

DEPARTMENT OF TOWN AND COUNTRY PLANNING PUNJAB

Notification

Regarding amendment in Population Density Norms and Per Dwelling Unit Size in the Master Plans of the State of Punjab

Dated.....

No.....Whereas Master Plans of 43 towns/ cities have already been notified under Section 70 (5) of The Punjab Regional and Town Planning and Development Act, 1995. The Population Densities for these towns have already been notified vide notification no 139 CTP(Pb) SP-135 (Vol 21) dated 4/03/2014 with the approval of The Punjab Regional and Town Planning and Development Board. While implementing the proposals of these Master Plans, it was brought to the notice of the Government that:-

1. There should be no restriction of number of flats per acre.
2. The family size per dwelling unit should be reduced from 5 persons per dwelling unit to 4.5 persons per dwelling unit.
3. Compounding of population density violations, if any, should be permitted.

These issues were discussed by 'The Punjab Regional and Town Planning and Development Board' in its 35th meeting held on 11.05.2018. The Board, after detailed discussions, agreed to the proposal of the department as given below:-

1. The family size per dwelling unit be reduced from 5 persons per dwelling unit to 4.5 persons per dwelling unit
2. Those promoters, who have constructed the buildings with the family size of 5 persons per family, be given the relaxation of 10% in the density norms. Rs.100/- per sq ft shall be charged on the additional covered area, subject to the condition that the applicant shall submit the structure safety , fire safety certificate regarding additional built up area and such building shall fulfill other building norms such as parking, setbacks, minimum distance between two buildings. The relaxation in population density shall not be applicable on new projects in which the family size is determined as 4.5 persons per family
3. There should be no restriction of number of flats per acre.

In the light of the above said decision of the Board, the proposal regarding amendment in Population density norms and per dwelling unit size in the Master Plans of the State of Punjab were published in the newspapers dated 06.07.2018 . 02 objections/suggestions were received within the stipulated period of 30 days.

