

DIRECTORATE OF TOWN AND COUNTRY PLANNING PUNJAB
Notification

Regarding Amendment in Master Plan, SAS Nagar

Dated

No.....Master Plan, SAS Nagar was notified under Section 70 (5) of The Punjab Regional and Town Planning and Development Act, 1995 vide notification no. 9650 CTP(Pb) SC-76 dated 12/15-12-2008. During its implementation, it was brought to the notice of the Government by Superintendent Engineer Drainage, Patiala Circle that M/s Janta Land Promoters Pvt. Ltd. has requested them for realignment of Chai Nalla passing through sector 82 SAS Nagar. The realignment/ channelization of Chai Nalla has been technically approved by Director, CDO Irrigation Punjab, Chandigarh, subject to the condition that the capacity of the Nalla shall be 3600 cusics, bed width 24 meter, F.S.D. 1.8 meter and Free Board shall be kept as 0.9 meters. The Chief Engineer, Drainage and Irrigation Department Punjab has also recommended that a 10 meter no-construction zone should be kept on both sides of the proposed realignment of this nalla in sector 82 and it shall be maintained as a green buffer and no construction shall be allowed in this zone. Besides this, the office of Executive Engineer, Water Management Research Circle, Ropar has informed that their office has also conducted survey for another choe shown in master plan SAS Nagar in sector 66 marked as 'A' to 'B' on the plan submitted by M/s JLPL and has found that this portion of the choe does not exist on the ground. So, they have recommended that this part of the Choe earmarked in the Master Plan, SAS Nagar in sector 66 should be omitted. The part of choe to be omitted from the Master Plan and the part of chai nalla which is proposed for realignment/ channelization fall in the Super Mega Industrial Park Project of M/s Janta Land Promoters Pvt. Ltd. which is being developed in sector 66A, 82 and 83 SAS Nagar.

The above said issue was discussed by the Government with 'The Punjab Regional and Town Planning and Development Board' in its 33rd meeting held on 01.9.2017. The Board, after detailed discussions, has approved the realignment/ channelization of the Chai nalla falling in sector 82, along with 10 meter no construction zone on both sides of this chai nalla which shall be maintained as green belt and also omission of the part of another Choe earmarked as 'A' to 'B' in sector 66 of Master/Zonal Plan, SAS Nagar subject to the conditions :-

1. The construction of channelization after realignment of the Choe shall not be the responsibility of the Government /GMADA.
2. Till time the proposed realignment of Chai Nalla is not realized on the ground, the land under existing alignment of the Choe as shown in Master/ Zonal Plan, SAS Nagar will not be utilized or developed for any other purpose.

In the light of the above said decision of the Board the amended Master/ Zonal Plan, SAS Nagar bearing Drawing No. D.T.P (SAS Nagar) 845/17 dated 11-07-2017 showing the realignment of Chai Nallah and Omission of a part of Choe in sector 66, was published in the newspapers namely 'Tribune', 'Ajit' and 'Danik Bhaskar' dated 15.10.2017. No objections/suggestions were received within the stipulated period of 30 days.

Thereafter, the matter was placed before 'The Punjab Regional and Town Planning and Development Board' in its 34th meeting held on 22.02.2018 for final approval u/s 76 of The Punjab Regional and Town Planning and Development Act 1995. The board approved the proposal of realignment/ channelization of the Chai Nalla in Sector 82, along with 10 meter wide no-construction zone on both sides of this alignment and omission of a part of the other Choe falling in sector 66 subject to the above mentioned conditions.

Therefore in light of this decision the amended Master/ Zonal Plan, SAS Nagar bearing Drawing No. D.T.P (SAS Nagar) 2280/16 dated 05/12/2016/ revised on 09/03/2018 showing the realignment of choe and omission of a part of the choe 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 of the Government vide dated 21-03-2018

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

Endst. No.

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.

sdlr
Chief Town Planner,
Punjab.

IT & ...
Diary No. 7112
Dated..... 4/4/18

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 21-03-2018 for information.

s.d/-
Chief Town Planner,
Punjab.

[Handwritten signature]
[Handwritten initials]

Endst. No. -CTP (Pb)/ Dated,
A copy is forwarded to Principal Secretary, Department of Local Govt. Punjab, Chandigarh for information and necessary action.

s.d/-
Chief Town Planner,
Punjab.

[Handwritten initials]

Endst. No. -CTP (Pb)/ Dated,
A copy is forwarded to Principal Secretary, Department of Industries Punjab, Chandigarh for information and necessary action.

s.d/-
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.

s.d/-
Chief Town Planner,
Punjab.

Endst. No. -CTP (Pb)/ Dated,
A copy is forwarded to Chief Administrator, GMADA, SAS Nagar for information and necessary action.

s.d/-
Chief Town Planner,
Punjab.

Endst. No. 2053-64 -CTP (Pb)/ SC-76 Dated 28/03/2018

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 and map in the form of CD with a request to upload it on PUDA's Web site www.puda.gov.in)
9. Deputy Commissioner SAS Nagar .
10. Chief Town Planner, Local Govt. Punjab, Chandigarh.
11. Senior Town Planner, SAS Nagar.
12. District Town Planner, SAS Nagar.

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Chief Town Planner,
Punjab.