

**DEPARTMENT OF TOWN AND COUNTRY PLANNING PUNJAB**  
**Notification**  
**Regarding Amendment in Master Plan, Ludhiana**

Master Plan, Ludhiana (2007-2031) has already been notified u/s 70 (5) of The Punjab Regional and Town Planning and Development Act, 1995 vide notification no. 7466 CTP (Pb)/ SL-65 dated 12/9/2008. During its implementation, the following issues were brought to the notice of Government that:-

- 1) District Town Planner Ludhiana had brought to the notice of the Government that while rectifying the Municipal Boundary of Doraha town, the land use of some area on right hand side of Ludhiana-Khanna Road in the revenue estate of Village Doraha, which was earlier earmarked as industrial zone in the previous approved Master Plan, got inadvertently changed to residential zone. This change of land use needs to be regularized. As per the survey conducted by District Town Planner, Ludhiana, three industrial units namely M/s Yerik international, M/s Mitter Fastners and M/s Freeman are operating in this area, besides an approved residential colony, a Showroom and Workshop of a Company also exist in this area. He also informed that these Industrial units are in operation before the notification of Master Plan, Ludhiana.
- 2) The Laghu Udyog Bharti, Phillaur through their representation dated 5-5-2016 had brought to the notice of the Government that about 45 industrial units on Nurmehal Road, Rurka Kalan/ Bansian road and Sh. Ram Singh road, units between Jalandhar-Ludhiana Railway line and NH-1 and three scattered units on NH-1 and a few units in the revenue estate of village Ghanna Pind are operating for the past about 70 years in Phillaur but the area of these units have been earmarked as residential zone in Master Plan, Ludhiana as a result of which these units are facing problems of expansion and also no new units are allowed to be set up in this zone.
- 3) Municipal Corporation, Ludhiana vide its letter dated 03.11.2016 had brought to the notice of Government that 6 colonies on bye-pass road have been earmarked as residential zone and thirty colonies located to the back of Janta Nagar, Shimla Puri, to the back of Dholewal military area and to the right bank of Sidhwan Kanal have been earmarked as industrial zone in Master Plan, whereas as per the field conditions residential and industrial activity is coexisting in these colonies. Hence, they have requested to the Government that this area may be earmarked as industrial mix in Master Plan, Ludhiana.

Besides, the above said, the Municipal Corporation, Ludhiana has also requested that the Government has already reduced the no construction zone along bye pass road from 100mt to 5mt, whereas the land use of the remaining 95mt area on both sides of the road has not been determined in Master Plan. Similarly, the M.C. has also informed that some part of Lodhi Club Road in Saheed Bhagat Singh Nagar has been shown as green belt, whereas this area has been changed to commercial use by Municipal Corporation, Ludhiana and it has already been sold as commercial SCO's to the public. Therefore, the Municipal Corporation has requested to change the land use of this green belt as per the land use existing in its surrounding area.


The above said issues were discussed in the 32nd Meeting of The Punjab Regional and Town Planning and Development Board held on 9/11/2016, and after approval of the Board the amended Master Plan was published in the newspapers namely 'Danik Bhaskar', 'Ajit' and 'Hindustan Times' dated 02.12.2016. Only four objections/suggestions were received within the stipulated period of 30 days, which were considered by the Board in its 33<sup>rd</sup> meeting held on 01.09.2017 after considering the objections, the Board has allowed the amendments in Master Plan as given below:-

- 1) The Board has allowed to adjust the three industrial units namely M/s Yerik international, M/s Mitter Fastners and M/s Freeman which were already existing in the mixed land use zone and rest of the area of village Doraha upto the revenue estate of the village (on left hand side of Khanna-Ludhiana road) be kept as residential zone.
- 2) The Board has also allowed that the area of industrial clusters at Phillaur be earmarked as industrial zone instead of residential zone in Master Plan, Ludhiana, but the three units located on NH-1 which are scattered shall only be allowed to continue to operate in their present premises, if they fulfill the conditions as laid down in the policy approved by The Punjab Regional and Town Planning and Development Board in its 26th meeting held on 28.5.2013.
- 3) The Board has also approved that the land use of 36 (6+30) colonies be earmarked as industrial mix in Master Plan and the land use of 95mt strip on both sides of the bye pass road and the land use of the green strip in Saheed Bhagat Singh Nagar on Lodhi Club Road be considered as per the proposed land use of master plan in its surrounding areas.


Therefore in light of the above said decisions of the Board, the amended Master Plan, Ludhiana bearing drawing no DTP.(L) 11/2017 dated 15-09-2017 incorporating the above said amendments, 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 dated 13.10.2017

  
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 & 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 6<sup>th</sup> Floor PUDA Bhawan, SAS Nagar.

  
Chief Town Planner,  
Punjab.


Endst. No. \_\_\_\_\_ -CTP (Pb)/ \_\_\_\_\_ Dated, \_\_\_\_\_  
A copy is forwarded to Principal Secretary, Housing & Urban Development Department, Punjab, Chandigarh w.r.t. approval of the Government dated 13.10.2017 for information.

  
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.

  
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.

  
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.

  
Chief Town Planner,  
Punjab.

Endst. No. \_\_\_\_\_ -CTP (Pb)/ \_\_\_\_\_ Dated, \_\_\_\_\_  
A copy is forwarded to Chief Administrator, GLADA, Ludhiana for information and necessary action.

  
Chief Town Planner,  
Punjab.

Endst. No. 4560-71 -CTP (Pb) SL-65 Dated 10-10-2017

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](http://www.puda.gov.in))
9. Deputy Commissioner Ludhiana.
10. Chief Town Planner, Local Govt. Punjab, Chandigarh.
11. Senior Town Planner, Ludhiana.
12. District Town Planner, Ludhiana.

  
Chief Town Planner,  
Punjab.