includes structural designs & shall conform to the guidelines & the stipulations made in the building byelaws & the NBC. It should be duty and responsibility of the owner of the building to make the building safe against these disasters.
4. The concerned local body responsible for sanctioning of building plans should have technically well trained staff to scrutinize the building plans.
5. The implementation of approved building design should be ensured at site through site inspections at three stages of construction activity i.e., when the building is at plinth level, door level and roof level.
6. Building byelaws shall incorporate the aspects of Multi Hazard Safety, and Retrofitting.
 - Priority shall be given to public buildings (such as hospitals, educational, institutional, power stations, infrastructure, heritage monuments, lifeline structures and those which

are likely to attract large congregation) for their ability to withstand earthquake of the defined intensity.

- Suitable action should be taken for retrofitting and strengthening of structures identified as vulnerable as per earthquake manuals and National building code. A techno-legal regime has to be adopted for provision Multi Hazard Safety aspects..
7. Educate people, particularly school children, about after effects of disaster
 8. Public awareness through media campaigns and advertisements about emergency procedures and location of emergency shelters etc. should be taken up by local body.