

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
Dt. Chandigarh the 5.2.1996

CTP-(PB) SP-107

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 Unlike the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development) Act, 1963(since repealed), the Act No. 11 of 1995 is applicable within municipal areas as will. 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

5 meters from the of Municipal road reservation.
Corporation and
Class-I Municipality:

(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. 659CTP (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-107Dt. 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