DIRECTORATE OF TOWN AND COUNTRY PLANNING, PUNJAB

Office Order

As per the restructuring of the Department, Regulatory work for areas other than licensed/approved project has been entrusted upon Directorate of Town and Country Planning, Punjab headed by the DTCP who can delegate these powers to respective authorities. While restructuring was in process, Government of Punjab notified the posts of A.D.C., Urban Development in all the Districts. The Department has already issued notification vide 13/41/2021-6Hg2/768 dated 17/06/2021 conferring power of Competent Authority to act under section 87, 88 and 89 of The Punjab Regional and Town Planning and Development Act, 1995, section 39 of The Punjab Apartment and Property Regulation Act,1995 and appellate authority under section 33 of The Punjab Apartment Ownership Act, 1995. There is a need of issuance of clear guidelines so, that responsibilities are clearly known to field staff as there are two wings for this purpose. So, in view of above, the detail of competent authorities is below:

Sr. No.	Type of violation/ construction	Competent Authority
1	Violation of Punjab New Capital(periphery) Control Act, 1952.	Powers of Deputy Commissioner has already been assigned to A.C.A., GMADA to act against this violation. To exercise these powers regulatory wing will comprise E.O. Regulatory, S.D.O. Regulatory and J.E. etc.
2	Construction of Stand alone building without approval	The powers has already been delegated to ADC(UD) as competent authority to act against such building u/s 87, 88 and 89 of the PRTPD Act, 1995 who will be Supported by D.T.P. Regulatory and other supporting staff such as J.E., Clerk etc. to be deputed by PUDA/Development Authority.
3	Construction of stand alone building with approval but in violation of building rules	These cases are to be dealt u/s 157 of PRTPD Act, 1995 by Chief Administrator of respective development authorities.
4	Construction within approved colonies without getting building plan sanctioned or not confirming to zoning or layout or approved building plan	These cases are to be dealt u/s 39 of PAPR Act, 1995 for which A.D.C. (U.D.) is the competent authority who will be supported by D.T.P. Regulatory and other supporting staff such as J.E., Clerk etc. to be deputed by PUDA/Development Authority.
5	Construction inside Government Urban Estate without getting building plan sanctioned or not confirming to zoning or layout or approved building plan	These cases are to be dealt u/s 157 of PRTPD Act, 1995 by Chief Administrator of respective Development Authorities.

This issues with the approval of Government.

(Pradeep Kumar Agrawal)
Director,
Town and Country Planning, Punjab.

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Endst.No. 7852-7301 -CTP(PB)/ A-44 Dated: 02-07-2021

A copy of the above is forward to the following for information and necessary action:-

1. Chief Administrator, PUDA, S.A.S. Nagar, GMADA, S.A.S. Nagar & GLADA, Ludhiana.
2. Chief Town Planner, PUDA, S.A.S. Nagar.
3. All Additional Deputy Commissioners, (Urban Development).
4. Additional Chief Administrator, PUDA, S.A.S. Nagar, GMADA, S.A.S. Nagar, PDA, Patiala, BDA, Bathinda, GLADA, Ludhiana, JDA, Jalandhar & ADA, Amritsar.
5. All Senior Town Planners.
6. All District Town Planners.

(Pankaj Bawa)
Chief Town Planner,
Punjab, Chandigarh.

ਪੰਜਾਬ ਸ਼ਹਿਰੀ ਯੋਜਨਾਬੰਦੀ ਅਤੇ ਵਿਕਾਸ ਅਥਾਰਿਟੀ

ਪੁੱਡਾ ਭਵਨ, ਸੈਕਟਰ 62, ਐਸ.ਏ.ਐਸ ਨਗਰ (ਮੋਹਾਲੀ)

(ਪ੍ਰਸ਼ਾਸ਼ਨ ਸ਼ਾਖਾ)

ਪੰਜਾਬ ਸ਼ਹਿਰੀ ਯੋਜਨਾਬੰਦੀ ਅਤੇ ਵਿਕਾਸ ਅਥਾਰਿਟੀ, ਪੁੱਡਾ ਭਵਨ, ਸੈਕਟਰ 62, ਐਸ.ਏ.ਐਸ ਨਗਰ (ਮੋਹਾਲੀ) ਡਾਇਰੀ ਨੰ: 4755 ਮਿਤੀ: 29/9/21

ਪਿੱਠ ਅੰਕਣ ਨੰ:ਪੁੱਡਾ-ਪ੍ਰਸ਼ਾਸ਼ਨ-ਅਸ-3-2021/ 31044-74 ਮਿਤੀ: 24/9/21

ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ ਪੁੱਡਾ/ਗਮਾਡਾ ਦੇ ਸਮੂਹ ਸ਼ਾਖਾਵਾ ਦੇ ਮੁੱਖੀਆ ਨੂੰ ਸੂਚਨਾਂ/ਅਗਲੇਰੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ ਜੀ:-

ਅਮਲਾ ਅਫ਼ਸਰ (ਅਮਲਾ)

ਦੇ/ਵਾ: ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ।

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