

DIRECTORATE OF TOWN AND COUNTRY PLANNING PUNJAB

Notification

Regarding amendment in the provisions of Master Plan New Chandigarh

No.

Dated

Whereas Master Plan New Chandigarh (previously called Master Plan Mullanpur) was notified under section 70(5) of the Punjab Regional and Town Planning & Development Act, 1995 vide notification No. 9664- CTP (Pb) SC-115, dated 12/16.12.2008 which has been amended vide notification's No. 3531-CTP (Pb) SC,115, dated 27.06.2013, No.1179- CTP (Pb) SC-115(Vol.2) dated 21.02.2014 and further amended vide notification No. 758 CTP(Pb)/SC-115-Vol-4 dated 15-2-2016. In the notified amended master plan the following provision w.r.t. ongoing projects which were already approved before the last revision of this master plan was made:-

"6.3 The projects already approved and where licenses have been granted, will not be allowed any increase in density. These projects will continue to be developed as per approved drawings and with pre-approved density norms."

During the implementation of this master plan, it was brought to the notice of the Government by New Chandigarh chapter of CREDAI Punjab that due to the above said provision of the master plan, they are facing a number of problems because they are not able to amend the pre-approved layout plans of their projects which are necessitated due to additional area required to be added to the previously approved area of the project, the fulfillment of environmental norms may also require amendment in the pre-approved layout plan. The amendment in the pre-approved layout plan may also be required for integration of the services of newly added area with the previously developed area of the project etc. The members of the CREDAI had requested the Government that since all their projects are ongoing projects and increase in the project area is bound to happen as permitted by law, therefore, they should be allowed to amend the pre-approved layout plans of their projects.

Keeping in view, the genuineness of the issue raised by CREDAI, New Chandigarh, the Government in the Department of Housing and Urban Development, discussed this issue with The Punjab Regional and Town Planning and Development Board in its 33rd meeting held on 01/09/2017. The Board agreed to amend this above said provision of the Master Plan and after approval of the Board, the amended provision was published in the newspapers namely 'Ajit' and 'Tribune' dated 1/10/2017 and 30.09.2017 respectively. 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. The Board approved this provision of Master Plan as below:-

"6.3 The projects already approved and where licenses/exemptions have been granted, the promoters may amend their pre approved layout plans which may be necessitated for fulfillment of environmental norms or to fulfill the amended policy/guidelines of the Department or to fulfill the amended provisions of the master plan or due to addition in the project area for integration of services etc. subject to the condition that there will be no increase in the pre-approved density norms of the pre-approved area of the project".

Therefore in light of the above said decision of the Board, the above stated amended provision no. "6.3" of the Master plan New Chandigarh, 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 28.3.2018


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 6th Floor PUDA Bhawan, SAS Nagar.


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 28-03-2018 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.

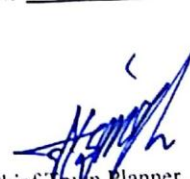
Endst. No. -CTP (Pb)/ Dated,
A copy is forwarded to C.E.O Punjab Bureau of Investment Promotion, Chandigarh for
information and necessary action.


Chief Town Planner,
Punjab.

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


Chief Town Planner,
Punjab.

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Endst. No. -CTP (Pb)/SC715 Dated 04-04-18
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 and map in the form of CD
with a request to upload it on PUDA's Web site www.puda.gov.in and www.pbhousing.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.


Chief Town Planner,
Punjab.