

Directorate of Town and Country Planning Punjab
Notification
Amendment in Unified Zoning Regulations of Master Plans

No.

Dated:

In pursuance to the decision of 40th meeting of Punjab Regional and Town Planning and Development Board held on 23.10.2020, a public notice was published on 20.11.2020 for inviting objections/suggestions from the general public to allow Red, Orange and Green Category Industry with certain conditions to be setup beyond Master Plans and in Agriculture zones, within Master Plans except SAS Nagar & New Chandigarh Master Plans and GMADA Regional Plan.

29 Objections/suggestions were received along with comments of PPCB, the issue was deliberated in the 41st meeting of the Board held on 01.04.2021 and the Board constituted the committee to review this issue.

The recommendations of the committee were placed before the Board in its 42nd meeting held on 2.08.2021 and after deliberations Board approved the following: -

A. Industry in Rural and Agriculture Zone:

- (i) Setting up of Green and Orange industries shall be permitted in the Rural and Agricultural Zone of all Master Plans and Proposed Land Use Plan Lalru, except SAS Nagar & New Chandigarh Master Plan and GMADA Regional Plan (excluding Proposed Land Use Plan Lalru), subject to the following conditions:
1. Area should not have been marked as no industry zone by the Department of Town and Country Planning.
 2. Site area must be half acre or more.
 3. Green category units must be at least 100 meters from abadi (15 pucca houses or more). Orange category units must be at least 250 meters away from abadi (50 pucca houses or more), but there should be no cluster of 15 pucca houses or more within 100 meters of such units.
 4. Industry must be zero discharge or must have consent of potential user for use of treated water.
 5. Right of way must be at least 6 Karam.
 6. Adequate space to widen rural link road to be 60 feet must be left in front of the plot i.e. boundary wall will be constructed at 30 feet measured from the center of abutting road. Area outside will be transferred free of cost to Govt./such public authority which will construct the road.
 7. Similarly, in case of state highways scope for widening will be kept 150 feet or as per Master Plan. Area outside will be transferred free of cost to Government/such public authority as in para 6 above.
- (ii) Abadi/ residential area would be defined as a designated residential area notified/ approved by a Competent Authority (PUDA/ Municipal Corporation/ Municipal Council/ Improvement trust or any other authority or agency of the Government) **or** a cluster of pucca houses.

- (iii) Wherever specific siting guidelines are prescribed by State Govt./ PPCB, etc. for industries vis-à-vis residential areas/ other establishments, the liability to adhere to these guidelines shall lie with the activity which comes later on vice-versa principles.
- (iv) Wherever green buffer zone is required as per the PPCB norms, the activity which will comes later shall be liable to adhere to the norms of reserving minimum green buffer as per requirements from their own land.

B. Industry in the Mix Land Use Zone:

- (i) All Orange and Red category of industries along with other activities permissible in Mix Land Use Zone shall be allowed along the highway/ major roads beyond 4 kilometers from the municipal limits of Amritsar, Jalandhar and Ludhiana Corporation, 3 kilometers from the limits of other Corporation and Class-A town limits, and 2 kilometers from other towns.
- (ii) No new residential development shall be permitted in the Mixed Land Use Zone, wherein Red and Orange industries are being permitted.
- (iii) Wherever specific siting guidelines are prescribed by State Govt./ PPCB, etc. for industries vis-à-vis residential areas/ other establishments, the liability to adhere to these guidelines shall lie with the activity which comes later on vice-versa principles.
- (v) Wherever green buffer zone is required as per the PPCB norms, the activity which will comes later shall be liable to adhere to the norms of reserving minimum green buffer as per requirement from their own land.

C. Industries in Industrial Mixed Zone within the Municipal Limits:

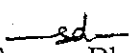
- (i) No new industrial units shall be allowed to be set up in the Industrial Mixed Zone within the municipal limits.
- (ii) All modernization/expansion within the existing industrial premises shall be permitted with no increase in pollution load on environment.
- (iii) All expansion beyond the limits of existing industrial premises shall only be permitted for Green category industries, and shall be subject to fulfilling of the following conditions:
 - (a) Use of Rice husk, Coal, wood and Pet coke as fuels shall not be permitted.
 - (b) Use of ZLD effluent treatment technology by the individual unit or treatment through CETP based on ZLD technology.
 - (c) Wherever specific siting guidelines are prescribed by State Govt./ PPCB, etc. for industries vis-à-vis residential areas/ other establishments, the liability to adhere to these guidelines shall lie with the activity which comes later on vice-versa principles.
 - (d) Wherever green buffer zone is required as per the PPCB norms, the activity which will comes later shall be liable to adhere to the norms of reserving minimum green buffer as per requirement from their own land.

Board also decided to amend the condition of minimum approach road for industries as specified in the unified zoning regulations from 16'-6" to 6 karam in the state of Punjab. Moreover, land for road widening shall be transferred free of cost to the Government / Public Authority.

Accordingly, the amendment in the provisions of Unified Zoning regulations to this extent is 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

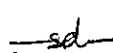
This issues with the approval from the Government Dated 17.09.2021


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

Endst. No.

Dated:

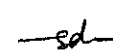
A copy with a spare copy is forwarded to the Controller, Printing & Stationary, Punjab, Ajitgarh with a request to publish this notification in the Punjab Government Gazette and 100 copies thereof may be supplied to this Department for official use, at office of Chief Town Planner Punjab 6th Floor PUDA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


Chief Town Planner,
Punjab.

Endst. No.

Dated:

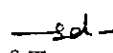
A copy is forwarded to Principal Secretary, Housing & Urban Development Department Punjab, Chandigarh w.r.t. approval of the Government dated 17.09.2021 for information.


Chief Town Planner,
Punjab.

Endst. No.

Dated:

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


Chief Town Planner,
Punjab.

Endst. No.

Dated:

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


Chief Town Planner,
Punjab.

Endst. No.

Dated:

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


Chief Town Planner,
Punjab.

Endst No.

CTP(PB)/

Dated

A Copy is forwarded to Chief Administrator, GMADA, SAS Nagar, GLADA, Ludhiana, JDA Jalandhar, BDA Bathinda, ADA Amritsar. PDA Patiala for information and necessary action.


Chief Town Planner,
Punjab.

Endst No. 5780-5816 CTP(PB) SP-135 Dated 24-09-2024

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. Director, Local Govt. Punjab, Chandigarh.
9. Chief Town Planner, PUDA
10. All the Senior Town Planners.
11. All the District Town Planners.
- ✓ 12. General Manager (IT), PUDA (along with the copy of notification with a request to upload it on web site www.puda.gov.in and www.pbhousing.gov.in)

Chief Town Planner,
Punjab.

JK
28/09/2024

ASMA
PR-I
28/9/24