MASTER PLAN

SRI HARGOBINDPUR

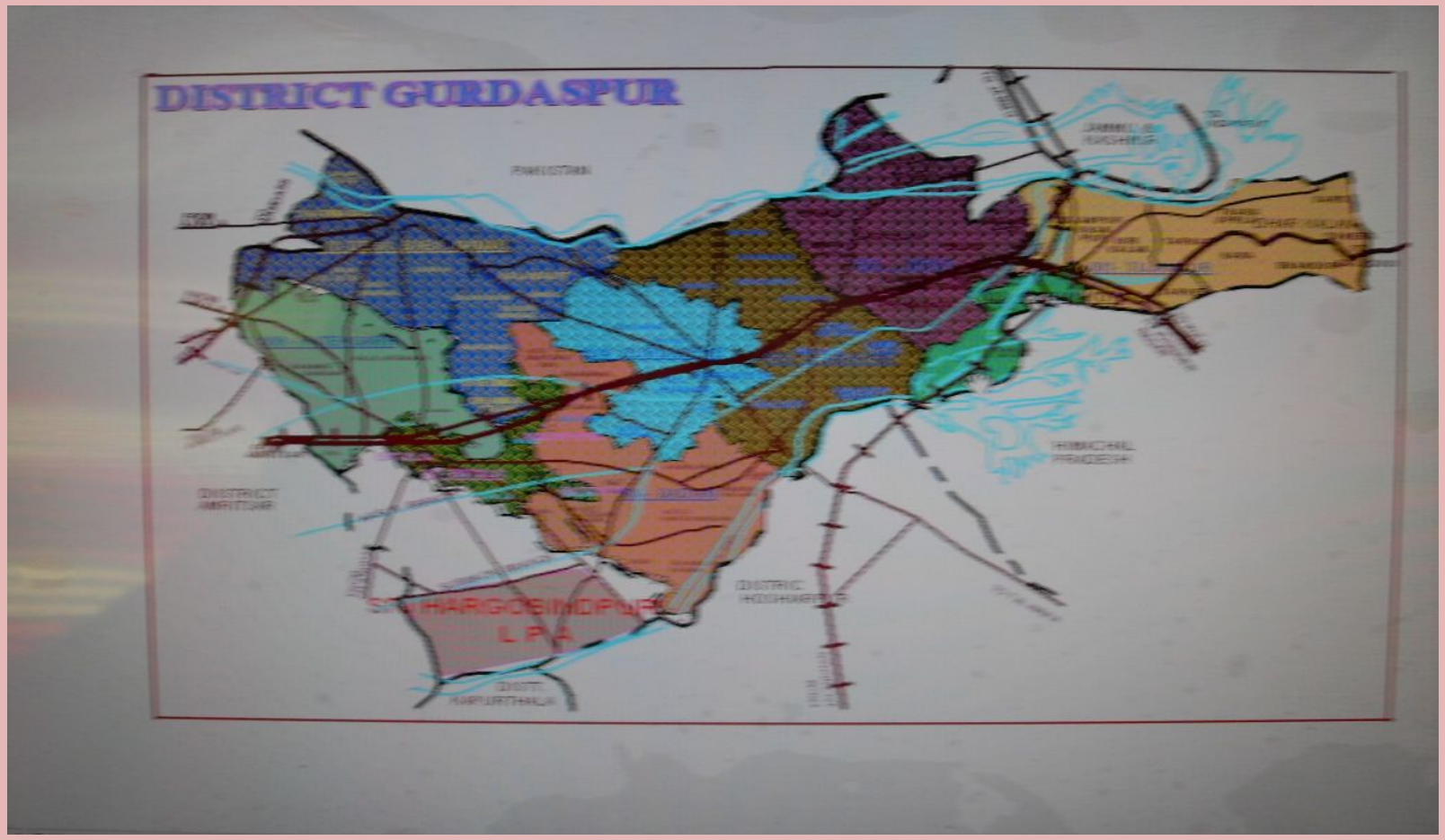
2009-2031



DEPARTMENT OF TOWN & COUNTRY PLANNING, PUNJAB

O/o DISTRICT TOWN PLANNER, GURDASPUR

LOCATION OF SRI HARGOBINDPUR LOCAL PLANNING AREA IN DISTRICT GURDASPUR



MASTER PLAN SRI HARGOBINDPUR

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1. BRIEF SUMMARY:

SRIHARGOBINDPUR –TOWN OF RELIGIOUS, HERITAGE &CULTURAL IMPORTANCE

1.1 Introduction

To meet the challenge of rapid growth of Sri Hargobindpur town and its surroundings and to provide the workable frame work for comprehensive planned and regulated development, preparation of statuary master plan of Sri Hargobindpur town is very essential. Hence in order to develop Sri Hargobindpur town and its surroundings in an orderly manner and to prepare its master plan under the Punjab Regional and Town Planning and Development Act-1995, the Local Planning Area of Sri Hargobindpur within the meaning of section 56(1) of Punjab Regional and Town Planning and Development Act-1995 has been notified. Total area proposed for local planning area is 5639 Hectares Including Sri Hargobindpur town and 24 villages.

1.2 Regional Setting

Sri-Hargobindpur is located on the western bank of river Beas at distance of 40 kms from Gurdaspur, 32 kms from Batala, 20 kms from Tanda and 60 kms from Amritsar. It lies between 30^0-41' North Latitude and 75^0-29' East Longitude. It is connected with Gurdaspur, Batala, Jalandhar, and Amritsar with roads. There is no rail link available in this area. Local Planning Area Sri Hargobindpur is comprised of a part of alluvial plain of Bari Doab, which abruptly falls to the flood plain of river Beas.

1.3 Historical Background

"Established, decayed and re-established" is the legend of Sri Hargobindpur. A small village once known as "Village Rahila" was created by Pathans. The village had also some Hindu population. As per "Mahan Kosh" written by Bhai Kahan Singh, the village was named "Gobindpur" by the 5^{th} Guru of Sikhs, Shri Guru Arjan Dev in 1644 (Samat) who had a cultivated land in the village.

The town having a religious link with Guru Hargobind Rai has very important Gurdwaras such as Gurdwara Damdama Sahib, Gurdwara Sat Kartarian and Gurdwara Manji Sahib. People from far away and near by visit these Gurdwaras on Amawas. A mela is also held in the town once a year. On the bank of river Beas a maszid known as Guru Ki Masit is also located which was constructed by the sixth Guru Sri Guru Hargobind Rai Ji. In a nearby village Kishankot, an old temple of Radha Krishan is also located which was constructed by Maharaja Ranjit Singh.

1.4 LEGAL FRAMEWORK

The Punjab Regional and Town Planning and Development Act, (Amended 2006) provides the legal framework for preparation of Master Plan.The four stage process involves declaration of Local Planning Area, designation of Planning Agency, preparation of present land use map and preparation and approval of Master Plan. The contents of the Master Plan as laid down by the Act are:-

(a) Broad indication of the manner in which the land in the area should be used.
(b) Allocation of areas or zones of land for use for different purposes.
(c) Indication, definition and provision of the existing and proposed highways, roads, major streets and other lines of communication.
(d) Indication of areas covered under heritage site and the manner in which protection, preservation and conservation of such site including its regulation and control of development, which is either affecting the heritage site or its vicinity, shall be carried out.
(e) Regulations to regulate within each zone the location, height, number of story and size of buildings and other structures, open spaces and the use of buildings and structures.

The Act also provides for "Control of Development and Use of Land in Area where Master Plan is in Operation"

1.5 Population growth

The population of LPA Sri Hargobindpur was recorded 22,239 persons as per census data (2001) with a decadal growth rate of about 39.73% during the year 1991-2001. The details are summarized in table below:

	POPULATION			GROWTH RATE IN %	
	1981	**1991**	**2001**	**1981-91**	**1991-2001**
PUNJAB STATE *					
TOTAL	16.79	20.28	24.36	20.79	20.12
URBAN	4.65	5.99	8.25	28.82	37.73
RURAL	12.14	14.29	16.11	17.71	12.74
Population in Million					
LPA SRI HARGOBINDPUR					
TOTAL	17,126	15,916	22,239	-07.07	39.73
URBAN	3,215	3,461	5450	07.65	57.47
RURAL	13,911	12,455	16,789	-10.47	34.80

Source: Census of India, Punjab 1981, 1991, 2001,

The average gross population density of Sri Hargobindpur town is 61.83 persons per hectare.

1.6 Housing

The town has registered 978 residential houses during last census i.e. 2001. More than 40% housing stock was found in unlivable conditions as per as the building conditions are concerned. In case livable conditions are taken into account, more than 3/4th housing stock is not in livable conditions, although the number of inhabited units indicates that the housing stock is available as per the requirement.

The core area of the town is densely populated with very small size of houses. Most of them are having one to two rooms and in more than 80% cases even bathroom facility is not available. Similar is case with toilet facility.

Numerically there is no shortage of housing but study reveals that 40% houses are in very bad conditions, further 25% housing stock is rated as below average conditions, 30% are in satisfactory range where as only 10% is in good conditions.

1.7 Employment

The economy of the town and its Local Planning Area is based mainly on trading and on Agro based industry including Rice shellers, Saw Mills, Brick Kilns and other Cottage Industries also contribute to the economic wellbeing of the people of the town. The employment data covering categories such as Agriculture, Forestry, Fishing, Mining and Quarrying, Manufacturing, Construction, Wholesale and Retail Trade, Transport, Storage and communication education, health and Social Work, Other community, Social and personal Service Activities, Private households with employed persons.

The function of Sri Hargobindpur since its inception had been “Agriculture & Trade”. The records of 2001 census show that 31.32% worker are cultivators, 8.59% are Agricultural laboures, 9.53% were engaged in household Industries 33.30 % in other categories and 17.26% workers are classified as marginal workers.

1.8 Existing Land Use:

Preparation of present land use map was undertaken with the help of Punjab Remote Sensing Centre (PRSC), Ludhiana. For the core built up area Quick Bird data of 0.6m resolution was used where as for the outer areas Cartosat I data of 2.5 m resolution was used. The maps based on satellite imageries were updated by undertaking field surveys. Out of a total LPA area of 5639 hectare (as calculated by PRSC) maximum proportion is occupied by agricultural use (4305.15 hectare), 355.82 hectare followed by residential, 06.98 hectare by industrial and 151.80 hectare by transport. In case of Sri Hargobindpur town out of a total area of 664 hectare (as calculated by PRSC) 73.52 hectare is occupied by residential use, 7.07 hectare by industrial use, 22.71 hectare by commercial ,25.04 hectare by public & semi public use, 34.75 hectare by transport use and 497.01 hectare by agriculture use which also includes area under river & wasteland.

The regional road network comprises of Sri Hargobindpur - Gurdaspur road , Sri Hargobindpur - Batala road , Sri Hargobindpur - Mehta road, Sri Hargobindpur - Tanda road Gobindgarh road,. Although the Right of Way (ROW) of these roads outside the municipal area varies between 19mts to 30 mts the effective carriageway varies between 6.0 mts to 10.0.mts.

1.9 Physical Infrastructure :

Sri Hargobindpur lacks adequate piped water supply. The water demand is supplemented by the people through deep wells and hand pumps. The area under water works located in the town is 0.38 acres.

Sri Hargobindpur lacks in underground sewerage systems. The solid wastes are carried manually and thrown at different places in the town which create unhygienic conditions in the town and encourages breeding of mosquitoes and flies.

The low lying areas of the city are flood prone during monsoon due to lack of planned storm water drainage and further letting flood waters into sewers is environmentally undesirable.

Though collection and transportation of solid waste is managed by the Municipal Council, disposal is not in the form of sanitary land fill as required by the Municipal Solid Waste Rules of the Ministry of Environment and Forest. Similarly the disposal of Bio-Medical waste too is not in compliance with relevant rule.

1.10 Traffic & Transportation :

There is no planned bus stand at Sri Hargobindpur and at present it is functioning in a small site of 0.9 acres. The Bus Stand is situated on elbow shaped road curve on the junction of Sri Hargobind- Mehta-Batala road & lack in all public facilities & utilities and their improper maintenance causes lot of public inconvenience.

The road system in Sri Hargobindpur is not well defined and suffers from congestion and heterogonous traffic. In fact the town has only 3 main roads viz. Gurdaspur road, Batala road and Amritsar road which are under active utilization of the major traffic of the town. All the three roads meet at an elbow shaped road curve which causes traffic problems, and economic loss. About 5.73 acres of land is covered under the roads and their total length within the M.C.limits is 6 Kms.

1.11 Social Infrastructure:

There is sufficient number of educational facilities in LPA Sri Hargobindpur but health & Vet. facilities are not up to the mark. The sports and recreational facilities are also not adequate. Higher level educational and medical facilities are not available.

1.12 Environment:

Due to absence of any comprehensive data collection regarding quality of air by Punjab Pollution Control Board, it can't be reported about the quality of Air. In terms of air quality, though the ambient concentration of SO2 and NO2 is well within the norms, SPM levels far exceed the norms. Ground water is unfit for human consumption on account of high contents of fluorides and chlorides. Surface water too gets contaminated on account of release of untreated sewerage waste water in open lands. Storage of waste water in dirty water ponds is a source of mosquito breeding and ground water pollution.

1.13 Population and Employment forecast

The population of LPA Sri Hargobindpur is estimated to exceed 50,000 person by the year 2031, of which the population of Sri Hargobindpur town along with that of the fringe villages is estimated to be 29,250 persons .The employment in 2031of Sri Hargobindpur is estimated to be 8500 of which major share will be that of wholesale and retail trade , Manufacturing, and Public administration and other services.

1.14 Infrastructure Requirements

The infrastructure requirements of this growth by 2031 would be,

(a) Water supply: 2.03 Mld

(b) Wastewater: 2.05 Mld

(c) Solid waste management: 1.5mt.ton per day

(d) Power: 15.5 MW

1.15 Vision 2031

- ***A specially constituted "Think Tank" comprising official and non-official representatives from all walks of life articulated the Vision 2031 for Sri Hargobindpur recommends for.***
- ***Development of Sri Hargobindpur as a HERITAGE TOWN within the Tourist Circuit of the region providing better linkages for connecting it with the places of interest in surrounding area.***
- ***Development and conservation of old monuments ,provisions for better arrangement for important Religious & Historical buildings and related festivals & periodical Melas being held here.***
- ***Development of River bank for rich forestation and scenic beauty along with the provisions for Environment Park and other related activities on available chunk of land.***
- ***Distribution of various land uses such as residential, commercial, industrials, public and semi-public, traffic and transport, parks and open spaces etc. as per the existing and projected requirements of the town/local planning area.***
- ***Earmarking of residential areas for 29250 persons projected population, which is proposed to be accommodated in the proposed urbanisable are in the Master Plan by the end of 2031in the form of redensification of core area and proposal for new residential zone as per the future requirements. Remaining 20750 persons projected population is proposed to be accommodated in the rural zone of the Master Plan.***

- ***Planned commercial areas to cater the existing and projected requirements of town as well as local planning area. The prevailing trend of road side commercial area is proposed to be retained for retail purpose. In addition existing agricultural market is proposed for strengthening along with providing these facilities at proposed sub urban growth center to lesson the burdon on existing market. Proper provision for regional level city centers and sub city centers are also proposed in the Master Plan. Proper hormone is proposed to be maintained between living and commercial area to make it more feasible and workable.***

1.16 Proposed Land Use and Road Network

In the light of the above approach proposed land use and road network plans are incorporated in the Master Plan. The land in LPA has been zoned for Residential, Commercial, Industrial, Rural and Agricultural purposes. Further, areas have been designated for important specific purposes like Public Utilities, Bus Stand, Truck Stand, Institutional, green buffer along existing/proposed Roads. Area along River Beas has been earmarked for forestation and leisure valley including sports activities and *Mela ground* etc. However specific designations for public purposes like schools, hospitals, playground etc have been earmarked only at the sites where they are in operation presently, remaing facilities are to be planned in zonal plan. The major road network has been proposed. The proposed land use plan is shown in *Drg. No. DTP (G) 22/09 Dated 21-07-09*. It is proposed to follow up the Master Plan preparation by more detailed zonal plans. These planning zones numbering1 to 5 are also shown on Proposed Land use Drawing. No. DTP (G) 22/09 Dated 21.07.09.

The major road network proposed comprises four categories roads viz. R1-(100 feet), R2-(80 feet), Road network is also shown on Drawing. No. DTP (G) 22/09 Dated 21.07.09.

1.17 Zoning Regulations

The Punjab Regional Town Planning & Development Act (Amended in 2006) provides for the “Control of Development and Use of Land in Area where Master plan is in Operation”. However for control of development through parameters like sub-division of land, ground coverage, FAR, parking requirements, norms for building construction etc. have already been notified on a state wide basis by the Government. The zoning regulations included in the Master Plan are therefore confined to use of broader land uses earmarked in the Proposed Land use plan as regulatory measures.

CHAPTER-2: REGIONAL FRAMEWORK

2.1 Vision for Regional Development

The Master Plan Sri Hargobindpur has mapped out a vision towards a place of excellence for the Pilgrim Circuit Area in and around Sri Hargobindpur, not only in its near vicinity but spreading all over the District, which includes Religious & other places of tourist importance, covering a land area of 5639 hectare for a population of 15916 persons. The small town of Sri Hargobindpur has basically experienced very low rate of development after partition of the country which is primarily due to lack of proper linkages, natural calamities, locational disadvantage, limited opportunities for employment, disturbed conditions and so on. However, the town has gained importance due to construction of bridge on Ravi River on Sri Hargobindpur-Tanda road joining the area with N.H.1 -A. Basically the town has a rich heritage due to 5th & 6th Sikh Guru. It has derived its name from the 6th Guru Sri Hargobind Rai, who created six gates all around the walled city and also got constructed one mosque known as Guru Ki Masit. Lahori Gate is the only gate available at present, which is related with a Sikh Guru Shri Guru Hargobind ji. Gurdwara Damdama Sahib is an important landmark in the area whereas memories of Sikh Jarnail Jassa Singh Ramgarhia are still in existence in this area. Following objectives have been kept in mind while preparing master plan of Sri Hargobindpur.

- ***Developing the historical town of Sri Hargobindpur in the light of its Religious heritage and glorious past.***
- ***Preserving natural resources to achieve a more wholesome vibrant and sustainable lifestyle;***
- ***Introducing critical strategic economic growth initiatives including Agro based Industries.***
- ***Promoting a comprehensive planned township that will enhance quality living, ensuring accessibility and managing overall growth***

  The key development strategies in the Pilgrims Tourist Circuit, which shall includes all the important place of interest in the near by areas.
- ***Safeguarding and providing land for development to meet all needs.***
- ***Encouraging sustainable economic growth and coordinating infrastructural development;***
- ***Enhancing the quality of life; Live, Work, Learn and play.***

2.2 Broad Planning Interventions for Sri Hargobindpur Local Planning Area

Master Plan is an important instrument for guiding and regulating development of towns and cities over a period of time and contributes to planned development. It is an instrument to workout land and infrastructure requirements for various urban and rural uses and allocates land for various uses to result in harmonious and sustainable distribution of activities so that cities are provided with form and structure.

The local planning area of Sri Hargobindpur comprising of 24 rural settlements and three urban areas, spreading over an area of 5639 hectares was notified w/s 56 (i) of the Punjab Regional & Town Planning & Development Act, 1995 (amended 2006) on 18.7.2007.After the declaration of a Planning Area the designated Planning Agency shall prepare Master Plan for the Local Planning Area and the Master Plan so prepared shall:-

(a) Indicate broadly the manner in which the land in the area should be used;

(b) Allocate areas or zones of land for use for different purposes.

(c) Indicate, define and provide the existing and proposed highways, roads, major streets and other lines of communication.

(d) Indicate areas covered under heritage sites and the manner in which protection, preservation and conservation of such site including its regulation and control of development, which is either affecting the heritage site or its vicinity, shall be carried out.

(d) Indicate regulations (hereinafter called "Zoning Regulations") to regulate within each zone the location, height, number of storey and size of buildings and other structures open spaces and the use of building, structures and land.

For the master plan it is necessary to develop a long term (2031) vision of the city that takes into account the present strengths of the city, opportunities, weakness and the threats [SWOT] emanating in the region. The present population of the Sri Hargobindpur is 5450(as per census 2001) which has been projected to 18000 for the year 2031. The detail of SWOT is given as under:-

2.3 S W O T Analysis

Strengths:

- Strategic location in terms of linkages.
- Important Urban centre of district Gurdaspur and of adjoining districts of Amritsar, Kapurthala and Hoshiarpur.
- Balance growth rate of population.
- Existence of industrial units like Agro based units such as Rice Shellers, Floor Mills etc.
- Diversified economic activities.
- Rich heritage and various places of tourist importance.

Weaknesses

- Located Away from Developed belt of state as well as district Gurdaspur.
- Lack of cohesive environment for small scale industries and negligible Share of household industry.
- Unplanned commercial development along main roads.
- Lack of connectivity of infrastructure due to non -existence of rail links.
- In adequate parking spaces.
- 25% population not served by piped water supply.
- Sewerage facility not available.
- No sewerage treatment facility available.
- Absence of Storm water drainage.
- Unscientific disposal of solid waste causing pollution and unhealthy environment.

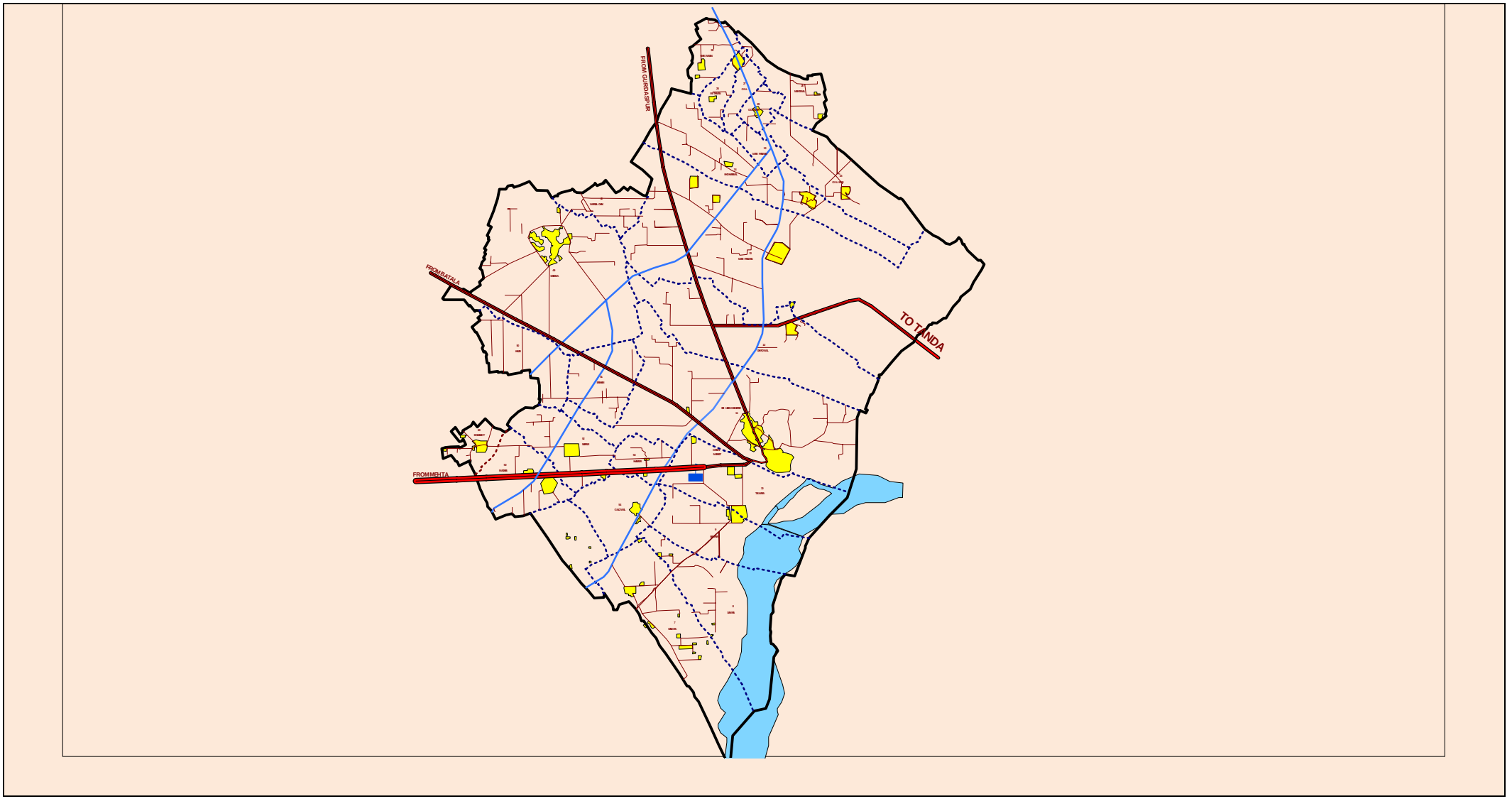
Opportunities:

- Strengthening of major roads of LPA such as Sri Hargobindpur-Mehta-Amritsar road, Sri Hargobindpur-Gurdaspur road, and Sri Hargobindpur-Tanda road under various projects initiated by central & state agencies.
- Construction of bridge across River Beas on Tanda road.
- Development of places of tourist interest.
- Availability of large chunks of shamlat land along the river beds, which can be put into optimum utilization for various purposes including forestation, leisure valley and sports activities.

Threats:

- Present Scenario of commercial development along major roads will create more parking problems.
- Through traffic creates burden on interior roads.
- Unplanned growth in & around town area.
- Large chunks of waste land.
- Flood prone area in & around the town.

MAP OF SRI HARBOBINDPUR TOWN/L.P.A. SHOWING PHYSIOGRAPHIC CONDITIONS



CHAPTER 3 : REGIONAL SETTING AND HISTORICAL BACKGROUND

3.0 REGIONAL SETTING

3.0.1 STATE OF PUNJAB

Punjab is one of the advanced states in the country, with highly productive agriculture, a well-developed physical infrastructure and a high human development index with industrious, painstaking and entrepreneur skills. It accounts for only 1.53 per cent of India's geographical area and 2.37 per cent of its population. State represents a unique example of a fast developing economy based on agriculture despite all physical and developmental odds. State is credited with ushering in the green revolution and white revolution in the country. It today contributes nearly 35% of the wheat and 70% of rice procured for distribution through the public distribution system. An agro-based and agro-oriented industrialization is another prominent feature of the state economy. No less commendable are the efforts to strengthen the infrastructure, particularly irrigation and power. The cumulative effect of all this is manifest in the high per capita income of the state, a position which Punjab has been holding for most of the years since its formation in 1966.

Development in the state of Punjab has been the outcome of the interplay of a variety of factors including physical, political, economic, demographic and geographic. Being a border state, both external and internal changes have influenced the path of development. Historically, Punjab has experienced many upheavals and turmoil, which, in turn, have influenced building brave and unique character of Punjabis and opened its path of development. The contours of administrative map of Punjab have undergone extraordinary changes in the past. The nomenclature 'Punjab' was widely used during the reign of Akbar (A.D. 1556-1605). It was known as the Kingdom of Lahore during the reign of Maharaja Ranjit Singh (1700-1839). The British occupied it in 1849 and merged Delhi and the Hissar division of the former Northwest Province (united province) with Punjab in 1858. In 1901, Punjab's border districts situated across the Indus were taken away to form the Northwest Frontier Province. Subsequently, Delhi was separated from Punjab and made capital of British India replacing Calcutta.

At the time of the partition of the India sub-continent in 1947, Punjab was bifurcated into two parts as per the finding of Red Cliff Commission, West Punjab (Pakistan) and East Punjab (India). Of its 3, 59,179 square kilometers and 29 districts, only 1, 52,649 square kilometers

and 13 districts were left with Indian Punjab. The two Punjab's were formed on religious grounds. The most fertile, prosperous and developed western part went to Pakistan and the relatively backward eastern part remained in India.

With massive migration, post-partition Punjab was faced with the daunting task of providing basic infrastructure necessary to accommodate 40 lakh displaced persons. They were put in refugee camps, institutions and other available structures in sanitary conditions. The immediate task was to create the infrastructure to accommodate the refugee population. New colonies known as Model Town were developed to rehabilitate migrant coming from Pakistan. The pattern, established during the period, has continued to guide the path of development in the state.

In 1956, at the time of the reorganization of states, Patiala and East Punjab State Union (PEPSU) was merged with Punjab. In 1966, the state was further reorganized under the Reorganization Act -1966 with creation of new state of Haryana and merger of hilly districts of Punjab State into union territory of Himachal Pradesh which got full status of a state in 1971.

3.0.2 RAPID URBAN GROWTH

Punjab is urbanizing rapidly and its future seems to be urban. With urbanization standing at 33.95%, Punjab is ranked fifth major urbanized state of India after Tamil Nadu (43.86%), Maharashtra (42.40%), Gujarat (37.35%) and Karnataka (33.98%) and most urbanized states in the northwest region of the country. The percentage of urban population in Punjab has been on the rise continuously.

Looking at the growth of urban population vis-à-vis total population of state during last century (1991-2001) it has been observed that while total population of the state increased approximately 3 times (7.5 to 24.28 millions), during this very period urban population recorded enormous increase of 9 times (0.9 to 8.25 million) However, during the same period rural population grew only by 2.5 times (6.61 to 16.2 million). In 1901 when every 8^{th} person was an urbanite, in 2001 every 3^{rd} person came to live in the cities/ towns. The trends of urbanization were slow in the first half of century when urban population merely doubled (0.93 to 1.98 million) in the space of 5 decades (1901-1951). However, it picked up in the post-independence era and urban population grew by more than 4 times (1.98 to 8.25 million) during the second half of century (1951-2001). In absolute numbers, increase in urban population recorded during the last century was 73.11 lakh persons whereas level of urbanization increased from 12.39% to 33.95% indicating the massiveness of the state's urbanization. Last decade witnessed a sharp rise of 37.38% in urban population whereas in absolute number the addition to the urban centers was of the order of 22,52,341 persons. From the ongoing trend it can be envisaged that urban growth will be much faster in years to come.

TABLE NO. 3.1: TRENDS IN URBANIZATION – PUNJAB (1971 – 2001)

Census year	Total number of UA's / Towns	Total population	Total urban population	Percentage of urban population	Decennial growth		Annual exponential growth rate (urban)
					Absolute	Percent	
1971	106	13551060	3216179	23.73	648873	25.27	2.28
1981	134	16788915	4647757	27.68	1431578	44.51	3.75
1991	120	20281969	5993225	29.55	1345468	28.95	2.58
2001	157	24289296	8245566	33.95	2252341	37.58	3.24

(Census of india)

State of Punjab recorded a population of 2, 42, and 89,296 in 2001. During 1991-2001, population of state increased by 40.07 lakhs out of which addition to urban population was of the order of 22.52 lakhs (56%) due to the fact that number of urban centers recorded a sharp increase from 120 to 157. Concentration of population in urban areas of Punjab is very high as compared to rural areas. Villages recorded low density as compared to urban areas giving a density ratio of 1:12 in favor of urban centers. Apparently, Punjab is one of the most densely populated states in India.

It is expected that by 2011[1], population of the state would be of the order of 276.78 lakhs out of which urban component would be 38.59% i.e. 106.18 lakhs people will be the urban residents. This would further result in excessive concentration of urban population.

TABLE NO. 3.2: TRENDS IN URBAN POPULATION IN DIFFERENT SIZE /CATEGORIES

Year	Class I	Class II	Class III	Class IV	Class V	Class VI	All classes
1971	4 [40.52] (1303128)	8 [15.84] (509389)	22 [22.20] (714176)	31 [13.32] (428413)	29 [6.84] (219911)	12 [1.28] (41162)	106 [100.00] (3216179)
1981	7 [46.38] (2155714)	10 [14.39] (668780)	27 [20.24] (940.482)	36 [11.28] (524505)	40 [6.50] (301905)	14 [1.21] (56371)	134 [100.00] (4647757)
1991	10 [54.16] (3246224)	18 [19.91] (1193171)	25 [12.92] (774453)	46 [10.82] (648230)	14 [1.72] (102945)	7 [0.47] (28202)	120 [100.00] (5993225)
2001	14 [58.38] (4814405)	19 [16.45] (1356386)	35 [12.50] (1030623)	54 [9.82] (809366)	28 [2.52] (207891)	7 [0.33] (26895)	157 [100.00] (8245566)

(Source: Census of India, 1971, 1981, 1991 and 2001)

Note: -

Number of towns in each category (without bracket)

Percentage population in each class [ ]

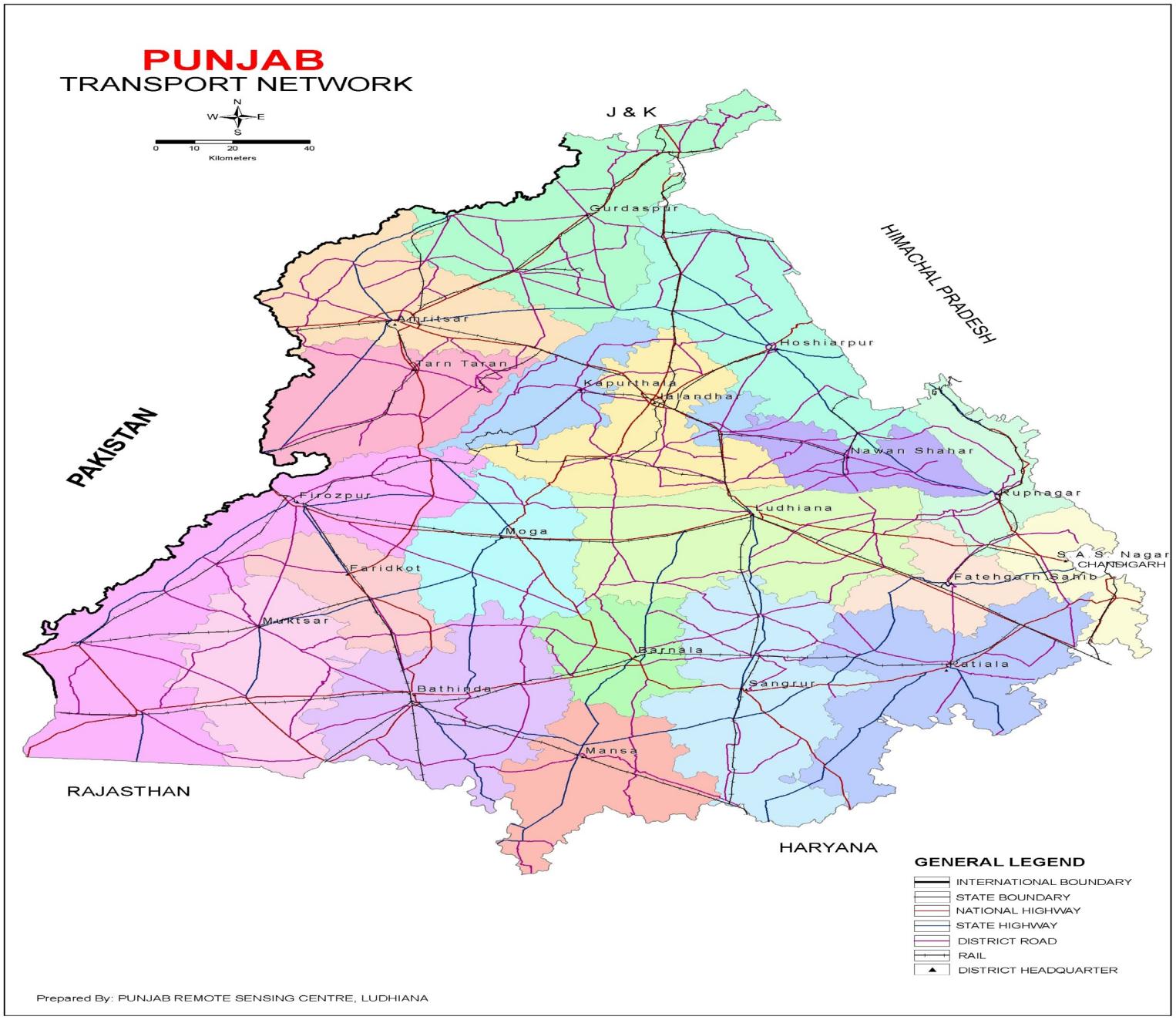
Total population in each class ( )

Increase in share of Class I towns in total urban population of Punjab has resulted in over concentration of population and resources in few larger towns majority of which are situated on the NH-1,1A & 15. The Net State Domestic Product is tabulated as follow:-

TABLE NO. 3.3: NET STATE DOMESTIC PRODUCTS

Sr. No.	Sector	Rs. (in Lacs)							
		1999-2000	**2000-2001**	**2001-2002**	**2002-2003**	**2003-2004**	**2004-2005**	**2005-2006**	**2006-2007**
1	Agriculture	2403771	2559626	2644008	2555356	2785312	2915231	3165630	3617231
2	Forestry and Logging	20843	17055	21342	20184	19838	32285	32522	37101
3	Fishing Agri and Allied	15210 2439824	16616 2593297	18147 2683497	21191 2596731	25463 2830613	22769 2970285	27615 3225767	30904 3685236
4	Mining and Quarrying	429	351	1194	2614	2807	2640	2902	3026
	Sub total of Primary	**2440253**	**2593648**	**2684691**	**2599345**	**2833420**	**2972925**	**3228669**	**3688262**
5	Manufacturing Manu – registered Manu – unregistered	824963 495366 329597	875874 524193 351681	817157 472389 344768	896175 514154 382021	956934 520815 436119	1066040 583085 482955	1221776 671227 550549	1352700 733718 618982
6	Construction	286176	349307	386182	357921	438918	552564	703393	881140
7	Electricity, Gas and Water Supply	129602	151740	187201	177551	208112	146721	188230	201105
	Sub total of Secondary Industry	**1240741** **1241170**	**1376921** **1377272**	**1390540** **1391734**	**1431647** **1434261**	**1603964** **1606771**	**1765325** **1767965**	**2113399** **2116301**	**2434945** **2437971**
8	Transport, Storage and Communication Railways Transport by other means	248847 248847	283576 283576	340504 340504	368182 368182	416423 416423	455417 455417	519489 519489	577516 577516
9	Trade, Hotels and Restaurants	798461	1052177	1161192	1267789	1332332	1501375	1791833	2013662
10	Banking and Insurance	289762	309139	351329	407832	441021	471011	510670	549532
11	Real Estate, Ownership of dwellings and business services	242920	250244	251727	261205	269797	279991	284619	292361
12	Public Administration	275955	289163	304030	341854	366852	388153	425839	458884
13	Other Services	572417	619010	643428	673457	700179	790845	864075	930782
	Sub Total of Tertiary	**2428362**	**2803309**	**3052210**	**3320319**	**3526604**	**3886792**	**4396525**	**4822737**
14	State Domestic Product (Rs. Lacs)	6109356	6773878	7127441	7351311	7963988	8625042	9738593	10945944
15	Calculated State Domestic Product (Rs. Lacs)	6109356	6773878	7127441	7351311	7963988	8625042	9738593	10945944
16	Population	23854000	24310000	24621000	25076000	25540000	26012000	26493000	26983000
17	State Per Capita Income (Rs.)	25611	27865	28949	29316	31182	33158	36759	40566

PUNJAB
TRANSPORT NETWORK



Prepared By: PUNJAB REMOTE SENSING CENTRE, LUDHIANA

3.1 LOCAL PLANNING AREA SRI-HARGOBINDPUR

To meet the challenge of rapid growth of Sri Hargobindpur town and its surroundings and to provide the workable frame work for comprehensive planned and regulated development, preparation of statuary master plan of Sri Hargobindpur town is very essencial. Hence in order to develop Sri Hargobindpur town and its surroundings in an orderly manner and to prepare its master plan under the Punjab Regional and Town Planning and Development Act-1995, the Local Planning Area of Sri Hargobindpur within the meaning of section 56(1) of Punjab Regional and Town Planning and Development Act-1995 has been notified. Total area proposed for local planning area is 5639 Hect. Including Sri Hargobindpur town and 24 villages.



3.2 CONSTITUTE AREAS AND JURIDICTION

Local Planning Area Sri Hargobindpur includes Sri Hargobindpur town and adjoining 24 villages. In order to develop Sri Hargobindpur town and its surroundings in an orderly manner and to prepare its master plan under the Punjab Regional and Town Planning and Development Act-1995 (Ammended-2006), following areas have been notified u/s 56(1) ibid, as local planning area.

Sr. No. 1.	Name of Villages 2.	H.B. No. 3.	Area in Hect. 4.	Population as per 1991 Census 5.	Remarks 6.
1.	Sri Hargobindpur MC	---	664	3461	
2.	Sri Hargobindpur Rural	11	394	1461	Part area in MC
3.	Galowal	54	117	434	Part area in MC
4.	Rampur	9	13	513	Part area in MC
5.	Talwara	10	60	685	Part area in MC
6.	Kangra	7	320	338	
7.	Nahra	55	102	101	
8.	Machrai	56	151	725	
9.	Kishankot	60	85	607	
10.	Khudi	50	138	142	
11.	Nurpur	52	142	630	
12.	Samrai	8	290	535	
13.	Khanpur	53	62	25	
14.	Braham	51	131	103	
15.	Cheema	49	640	239	
16.	Warsal Chak	48	78	419	
17.	Dhirowal	12	390	691	
18.	Mari Panwan	13	1083	2313	
19.	Khokharwal	14	293	725	
20.	Gil Bob	15	209	401	
21.	Mehtewal	28	85	325	
22.	Gopalpur	29	36	150	
23.	Gill	27	41	93	
24.	Withwan	26	43	503	
25	Chak Wassan	30	72	297	
TOTAL			**5639 Hectares**	**15916 Persons**	

3.3 PHYSIOGRAPHY AND CLIMATE

Sri-Hargobindpur is located on the western bank of river Beas at adistance of 40 kms from Gurdaspur, 32 kms from Batala, 20 kms from Tanda and 60 kms from Amritsar. It lies between 30^0-41' North Latitude and 75^0-29' East Longitude. It is connected with Gurdaspur, Batala, Jalandhar, and Amritsar with roads. There is no rail link available in this area. Local Planning Area Sri Hargobindpur Is comprised of a part of alluvial plain of Bari Doab, which abruptly falls to the flood plain of river Beas. The physiographic of the featureless plain is broken by major irrigation canal and channels. The most important canals are Riarki Distributary, Chau Chak Minor and Bhotiwal Minor are major canals in this area. Dense/closed forest along the river bank are the main feature of the area where the land is full of swamps and marshy features.

- **Climate:**

The climate of this sub mountainous area some what milder than that of the neighboring districts to the south. The year may be divided into four seasons. The cold season is from November to March. The period from April to June is the summer season. The south-west monsoon season which follows, continues up to about the first week of September. The succeeding period till the beginning of November is the post-monsoon or transition season.

- **Temperature:**

January is generally the coldest month with the mean daily maximum temperature at 18.4^0C and minimum temperature at 5.6^0C. Mean daily maximum temp. in June is 40.2^0C and the mean daily minimum temp. is 26.1^0C. During the summer, day temp. reach over 44^0C with the onset of the south-west monsoon in July, there is appreciable drop in the day temperature. After October, both day and night temp. decrease rapidly.

- **Humidity:**

Except during the south-west monsoon season when the relative humidity is over 70 per cent, the air is generally dry. The driest part of the year is the summer season, when in the plains the relative humidity in the afternoons is less than about 30 percent.

- **Rainfall:**

The average annual rainfall is 729.6 mm. About 70 per cent rainfall is received during the period July to September. Rainfall also occurs in June in the form of thunder shower and during the cold season in association with passing western disturbances. On an average, there are 48 rainy days in a year. The skies are partly to heavily clouded and occasionally over-cast during the monsoon. During the rest of year the skies are generally clear.

- **Winds:**

Winds blows mainly from directions between north-west and south-east in the mornings and between west and north-east in the afternoons in April and May. By June easterlies and south-easterlies begin to flow and in the south-west monsoon season, winds are commonly from directions between north-west and south-east.

CHAPTER 4: HISTORICAL BACKGROUND

BRIEF HISTORY OF THE TOWN AND ITS LANDMARKS

"Established, decayed and re-established" is the legend of Sri Hargobindpur. A small village once known as "Village Rahila" was established by Pathans. The village had also some Hindu population. As per "Mahan Kosh" written by Bhai Kahan Singh, the village was named "Gobindpur" by the 5th Guru of Sikhs, Shri Guru Arjan Dev in 1644 (Samat) who had a cultivated land in the village.

The historical record of this village depicts that due to the atrocities of Muslims, the Hindu reported the matter to Shri Guru Arjan Dev. At this moment Sri Hargobind Rai who later on became the sixth Guru of Sikhs expressed his desire to visit the place to set the things right. Chandu Sawalia, a Khatri of this village had grabbed the land of Guru Sahib and also obstructed the entry of Sri Hargobind Rai in to the village. On this account a small battle took place in which Chandu Swalia was killed and the matter was reported to Ali Beg 'Suba' of Jalandhar who sent to a battalion of 1500 men to fight with the army of Sri Hargobind rai in 1687 (Samat). A battle between the Sikhs and Muslim army took place. This tough fight continued for 14 days and 14 nights in which the Muslim army lost about 1400 lives and village Rahila was dashed to the ground. As a result no trace of village Rahila is found today except a small well.

Sri Hargobind Rai then felt the necessity of establishing a town at this place and after seeking advice of Baba Budha Ji, a town was proposed to be established and foundation stone of the town was laid by Baba Budha Ji. The village, which was once known as village Rahila and Gobindpur was named Sri Hargobindpur after the name of Sri Hargobind Rai. The town was constructed as walled town which had six gates named as "Lahori Darwaja", "Mori Darwaja", "Sahmana Darwaja", "Miadi Darwaja", "Teli Darwaja" and "Chirar darwaja". Out of these six gates only the Lahori Gate is available presently.

During the period of Sri Hargobind Rai, the town was fully developed and had a population about 25,000 persons. Its old buildings were as high as four storeyed. The walls of certain buildings are still found today. The population was mainly engaged in business. The town started decaying when the people of the town started leaving the town and discarding their business due to the strict rules and regulations of Sir Chhotu Ram. An epidemic also breaks out in the town which took lives of thousands of its inhabitants. The remaining people also left the town and never returned. The residences of all these was left the town from time to time are now seen as ruins of the past. Some Muslim population also went to Pakistan after partition of the country in 1947 A.D.

Almost 2/3 of the old town has been decayed. Most of the buildings are still found locked, but are just ruins. During the period 1955-57 the town became the victim of white ants which ate up its buildings. In the year 1955 the floods of river Beas separated its present Abadi from the old site of village Rahila. Thus, Sri Hargobindpur which is seen today is entirely a new development.

The town having a religious link with Guru Hargobind Rai has very important Gurdwaras such as Gurdwara Damdama Sahib, Gurdwara Sat Kartarian and Gurdwara Manji Sahib. People from far and near visit these Gurdwaras on Amawas. A mela is also held in the town once a year. On the bank of river Beas a maszid known as Guru Ki Masit is also located which was constructed by the sixth Guru Sri Guru Hargobind Rai Ji. In a nearby village Kishankot, an old temple of Radha Krishan is also located which was constructed by Maharaja Ranjit Singh.



GURUDWARA DAMDAMA SAHIB



RADHA - KRISHAN TEMPLE - KISHANKOT



CHAPTER 5: LEGAL FRAMEWORK FOR MASTER PLAN

5.0.1 LEGAL SET UP

Legislative support is an essential tool to control the planning and development activity in a state. Some states like Goa, Gujarat, Himachal Pradesh, Karnataka, Madhya Pradesh, Maharashtra, Manipur and Mizoram etc have comprehensive legislation which provided for urban planning and development in a regional perspective beyond the city limits and coordinated with the overall framework of economic development, priorities and resource availabilities.

5.0.2 Punjab state is the new entrant in this field. The first ever legal tool namely The Punjab Regional and Town Planning and Development Act, 1995 was enacted in the year 1995 (Punjab Act No.11 of 1995) which has been amended in the year 2006 and now this act is known as "The Punjab Regional and Town Planning and Development (Amendment) Act 2006". This is an act to make provision for better planning and regulating the development and use of land in planning areas delineated for that purpose, for preparation of Regional Plans and Master Plans and implementation thereof, for the constitution of a State Regional and Town Planning and Development Board, for guiding and directing the planning and development processes in the State, for the constitution of a State Urban Planning and Development Authority. Special Urban Planning and Development Authorities and New Town Planning and Development Authorities, for the effective and planned development of planning areas and for undertaking urban development and housing programs and schemes for establishing new towns and for matters connected therewith or incidental thereto.

Prior to the enactment of the Act ibid the Town Planning Activity within urban areas was being governed by different legislations such as The Town Improvement Act 1922, The Punjab Municipal Act 1911, The Punjab Municipal Corporation Act 1976, The Punjab Urban Estates (Development and Regulation) Act 1964 etc but no comprehensive legislation was available for the overall control and development at local and regional level.

5.1 THE PUNJAB REGIONAL AND TOWN PLANNING AND DEVELOPMENT (AMENDMENT) ACT 2006

The act is the sole legal framework available for preparing Master Plans and Regional Plans. It is a comprehensive act and provides for the manner in which the use of land in the area of a planning authority shall be regulated. The act also prescribes specific time period for various steps in the plan preparation process.

The act intends to achieve the following main objectives:

I. To consolidate, with suitable modifications, in one place laws dealing with the different aspects of urban development.

II. To set up a high powered Board to advise the State Government and to guide and direct planning and development agencies, with respect to matters pertaining to the planning, development and use of urban and rural land.

II. To set up a State level Urban Planning and Development Authority and to provide for the setting up of a Special Urban Planning and Development Authorities and New Town Planning and Development Authorities to promote and secure better planning and development of different regions, areas and cities.

V. To create a legal and administrative set up for the preparation and enforcement of Master Plans for regions, areas and for existing and new cities.

V. To make the whole programme of urban development mainly a self - sustaining and self - paying process.

/I. To interlink land development and house construction permitting full exploitation of the urban land resource to provide a boost to the programme of house construction, especially the Economically Weaker Sections of the Society.

II. To provide a legal, administrative and financial framework for the preparation and execution of Town Development Schemes aimed at filling the gaps in the required civil infrastructure and securing the renewal and redevelopment of congested and decayed areas in the existing towns.

THE FOLLOWING SECTIONS OF THE ACT IBID DEAL WITH THE PREPARATION OF MASTER PLANS:

Section 56(1)

Under section 56(1) of this chapter, Local Planning Areas are notified in the official gazette for preparing Master Plan. Once an area has been declared under section-56 (1), no person can institute or change the use of land for any purpose or carry out any development in respect of any land without the previous permission of competent authority until the Master Plan comes into operation. However, this prohibition does not apply to any area comprised in abadi deh of any village falling inside its lal lakir or phirni.

Section 57

This section deals with the designation of Planning Agencies. As soon as may be, after declaration of a local planning area or a site for new town, the State Government may designate planning agency for that area.

Section 58

Section 58 of the act states that the

(1) Designated Planning Agency w ill work under the overall directions and control of the State Government.

(2) The state Government may assign any or all of the following functions to the Designated Planning Agency, namely to

(i) Carry out survey of the regional planning area, local planning area or a site for new town, as the case may be, and prepare reports on the surveys so carried out;

(ii) prepare an existing land use map and such other maps as may be necessary for the purpose of preparing regional plan and outline master plan, a new town development plan or a comprehensive master plan, as the case may be;

(iii) Prepare a regional plan, an outline master plan, a new town development plan or a comprehensive master plan.

(3) Subject to and in accordance with the directions of the Govt., a designated planning agency shall exercise all such powers as may be necessary or expedient for the purposes of carrying out its functions under this act and also perform any other functions which are supplemental, incidental or consequential to any of the functions specified in sub section (2) or as may be prescribed.

Section 59

This section deals with the preparation of present land use map and fixes six months time for this purpose which may be extended by the State Govt. from time to time.

Section 60

Section 60 provides for expenses that the State Government may determine for payment to the designated planning agency as contribution towards the expenses incurred by it in the discharge of its functions.

CHAPTER X

This chapter deals with the preparation and approval of Master Plans of towns / cities.

Section 70 (1)

This section states that the planning agency shall not later than one year after declaration of planning area and after the designation of that agency for that area shall prepare and submit to the state government a master plan for its approval.

Section 70 (2)

Section 70(2) regulates the form and contents of the master plan and shall include such maps descriptive matter as may be necessary to explain and illustrate the proposals in the master plan.

Section 70 (3)

This section has the provision for the state government to direct the designated planning agency to publish the existing land use plan and master plan and the information regarding the place or places where copies of the same may be inspected by the public for inviting objections in writing with respect to existing land use plan and master plan within a period of 30 days from the date of publication.

Section 70 (4)

Under this sub section, the state government after considering the objections and in consultation with the board may direct the designated planning agency to modify the master plan or approve it as such.

Section 70 (5) Under this sub section, the Designated Planning Agency after approval of the state government shall publish the final master plan in the official gazette after carrying out the modification if any under intimation to the state government within a period of 30 days from the date of according approval by the state government.

Section 75

According to this section, the Master Plan shall come into operation from the date of publication. Refer to sub section 5 0f section 70.

Section 76

This section provides for the amendment in the master plan and says that at any time after the date on which the master plan for an area comes into operation, and at least once after every ten years, after that date, the Designated Planning Agency shall after carrying out such fresh surveys as may be considered necessary or as directed by the government, prepare and submit to the government, a Master Plan after making alterations or additions as it considers necessary.

PUNJAB APARTMENT AND PROPERTY REGULATION ACT, 1995

Section 3

Section 3 speaks about the general liabilities of the promoter which he has to fulfill before he develops a colony or constructs or intends to construct a building or apartment.

Section 4

Section 4 describes certain conditions which a promoter has to fulfill before issuance of advertisement of prospectus regarding the development and sale of any plot or apartment.

Section 5

Section 5 of the act provides that for the development of land in to a colony, the promoter is required to have permission from the competent authority and for that he has to fulfill documentary requirements of the competent authority.

Section 5 (4)

Sub section 4 of section 5 states that the licence under sub section 3 of section 5 shall be valid for a period of 3 years and will be renewable for a year on payment of prescribed fees.

Section 5 (5)

Sub section 5 of Section 5 provides that a promoter has to pay development charges as determined by the competent authority under section 5 (6) of this act.

Section 5 (8)

Sub section 8 of the section 5 provides that the promoter shall construct or get constructed at his own cost schools, hospitals, community centers and other community buildings on the land left in the colony for that purpose and transfer such lands to the state govt either free of cost or on payment of actual cost of developed land as decided by the State govt.

Section 5 (9)

This sub section provides the provisions that if the total area of the colony is 40 hectares or more than the promoter has to reserve up to 10% of this area under residential plots and apartments for being sold or lease to persons belonging to Economically Weaker Section of the society.

Section 5 (12)

Sub section 12 of section 5 provides for the punishment that may be given to the promoter in case he violates the provisions of this act or rules made there under or any conditions of the license granted to the promoter.

Section 7

Section 7 states that any agreement of sale entered into, shall be presented for the registration under the registration Act, 1908, by the promoter or any other person competent to do so at the proper registration office and execution thereof shall be admitted by the person executing the document or his representative, assignee or agent.

Section 8

Notwithstanding anything contained in any law for the time being in force, or in any judgment, it may be received as evidence of a contract in a suit for specific performance or as evidence of any collateral transaction not required to be effected by registered instrument.

Section 9

Section 9 of the act provides that a promoter shall maintain a separate account in any scheduled bank of sums taken by him from persons who intend to take or have taken apartments or plots / houses as advance for sale price or any other purpose or deposit or for paying rent, local taxes, utilities / service charges etc.

Section 10

Section 10 provides the responsibility of the promoter for outgoings till the transfer of property to the allottee.

Section 11

Section 11 of the act provides that the promoter shall make no alterations / rectifications of defects after the plans and specifications of the building has been approved by the competent authority and the plans / specifications are disclosed or furnished to the person who agrees to take an apartment.

Section 12

Section 12 of the act provides for the refund of amount if the promoter fails to give possession according to the terms of the agreement or he fails to give possession of the plot / apartment by the date specified.

Section 13

As per this section, no promoter can mortgage any apartment or plot after he executes an agreement to sell without the previous consent of the person to whom that plot / apartment has been sold.

Section 14

Section 14 provides that every promoter is required to obtain occupation and completion certificate from the competent authority.

Section 15

Section 15 provides that after the occupation of the completion certificate, the promoter shall take all necessary steps to complete his title and convey the exclusive ownership of the apartment containing such particulars as may be prescribed, within three months

Section 16

Section 16 provides that if promoter fails to execute the conveyance deed of apartment, then the person in possession of the apartment can approach the competent authority for a certificate to be produced before the registering authority for the registration of the apartment.

Section 17

Section 17 provides that no promoter is responsible for the management and maintenance of a building of apartments shall without just and sufficient cause, either by himself or through any person, withhold, curtail or reduce any essential supply enjoyed in respect of such apartment by the person who has taken or agreed to take an apartment or by any person in occupation thereof through or under him.

Section 18

Section 18 provides that a promoter who enters in to a transaction for the transfer relating to a property shall make full and true disclosure of the nature of his title to property has been duly certified by an Attorney-at-Law or an advocate of not less than seven years' standing and make full and true disclosure of all encumbrances on such property, including any right, title, interest or claim of any party in or over such property.

Section 20

Section 20 provides for certain conditions / restrictions that every person has to follow while constructing any structure in a colony approved under this act.

Section 21

Section 21 of the act provides for compulsory registration of promoter and estate agents.

Section 22

Section 22 lays down certain conditions for registration of a promoter or an estate agent.

Section 23

Section 23 lays down certain terms for renewal of registration of a promoter or estate agent.

Section 24

Section 24 empowers the competent authority to refuse to grant or renew registration if not satisfied by the behavior or documents submitted by a person for registration a promoter or estate agent.

Section 25

This section empowers the competent authority to cancel the certificate of registration in case violations of the provisions of the act or rules made there under.

Section 26

Section 26 provides that before the cancellation of certificate of registration, the competent authority shall give notice to the promoter or the estate agent before the cancellation of the registration certificate.

Section 27

Section 27 provides that no promoter or estate agent shall carry on any business after the cancellation of registration.

Section 28

Section 28 provides that every promoter shall maintain accounts, registers and records in such form and manner as prescribed.

Section 29

Section 29 provides that the promoter shall get his accounts audited after the close of every financial year by a Chartered Accountant and shall produce a statement of accounts duly certified in the manner prescribed.

Section 30

Section 30 provides that every promoter agent shall submit to the competent authority the periodical returns, as may be prescribed.

Section 31

Section 31 provides that for the purpose of satisfying itself, that the requirements of this act and the rules made there under or the terms of the certificate of the registration or license granted to the promoter, the competent authority may inspect at any time during business hours, any accounts or records of the promoter relating to the business.

Section 32

Section 32 provides for the constitution of Punjab Urban Development funds and specifies the amount and the period in which it has to be paid by the promoter.

Section 33

Section 33 has the provision for nominating appellate authority to whom appeals could be filed against the orders of the competent authority.

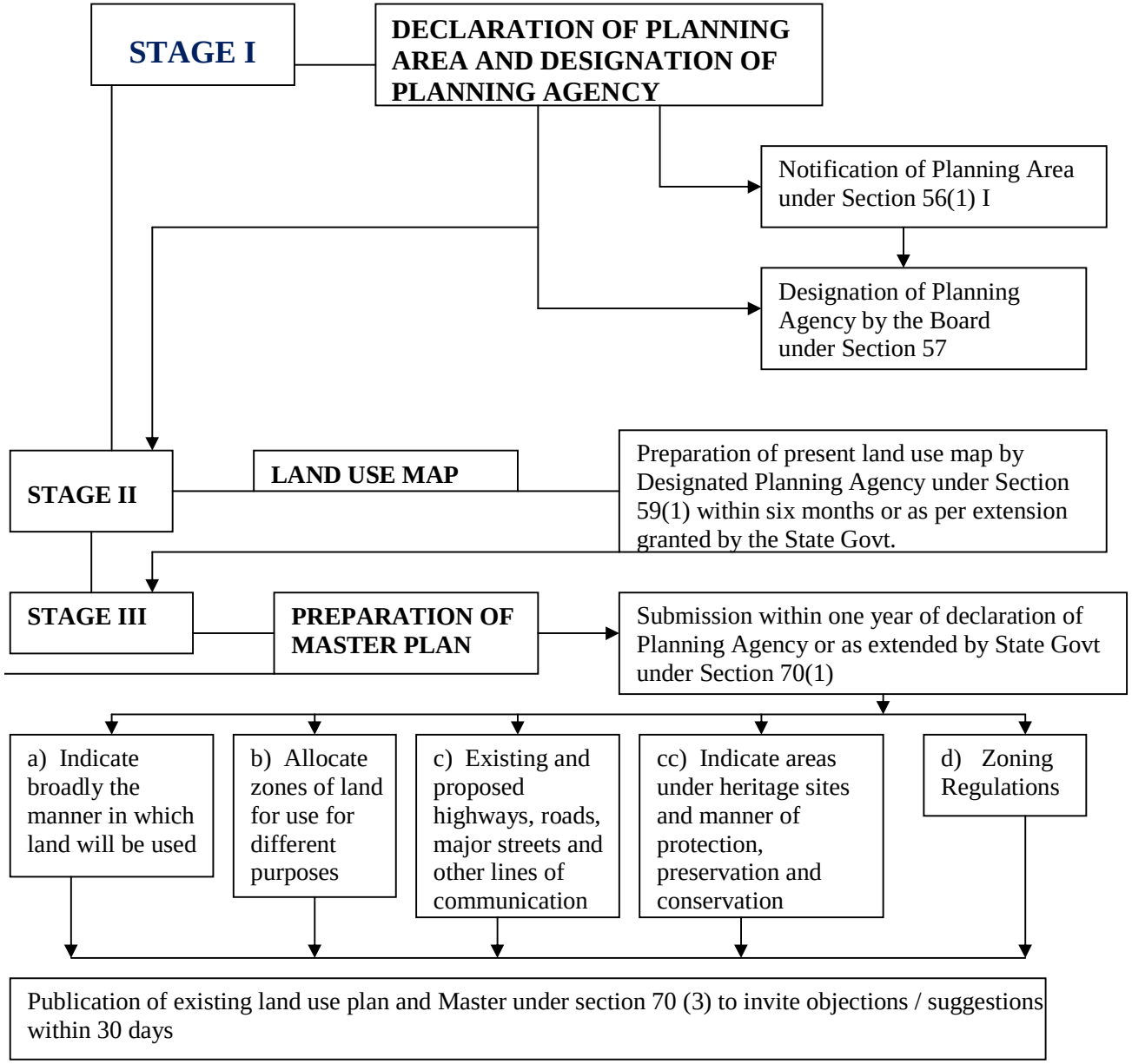
Section 36

Section 36 provides for the punishment to promoter or an estate agent in case he fails to comply with or contravenes the provision of section 3,6,9 or section15 and specifies the tenure of punishment.

The flow chart showing the process of Master Plan preparation and approval is illustrated below:

STAGES OF MASTER PLAN PREPARATION

As per the provisions of the Punjab Regional and Town Planning and Development (Amendment) Act 2006



PREVIOUS ATTEMPTS

Previously the State Government promulgated the Punjab Regional and Town Planning Ordinance 1976 vide Notification No. 24 reg/76 dated 7th May 1976 with the purpose to provide for planning and regulating the development and the use of land in regions or areas delineated for that purpose, for the constitution of a State Regional and Town Planning Board for guiding, directing and assisting the entire planning and development authorities in the state, for the constitution of Planning and Development Authorities for effective development of particular areas or new towns and for other matters connected therewith or incidental thereto. But this ordinance could not be converted into an Act and lapsed after the expiry of six months period and the urban and regional development of the state continued in an unplanned and haphazard manner and as a result, slums, uncongenial environment, nominal civic amenities, choked city roads, encroached public lands, polluted city environment and congested highways have become a common feature visible everywhere.

CHAPTER 6: POPULATION GROWTH AND CHARACTERISTICS

6.0.1 The population trend of Sri Hargobindpur town has been studied decade wise as it helps in bringing out the trends of the growth rate, literacy level, sex ratio & other aspects of demography as per various census. The identity of the town depends upon the character of population so; it is an important component for town planning. The following studies related to demographic factors for Sri Hargobindpur town has been conducted to know the demographic character of Sri Hargobindpur.

Sri Hargobindpur registered a population of only 3049 persons in the year 1951. However due to natural calamities the population declined by 23.22% during 1951-61. The city population profile again declined during the decades of 1961-1971 with just 3.8% growth rate during the decade. Which was primarily due to disturbance on boarders with Pakistan, it registered a growth of 32.30% in 1971-1981, the growth in population again declined to 7.65%, and however, during the period of 1991-2001, the growth rate came up to 57.47 % because of normalized social and economic conditions.

The city growth is dynamic and continuous process due to growth of trade and commerce and consequent urbanization. The city today faces multifarious physio-socio-economic and infrastructural problems. These, in turn, lead haphazard growth, overcrowding, congestion, insanitation, housing shortage, and traffic problems, thereby further deteriorating the healthy living environment.

6.0.2 Population density

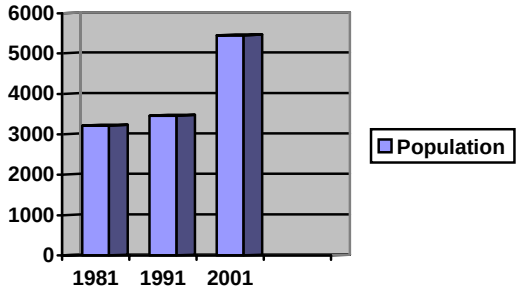
The population density of the town within municipal limits has been tabulated below:

TABLE NO.6.1: POPULATION DENSITY (WITHIN MUNICIPAL LIMIT)

Year	Population	Area (In hectares)	Population Density	
			Persons / sq km	Persons / hectare
1981	3215	52	6183	61.83
1991	3461	52	6656	66.56
2001	5450	52	10481	104.81

(Source: Census of India, 1981, 1991, 2001)

Population density of M.C. Sri Hargobindpur has increased from 61.83 persons per hectare in 1981 to 104.81 persons per hectare in 2001. This is because of better opportunities for employment and discouraging of out migration to bigger cities caused by the growth of industries and trade and commerce sector.



6.1 POPULATION GROWTH SINCE 1951 OF THE TOWN

The population of the town since 1951 has been tabulated in the following table so as to determine the population growth trends:

TABLE NO. 6.2: THE POPULATION GROWTH OF SRI HARGOBINDPUR

Sr. No.	Year	Population of Sri Hargobindpur M.C. (persons)	Decennial growth rate of population (percent)
1	1951	3049	--
2	1961	2341	-23.22
3	1971	2430	+03.80
4	1981	3215	+32.30
5	1991	3461	+07.65
6	2001	5450	+57.47

(Source: Census of India)

6.2 POPULATION GROWTH OF CONSTITUENT PARTS 1981 – 2001

The decadal population of the constituent parts of the planning area has been tabulated as follows so as to determine the growth rate of population. In the table no. 5.2, the population of urban settlements as well as rural settlements has been tabulated while in the table no. 5.3, the growth rate has been determined from 1981 to 2001.

TABLE NO.6.3: POPULATION OF CONSTITUENT OF LPA

Area	**1981**	**1991**	**2001**
M.C. Sri Hargobindpur	3215	3461	5450
Sri hargobindpur (Rural)	1456	1461	------
Galowal	334	434	438
Rampur	425	513	629
Talwara	346	685	1040
Kangra	282	338	418
Nahra	82	101	181
Machrai	679	725	1002
Kishankot	358	607	747
Khudi	412	142	550
Nurpur	486	630	653
Samrai	507	535	698
Khanpur	52	25	30
Braham	-	103	125
Cheema	2446	239	3117
Warsal Chak	497	419	674
Dhirowal	610	691	1023
Mari Panwan	2202	2313	2470
Khokharwal	784	725	885
Gil Bob	313	401	498
Mehtewal	291	325	354
Gopalpur	104	150	184
Gill	189	93	270
Withwan	510	503	464
Chak Wassan	246	297	339
Total	**17126**	**15916**	**22239**

(Source: District census 1981, 1991, 2001)

TABLE NO.6.4: POPULATION GROWTH OF LPA

Year	Population (in persons)	Growth Rate (%)
1981	17126	-
1991	15916	-07.65
2001	22239	39.73

(Source: District census 1981, 1991, 2001)

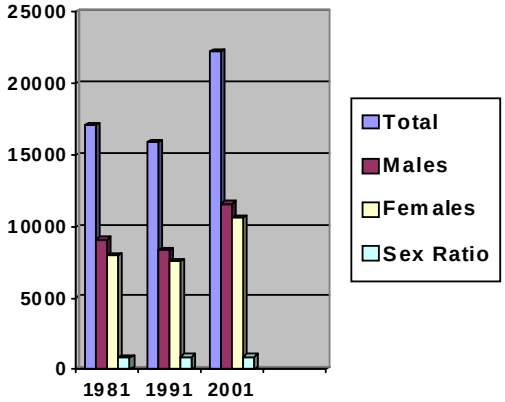
6.3 DEMOGRAPHIC PARAMETERS

6.3.1 SEX RATIO

The numerical measurement of sex composition of population is often expressed in terms of sex ratio. According to 1981 census, there were 879 females for every 1000 males in Local Planning Area of Sri Hargobindpur. In 2001, the sex ratio was 911, which show the sex ratio has increased from 1991 to 2001. The sex ratio of Punjab state is 876 in 2001, which is on higher side as compared to state average.

TABLE NO. 6.5: SEX RATIO

Year	Total	Males	Females	Sex ratio
1981	17126	9114	8012	879
1991	15916	8371	7545	901
2001	22239	11640	10599	911



This also shows that more male labour has migrated to neibouring town/district for job purpose. Thus, the sex ratio puts impact on the occupational structure of the city and its local planning area and it decides the requirement of various facilities and services.

6.3.2 LITERACY

TABLE NO. 6.6: LITERACY RATE

S. No.	Year	Total Pop	Total literates	%age of total pop	Males		Females		Literacy Rate (%)
					Number	%age	Number	%age	
1	1981	17126	6551	38.25	3990	61.00	2561	39.00	38.25
2	1991	15916	7245	45.52	4216	58.20	3039	41.80	45.52
3	2001	22239	12796	57.53	7166	56.20	5630	44.00	57.53

(Source: District Census, Gurdaspur)

Above table depicts that the literacy rate is increasing. According to 2001 census the total literacy rate of Local Planning Area has been recorded 57.53%. Out of the total literate population 56.20% were male and 44% were females. In comparison with 1981 and 1991 the literacy rate is growing. In 1991 male literates were 58.20 % and female were 41.80% where as in 1981 male literates were 61.00 % and female were 39.00% respectively.

Literacy rate is low in comparison to state of Punjab i.e. 70 % in 2001; this shows the awareness of the people about education. The literacy rate is low in Local Planning Area because it lacks resources and awareness. The increasing literacy rate is also a potential for the area because with this the civic sense is increasing along with the optimum use of resources. It affects physical and economic development in a positive way.

6.3.3 RELIGIOUS COMPOSITION

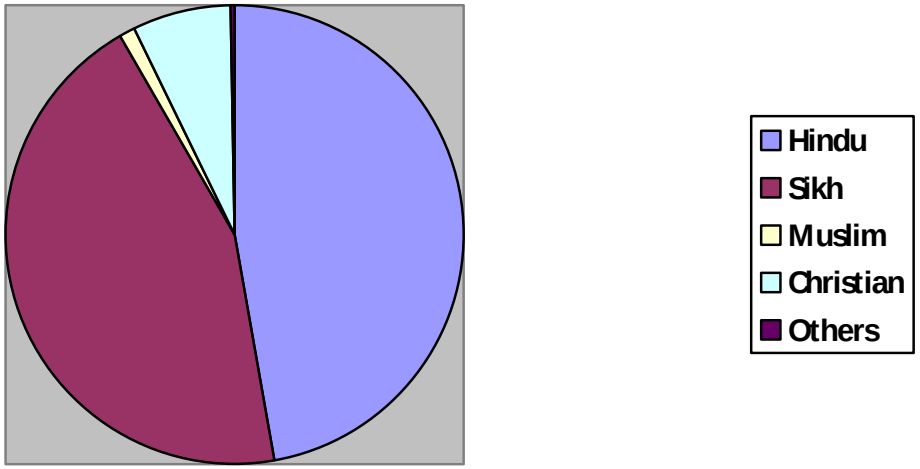
TABLE NO 6.7: RELIGIOUS COMPOSITION IN DISTRICT GURDASPUR

Year	Religion	No. of Persons	% age of total population of Gurdaspur District.
2001	Hindu	9,96,246	47.35
2001	Sikh	9,34,963	44.44
2001	Muslim	20,768	00.99
2001	Christian	1,48,981	07.08
2001	Others	3,053	00.14

(Source: District Census, Gurdaspur)

Religious composition 2001

Hindus constitute majority i.e. 47.35% in Gurdaspur while 44.44% are Sikhs, 0.99% Muslim, 7.08% Muslims and rest of the population comprise of other religions. This religious community composition decides the number, location and area under various religious places like Temples, Gurudwaras, Mosques, and Churches etc.Even the various are also different from birth to death & after death also. The role of religion, as well the influence of Sikhism is very important in Sri Hargobindpur & its surrounding area mainly because of long presence of Fifth & Sixth Gurus.Sikh Misl Sardar of Ramgarhia Misl has also played an important role in this area, more over presence of number of historical monuments virtually provides it status of a holy town, hence special planning consideration to be given to their religious sentiments as well as to other respective religious communities.

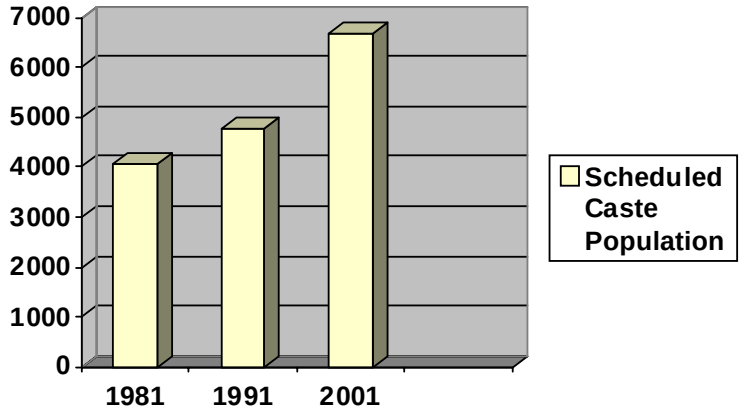


6.3.4 CASTE COMPOSITION

TABLE NO. 6.8: SCHEDULE CASTE POPULATION

Sr. no.	Year	Schedule caste population	%age of SC Pop to total Pop.
1.	1981	4050	23.65
2.	1991	4754	29.87
3.	2001	6668	29.98

(Source: District Census, Gurdaspur)



The total SC population in the Local Planning Area is 5278 persons which is 33% of the total population in 2001. Where as the average of SC population in Punjab state 28.85% of total population, which shows that the percentage of SC population in Local Planning Area is more than that of Punjab state.

It is evident from the above table that growth rate of Sri Hargobindpur is either Low or negative as compare to the district Gurdaspur as well as Punjab state while in tri-decade of 1951-1981, urban growth rate was negative. This was basically due to lack of proper linkages, lower level of infrastructure; less developed economy, immediate proximity of River Beas, natural calamities, disturbance on International boarder and disturbed conditions in eighties. The growth rate of urban population has been increased in the post 1991 period because of following mentioned factors:

The town is comparatively away from the International Border of Pakistan, thus it is considered as one of the safe city to live in.

Construction of bridge across River Beas on Tanda road played an important role in this increase of the population.

Better accessibility and improvement of health and educational facilities.

Rich heritage and background with natural scenic beauty.

An area with fertile tract of the land.

TABLE NO. 6.9: POPULATION OF PUNJAB

Sr. No.	Population	1981	1991	2001
1	Total	1,67,88,915	2,02,81,969	2,43,58,999
2	Urban	46,47,757	59,93,225	82,62,511
3	Rural	1,21,41,158	1,42,88,744	1,60,96,488

(Source: Census of India)

TABLE NO. 6.10: POPULATION GROWTH OF PUNJAB

Sr. No.	Population	1981	1991	2001
1	Total	-	20.81%	20.10%
2	Urban	-	28.95%	37.86%
3	Rural	-	17.69%	12.65%

(Source: Census of India)

TABLE NO. 6.11: POPULATION GROWTH OF LPA

Sr. No.	Population	1981	1991	2001
1	Total	--	07.07%	39.73%
2	Urban	--	07.65%	57.47%
3	Rural	--	10.40%	34.80%

(Source: Census of India)

TABLE NO. 6.12: POPULATION OF LOCAL PLANNING AREA

Sr. No.	Population	1981	1991	2001
1	Total	17126	15916	22239
2	Urban	3215	3461	5450
3	Rural	13911	12455	16789

(Source: Census of India)

TABLE NO. 6.13: SHARE OF LOCAL PLANNING AREA IN PUNJAB

Sr. No.	Share of LPA	Year		
		1981	1991	2001
1	Total	0.10%	0.08%	0.09%
2	Urban	0.02%	0.02%	0.02%
3	Rural	0.08%	0.06%	0.07%

(Source: Census of India)

CHAPTER 7: ECONOMY AND EMPLOYMENT

7.1 SALIENT FEATURES OF PUNJAB'S ECONOMIC GROWTH

Punjab being an agrarian state, agriculture has played a vital role in the economic development of the state. Through green revolution in the sixties, Punjab took a major stride in increasing its productivity of food grains, especially of wheat and rice. It contributed significantly towards strengthening India's self sufficiency by contributing a major share in the central pool over time. During 2006-07, it contributed 75.3% wheat and 31.2% rice. However, the growth of secondary sector especially of manufacturing sector is not of satisfactory level. Neighboring states got an edge over Punjab in the growth of manufacturing sector due to Locational advantages and more incentives offered by other state. Punjab has grown at the rate of 5.08% during tenth 5-year plan, as compared to 7.77% at All India level. Its secondary sector has grown at 8.40% as compared to 9.46% at all India level.

TABLE NO.7.1: KEY ECONOMIC INDICATORS

Item	Unit	2004-05	2005-06	2006-07
GSDP at 1999-2000 prices	Rs (Crores)	81229.39	85729.29	91148.12
Growthrate of GSDP at1999-00 prices	Percent	5.20	5.54	6.32
Per capita income at 1999-00 prices	Rs	27851	28872	30158
Food grain production	000 Tonne	25662	25180	25309
Contribution to Central pool	Lakh Tonnes			
Wheat	Lakh Tonnes	92.4	90.1	69.5
Rice	Lakh Tonnes	91.1	88.6	78.3
Percentage share to Central pool	Lakh Tonnes			
Wheat	Lakh Tonnes	55.0	60.9	75.3
Rice	Lakh Tonnes	36.9	32.0	31.2
Electricity generated	mkW.h	21296.00	24642.00	23965.00
Per capita power consumption	kW.h	871	906	968
Fiscal Deficit	Crores	4114.94	2653.97	4383.58
Revenue Deficit	Crores	3390.55	1240.25	1748.69
Committed Expenditure	% of R/ Receipt	93.55	77.99	80.15
Net Irrigated Area	000 hectares	4035	4060	4078
Cropping Intensity	Percent	189.00	189.00	187.88

(Source: Economic Survey of India 2007-08)

As per provisional estimates, the overall economy of Punjab has witnessed a growth rate of 5.54% at constant (1999-00) prices during 2005-06 and it is expected to grow by 6.32% during 2006-07 as per quick estimates.

The Gross State Domestic Product (GSDP) at Constant (1999-00) prices has increased to Rs 85729 crores in 2005-06 from Rs 81229 crores in 2004-05 showing a growth rate of 5.54% in 2005-06 as compared to 5.20% in 2004-05, quick estimate of GSDP at Constant prices for 2006-07 is Rs 91148 crores showing the growth rate of 6.32%.

The GSDP from primary sector which comprises mainly of agriculture and livestock activities has increased from Rs 27541 crore in 2004-05 to Rs 28004 crore during 2005-06 registering a growth rate of 1.68% at constant prices as compared to 2.16% in 2004-05. According to quick estimates, it will further increase to Rs 29138 crore in 2006-07 showing a growth rate of 4.05 percent.

The GSDP from the secondary sector which covers the manufacturing, construction and power sectors has increased from Rs 19086 crore in 2004-05 to Rs 21408 crore in 2005-06 showing a growth rate of 12.17% at Constant Prices as compared to 9.66% in 2004-05. Its share in 2006-07 is Rs 23609 crore registering a growth rate of 10.28%.

The tertiary sector which comprises of trade, transport, banking and insurance and public administration etc recorded a growth rate of 4.95% during 2005-06 against a growth rate of 5.34% in 2004-05. Quick estimates show a growth rate of 5.74% during 2006-07. Under this sector, transport, storage and communication and banking and insurance have shown the growth rate of 10.45% and 9.00% respectively during 2006-07 over the previous year.

The per capita income at constant prices in Punjab is Rs 28872 during 2005-06 as against Rs 27851 during 2004-05 registering an increase of 3.67%. It is expected to increase to Rs 30158 as per quick estimates in 2006-07 showing a growth rate of 4.45%. The per capita income at current prices is Rs 36759 in 2005-06 as against Rs 33158 in 2004-05 showing an increase of 10.86%. As per quick estimates, per capita income is Rs 40566 during 2006-07, registering a growth rate of 10.36 percent

7.2 Major Business Trend & Retail

BUSINESS TREND & ECONOMIC BASE:-

The function Sri Hargobindpur since its inception had been “Agriculture & Trade”. The records of 2001 census show that 31.32% worker are cultivators, 8.59% are Agricultural laboures, 9.53% are from household Industries 33.30 % are from other categories and 17.26% workers are classified as marginal workers. Table below shows the proportion of various categories of worker during last three decades.

TABLE No 7.2 – DETAIL OF WORKERS

Year	Total Workers	Cultivators		Agricultural Labour		Household Industries		Other Workers		Marginal Workers	
		Total	%age	Total	%age	Total	%age	Total	%age	Total	%age
1981	4555	2366	51.94	972	21.35	53	01.16	1072	23.53	92	02.02
1991	4407	2039	46.27	1309	29.70	227	05.16	827	18.77	04	00.10
2001	7547	2364	31.32	648	08.59	719	09.53	2513	33.30	1303	17.26

7.3 EMPLOYMENT

The economy of the town and its Local Planning Area is based mainly on trading and on Agro based industry including Rice shellers , Saw Mills, Brick Kilns and other Cottage Industries which contribute to the economic wellbeing of the people of the town. The employment data covering categories such as Agriculture, Forestry, Fishing, Mining and Quarrying, Manufacturing, Construction, Wholesale and Retail Trade, Transport, Storage and communication education, health and Social Work, Other community, Social and personal Service Activities, Private households with employed persons.

A) MANUFACTURING INDUSTRIES

Industries have been found to be the prime movers of the physical and economic growth of the urban areas. Rapid growth & development of Sri Hargobindpur has been experienced after the construction of bridge across the river Beas on Sri Hargobindpur-Tanda road to made the area accessible with N.H. 1-A. However, the growth in this regard is quite slow and limited to agro based industries like Rice Shellers, Saw Mills and

Brick Kilns and other services and agro based industries also. In other words, the growth rate remained positive as well as negative over years. But slowly and gradually the population growth became positive and now it is moving constantly at the same rate. Following is the detail of various important activities: -

1. BRICK KILNS:

i.	At village Withwan	Outside MC limit on Sri Hargobindpur-Gurdaspur road.
ii.	At village Mari Panwan	Outside MC limit on Sri Hargobindpur-Gurdaspur road.
iii.	At village Sri Hargobindpur road.	Outside MC limit near Radha Soami Satsang Bhawan on Sri Hargobindpur-Gurdaspur
iv.	At village Dhirowal	Outside MC limit on Bye-Pass-Tanda road distributary.
v.	At village Sri Hargobindpur	Outside MC limit on Sri Hargobindpur-Batala road.
vi.	At village Nahra	Outside MC limit on Bye-Pass and Mari Buchian road.
vii.	At village Nurpur	Outside MC limit on Sri Hargobindpur-Mehta road.
viii.	At village Cheema	Outside MC limit on Sri Hargobindpur-Batala road near distributary.

2. SAW MILLS:

i. On Gurdaspur-Sri Hargobindpur road within MC limit.
ii. On Gurdaspur-Sri Hargobindpur road within MC limit.
iii. Opposite MC office within MC limit.

3. ICE-FACTORY:

One ice factory is existing on Gurdaspur road.

In addition sufficient number of small units related to service industries such as tractors repairs, automobile repairs and other small agro based units also exist in the town.

B) TRADE AND COMMERCIAL

Sri Hargobindpur is basically a service town which is catering the service need of town and adjoining villages. As per survey collected 500 commercial units in the shape of small and medium shops are operating from here, which shows the dependency of surrounding villages on Sri Hargobindpur town. Five banks, two marriage palaces, five schools, one petrol pump and three mini shellers are also running in the town on commercial basis.

C) AGRICULTURE ACTIVITIES

The main function of the local planning area is still agriculture and allied activities. Over 40% workers are totally dependant on agriculture as cultivators are in the activities attached to agriculture.

The mixed activities in Sri Hargobindpur town, especially presence of number of rice shellers, mini shellers and to an extent commercial area operating in the core of town, are causing pollution problems and many other problems like traffic and inheigenic conditions in the town. In order to minimize the problem caused by the location of polluting industrial units within the residential areas and to improve the environment within the city, it becomes important that all the polluting industrial units shall be shifted out of the residential areas and located in the defined industrial zones. The shifting of the small scale industry would require a well defined strategy based on providing incentives/disincentives. In addition, polluting industries required to be shifted from the residential areas.

7.4 KEY ISSUES:

With a view to rationalize the growth and development of industries in Sri Hargobindpur a supportive and enabling environment which would attract higher investment, generate more employment and improve productivity of the industrial units, following key issues have been identified:-

i. ***Agro-based planned industrial development needs to be taken up to provide for existing shortfall and future land requirement of the industrial units.***
ii. ***The infrastructure and services within the existing Industrial Establishments needs to be upgraded in order to improve the environment and productivity of the existing units.***
iii. ***Open spaces present within the industrial establishments should be developed / landscaped. Large scale plantation of trees should be taken up along the road berms and the open spaces.***
iv. ***Approach to the existing industrial establishments needs to be appropriately upgraded to facilitate the movement of traffic within and outside these units.***
v. ***All polluting industries operating from the residential areas needs to be shifted on priority to the defined industrial zones.***
vi. ***All polluting industries should be provided with Effluent Treatment Plants in order to treat the toxic industrial waste. The treated industrial waste should be recycled to be used by the industrial units in order to minimize pollution of the ground water or surface water sources.***
vii. ***All polluting industries should be located and segregated from the residential areas by creating appropriate green buffer so as to maintain the healthy living environment.***
viii. ***Special areas are to be earmarked for brick-kiln, rice- shellers & saw mills to utilize the potential of the area.***

7.5 EMERGING ECONOMIC DRIVERS OF THE LOCAL PLANNING AREA

There are numerous economic drivers which will be playing an eminent role in the near future. These are listed as follows;

1. ***Strong regional linkages –With the construction of bridge on River Beas on Tanda road new avenue for economical development has been opened.***
2. ***Rich heritage related to Great Sikh Gurus; Sri Guru Arjun Dev ji and Sri Guru Hargobind ji, center of attraction for large number of pilgrims.***
3. ***Integral part of Religious Tourist Circuit which includes Amritsar, Kartarpur,Sultanpur Lodhi,Goindwal Sahib, Achhal Sahib- Batala, Kandh Sahib, Gurdwara Chola Sahib-Dera Baba Nanak, Gurudwara Ghallu Ghara-Kahnuwan, – a great potential for tourism development.***
4. ***Places of scenic beauty along rive Beas and availably of wetland - a potential for tourism development.***
5. ***Rich agricultural hinterland – A potential for industrial, trade and commerce development***
6. ***Religious pilgrimage – Gurudwara Damdama Sahib, Gurudwara Satkartaria,Gurdwara Manj Sahib,Radha kishan Temple at Kishankot, Guru ki masit etc***
7. ***Employment – Good employment generator due to Agriculture, Trade and Commerce.***
8. ***A reasonably good public transport system***

CHAPTER 8: REVIEW OF MAJOR EXISTING LAND USES: -

Sri Hargobindpur is a block head-quarter town of Tehsil Batala, District Gurdaspur. There are 12 State Government, Central Government and Semi Government offices functioning in the town. The town has two Senior Secondary Schools, one each for boys and girls and a Primary School. It has a 25 bedded Civil Hospital and one Veterinary Hospital. A Telephone Exchange, a Post Office, A Police Station and a Canal Rest House are also there in the town.

The comparative analysis of various existing land uses in 1980, 1990, 2000 and 2009 is given in the table below:

TABLE: 8.1 DETAIL OF EXISTING LAND USE OF IN 1980-1990-2000 AND 2009

Sr. No.	Land Use	Area in Hect. within MC limit				%age of Total Area within MC limit			
		1980	1990	2000	2009	1980	1990	2000	2009
1.	Residential	15.38	16.00	18.00	54.46	29.69	30.77	34.62	08.20
2.	Commercial	00.40	00.50	00.57	16.82	00.78	00.96	01.10	02.53
3.	Industrial	00.05	00.08	00.08	04.31	00.09	00.15	00.15	00.79
4.	Traffic & Transport	02.68	02.80	03.08	23.52	05.18	05.39	05.92	03.54
5.	Public & Semi-Public	01.90	02.62	03.45	21.44	03.67	05.05	06.63	03.23
6.	Rural *	20.24	26.82	30.00	542.52	39.06	57.70	51.58	81.71
Total Within MC Limit		**52.00**	**52.00**	**52.00**	**664.00**	**100.00**	**100.00**	**100.00**	**100.00**

- ***Area shown at column No 7 includes area falling in water bodies including area under River Beas, Waste Land, Vacant land an area under Agriculture use.***
- ***Area detail for 2009 is as per extended Municipal limits.***

The table above reveals that there is very small variation in almost all the land uses from 1980 to 2000, which shows that the town has experience stagnate character during that period. However with the normalcy in the state and construction of bridge on river Beas, the development of the area has got momentum. The fact is clear from the description given under the year 2009 in the table above and the description given in the table below in which existing land use pattern 2009 is detailed out in the Existing Land use Plan Drg. No. D T P (G) 21/2009 dated 15-07-2009.

TABLE: 8.2 DETAILS OF EXISTING LAND USES OF MUNICIPAL AREA OF SRI HARGOBINDPUR-2009

Sr. No.	Land Use Categories	Area in Hectares	%age Total M.C. Area	%age to Developed Area
1.	**Residential**	54.46	08.20	44.82
2.	**Commercial**	16.82	02.53	13.84
3.	**Industrial**	05.24	00.79	04.32
4.	**Traffic and Transportation**	23.52	03.54	19.36
5.	**Public and Semi Public Facilities**	21.44	03.23	17.66
	Total Developed Area	**121.48**	**----**	**----**
6.	**Rural/Agriculture**	547.52	81.71	----
	Total	**664.00 Hectare**	**100.00**	**100.00**

TABLE: 8.3 DETAILS OF EXISTING LAND USES OF LOCAL PLANNING AREA OF SRI HARGOBINDPUR-2009

Sr. No.	Land Use Categories	Area in Hectares	%age to Developed Area	%age to Total Area
1.	**Residential**	187.09	44.34	03.32
2.	**Commercial**	19.52	04.63	00.35
3.	**Industrial**	35.35	08.39	00.63
4.	**Traffic and Transportation**	139.77	33.13	02.48
5.	**Public and Semi Public Facilities**	40.02	09.51	00.70
	Total Developed Area	**421.75**	**----**	**----**
6.	**Rural/Agriculture/Forest/Waste Land/River/Canal/Orchards**	5217.25	----	92.52
	Total	**5639.00 Hectare**	**100.00**	**100.00**

8.1 RESIDENTIAL USE:

As shown in the table above, 54.46 hectare areas is covered under the residential use out of the total areas of 664 hectare within the M.C. limits. Census 2001 records that there are 978 house-holds which shows that no. of household per house is 1.09 and the no. of persons per house is about 5.4.person per house. The population as per 2001 census was recorded 5240 persons which brings out that the gross density of the town within M.C. limits is 8 persons per hectare and residential density 96.22 persons per hectare. As shown in table below. The highest density of population in ward No.8 and 9 is 96 persons per hectare. Ward No.4 and 5 have a density of 60 persons per hectare. The density in other wards ranges between 8 to 20 persons per hectare.

The major development is in the abadi known as village Santokhpura and Saini Mohalla. Here the land is acquired conveniently by the people themselves and the houses are built in a haphazard manner. The provision of public amenities in these developments is too meager. Also, their location does not have harmonicas relationship to each other or to the total urban complex.



OLD ABADI SRI HARGOBINDPUR



VILLAGE ABADI KISHANKOT

8.1.1 HOUSING

As per the Central Statistical Organization (CSO) estimate, the Housing Sector contributed 4.5% to India's Gross Domestic Product (GDP) in 2003-04 at current prices. The contribution of housing in urban areas to the GDP in 2003-04 was 3.13%. Further, the spotlight is focused on the fact that 16% of the Indian work force is engaged in Construction and Transport Sectors. It is estimated that overall employment generation in the economy on account of additional investment in the Construction/Housing Sectors is eight times the direct employment (IIM Ahmedabad : 2005). In view of the substantial use of cement, steel, marble/ceramic tiles, electrical wiring, PVC pipes and various types of fittings; construction activity has a multiplier effect on industrial demand for these items.

The latest housing policy framed by the Government of India – National Urban Housing and Habitat Policy-2007. The preamble of the National Policy states:

"Shelter is a basic human need next only to food and clothing. At the end of the 10th Five Year Plan, the housing shortage is estimated to be 24.7 million. However, urban areas in our country are also characterized by severe shortage of basic services like potable water, well laid out drainage system, sewerage network, sanitation facilities, electricity, roads and appropriate solid waste disposal. It is these shortages that constitute the rationale for policy focus on housing and basic services in urban areas. This policy intends to promote sustainable development of habitat in the country with a view to ensuring equitable supply of land, shelter and services at affordable prices to all sections of society. Given the magnitude of the housing shortage and budgetary constraints of both the Central and State Governments, it is amply clear that Public Sector efforts will not suffice in fulfilling the housing demand. In view of this scenario, the National Urban Housing and Habitat Policy, 2007 focuses the spotlight on multiple stake-holders namely, the Private Sector, the Cooperative Sector, the Industrial Sector for labor housing and the Services/Institutional Sector for employee housing. In this manner, the Policy will seek to promote various types of public-private partnerships for realizing the goal of Affordable Housing for all".

Housing is not merely confined to the four- walls which make a house but also all supporting infrastructure which are required to sustain the human beings in terms of physical & social infrastructure. Accordingly, National Urban Housing Policy laid emphasis not only on providing affordable shelter but also creation of appropriate quantity and quality of essential services etc.

8.1.2 GROWTH OF HOUSING IN SRI HARGOBINDPUR

Housing is an activity which is mainly driven by individuals to provide itself with an appropriate shelter. With the increase in population, number of houses has also recorded an increase. All the Housing Activities, which have come or coming up in and around Sri Hargobindpur, is just an unplanned and haphazard growth. There in nil contribution from any of housing development agency, private or public sector. This situation has lead to faulty and narrow street system, without any proper provision for infrastructure which is the utmost requirement in modern era. Basically Sri Hargobindpur was a sleeping town till the end of last century and it is only because of construction of bridge across Ravi river which has open the avenues for development in all the spheres.

The town has registered 978 residential houses during last census i.e. 2001. More than 40% housing stock was found in unlivable conditions as per as the building conditions are concerned. In case livable conditions are taken into account, more than 3/4th housing stock is not in living conditions, although the number of inhabited units indicates that the housing stock is available as per the requirement.

The core area of the town is densely populated with very small size of house. Most of them are having one to two rooms and in more than 80% cases even bathroom facility is not available. Similar is case with toilet facility.

Numerically there is no short of housing but study reveals that 40% houses are in very bad conditions, further 25% housing stock is rated as below average conditions, 30% are in satisfactory range where as only 10% is in good conditions.

There is need to add new residential area for existing back log and more additional area is required to cater the need of projected population by the end of 2031. There is dire need of housing development agencies, public or private sector to operate to provide the planned residential colonies in this area.

8.1.3 PATTERN OF USING HOUSING STOCK

Looking at the pattern of use of the existing housing stock, it has been observed that majority of households are being used as residential houses which comprise of nearly 80% of the total housing stock Mixed use of houses has also been observed in large number of cases. 10% of houses in the town are being used both for residential and commercial purpose. Despite the fact that the occupation density in the housing is very high, 25% house in the city remains a vacant or unoccupied. Thus it has been observed that the available housing stock is also not being put to optimal use.

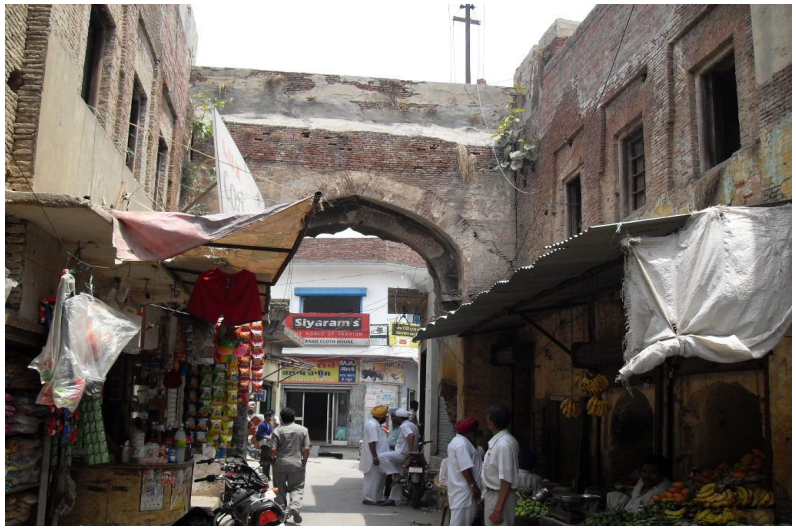
8.2 COMMERCIAL USE:

The major commercial area which serves as shopping centre of Sri Hargobindpur is developed along Batala road and Lahori Gate road. The commercial area has developed along both sides of the road in a tight pack. The commercial area at Sri Hargobindpur lacks adequate parking and public amenities. The shopping centre also serves the surrounding villages like Talwara, Rampur and Kisanpur etc. As per study conducted in this regard, there are 500 shops of various categories catering the need of Sri Hargobindpur town and surrounding villages also.

The total area under commercial use is 16.82 hectare, which is 4.63% of developed area of the town and includes new grain market of 12.20 hectare This market is located on the east of the town outside M.C. limits and has the provision of Grain shops, Warehousing and shopping booths. The New Grain Market is self-contained provided with all he required public amenities. The purchase and distribution of farm products is the main commercial activity of Sri Hargobindpur.



SHOPPING STREET AT BATALA ROAD



HISTORICAL LAHORI GATE CONVERTED INTO SHOPPING CENTER

8.3 INDUSTRIAL USE:

The industries at Sri Hargobindpur are dependent on the agriculture products. They are mainly shellers for processing paddy. There are 8 Rice shellers, one Ice Factory and are 3 Saw Mills. The rice shellers process paddy to the tune of 170 tones per year. These rice shelling industries, however, remain Idle, during the off season. The ice factory produces 5 tones ice per day.

Total area under Industrial use within M.C. limits is 5.24 hectare which is only 8.39% of developed area.

8.4 TRAFFIC & TRANSPORTATION:



ENTRY TO SRI HARGOBINDPUR FROM GURDASPUR, JALANDHAR SIDE

8.4.1 BUS STAND

There is no planned bus stand at Sri Hargobindpur and at present it is functioning in a small site of 0.3 hectare. The Bus Stand is situated on elbow shaped road curve on the junction of Sri Hargobind- Mehta-Batala road. It lacks in all public facilities & utilities and non-maintained status causes lot of public inconvenience



CONDITION OF BUS STAND AT SRI HARGOBINDPUR

8.4.2 ROADS:

The road system in Sri Hargobindpur is not well defined and suffers from congestion and heterogonous traffic. In fact the town has only 3 main roads viz. Gurdaspur road, Batala road and Amritsar road which are under active utilization of the major traffic of the town. All the three roads meet at an elbow road curve which has caused traffic problems, daily frustration and economic loss. As much as covered under the roads and their total length within the M.C.limits is 5.35 kms. Encroachments on road portion causing hindrance in smooth flow of traffic. Non-availbilty of parking spaces has made the situation more complex.



BATALA ROAD



NARROW & ZIG-ZAG STREET PATTERN

8.5 RECREATIONAL:

Sri Hargobindpur does not have organized parks, play grounds and open spaces. The existing Government High School on Amritsar road has a play ground.

8.6 PUBLIC FACILITIES:

8.6.1 EDUCATIONAL:

Sri Hargobindpur has two Govt. High Schools, one each for boys and girls and one Govt. Primary School. The High School for boys is situated on Sri Hargobindpur-Amritsar road and the Primary School on the link road from Batala road to Gurdaspur road fall outside M.C. limits covering an area 3.11 hectare. The Govt. High School for girls is located within M.C.limits on the Batala Road adjacent to the Existing Bus Stand covering an area of 0.52 hectare. There are 983 students studying in these Schools. Sri Hargobindpur has no college either for boys or girls. Students of this own after completing their schooling have to go to Gurdaspur, Qadian or Batala to attain the college or other higher level educational facilities..

8.6.2 MEDICAL:

Sri Hargobindpur lacks in medical facilities. It has only one Civil Dispensary within M.C. limits, located on Gurdaspur road which is run by the Zila Parishad, Gurdaspur. It has only 8 beds provision and does not bear the increased burden of indoor patients. It has an area of 0.58 hectare. The patients attended in the O.P.D. of the Civil Dispensary is 23 per day. The medicines and staff are always in short.

The town has one veterinary dispensary located on Gurdaspur Road outside M.C. limits. It covers an area of 0.15 hectare. The building of the veterinary dispensary is not in good shape. As many as 18 no. of ailing cattle are attended per day.

In addition to the Civil Dispensary there are 2 qualified doctors and 7 registered medical Practitioners which provide medical advice to a part of population of the town.

For lower level facilities, the existing situation seems to be satisfactory but people are largely dependant to major surrounding urban centers for specialized

8.6.3 PUBLIC UTILITIES:

a) WATER SUPPLY:

Water supply in Sri Hargobindpur is not up to the mark. There is only one water works available and the town is not fully covered by piped water supply. The water demand is supplemented by the people through deep wells and hand pumps. The area under water works located in the town is 0.18 hectare.

b) SEWERAGE:

Sri Hargobindpur lacks in underground sewerage systems. The solid wastes are carried manually and thrown at different places in the town which create unhygienic conditions in the town and encourages breeding of mosquitoes and flies. Overflow from domestic septic tanks can be seen here & there on the roads and streets.

 **OPEN DRAIN, NO SEWERAGE**	 **OPEN DRAINS ON BOTH SIDE OF STREET**

c) ELECTRIC POWER HOUSE:

One 66 K.V. Electric Sub Station is functioning on Batala Road outside the M.C. limits. The Electric Sub Station covers an area of 2.0 hectare.

d) OTHER UTILITIES:

There are two Banks, one Telephone Exchange with a capacity of 24 Telephone connections and a Post & Telegraph Office functioning in the Town.

Besides, there also exists a Police Station outside the M.C. limits on an area of 0.85 hectare.

9.0 CREMATION:

Sri Hargobindpur has one cremation ground located on the bank of river Beas and the area under the cremation ground is 0.50 hectare within M.C. limits.

10.0 GOVERNMENT USE:

Sri Hargobindpur being the block head-quarter has 14 Central Govt., State Govt. and Semi Gov. Offices. The following Table reveals the details of these offices: -

The offices in Sri Hargobindpur are housed in Sub Standard or out lived buildings. They also do not have the adequate space. These offices cause much inconvenience to the people on account of their scattered locations.

11.0 RELIGIOUS & HERITAGE:

Sri Hargobindpur is basically a religious town of the district. It has 4 Gurdwaras, 10 Mandirs and one Mosque. Apart from this there are 5 Takias located in different parts of the town and there is one Mazar known as Takia Shah Mana.

The religious places falling within the local limits cover an area of 6.23 hectare which also includes Gurdwara Dam Dama Sahib which is the largest of all the Gurdwaras and situated on Amritsar Road outside M.C. limits covering an area of 1.15 hectare. It is said that Guru Hargobind Rai took “Dam” (Rest) at this place while fighting with the army of Emperor Jahangir. Guru Hargobind Rai stayed in a tent during his visit and Gurdwara Manji Sahib has been erected at this place. Gurdwara Sat-Kartarian is known for its relation with the wearing in ceremony, first religious robe by shri Guru Hargobind Rai.

Sri Hargobindpur was also the Administrative capital of Ramgarhia Misl under great Misl Chief Jassa Singh Ramgarhia. ,The ruins of small fortress & smadh of sikh jarnail are still available.

		
GURUDWARA DAMDAMA SAHIB	**LAHORI DARWAJA**	**SAROWAR DAMDAMA SAHIB**

12.0 RURAL/AGRICULTURE:

Remaining land is covered under agriculture, waste land, river and other water bodies and forest area in addition to rural settlements. Total area under rural category is 5217.25 hectare out of which 3.32% area is under residential use, 2.48% is under traffic & transportation whereas 0.65% and 0.63% area is covered under public and semi-public uses & industrial use respectively. 92.52% area is under agriculture land, waste land, water bodies etc. Major portion of this land is under agriculture use. Wheat, Rice, Maize and Sugarcane are the major crops of the area. The area under cultivation is served with canal water and tube-wells. The agriculture is also dependent on natural rains. The intensive irrigation, fertilization and mechanized farming would certainly increase the production of agriculture in this area. Thus it is anticipated that Sri Harobindpur would continue to be the nodal point in its regional background. Besides, a large tract of land is covered under Beas River.



WASTE LAND ALONG RIVER BANK



A VIEW OF RIVER BEAS

CHAPER 9: PLANNINGN PROBLEMS & OBJECTIVES

9.1 PLANNING PROBLOMS:

Increased activities due to Religious importance of Sikh Gurudwaras, Govt. Offices, Grain Market, Civil Dispensary and other commercial activities has led the town for its physical growth. The presence of white ants in the old town which eat up the buildings materials, its location on the western bank of the river Beas, the abandoned buildings lying vacant without reclamation has all compelled the town men to scramble for a virgin soil in the vicinity of the town. There is no organized bus stand at Sri Hargobindpur. No proper provision for water supply & sewerage, no provision for lifting of solid waste .some of the major problems of the town which demand immediate attention are précised below:

1) Unplanned development without the provision basic facilities and utilities has created large pockets of slums and drainage problems.

2) Physical barrier of Beas River has blocked the development of the town in a compact form. The river when in spate engulfs the town from almost three sides during the rainy season.
3) Disorganized location of government and semi government offices inter spread all over the town cause inconvenience to the public.
4) The flow of River adjacent to the town has made the areas contiguous to the town, unfit for building activity.
5) There is no organized and planned commercial area. The commercial areas are developed along the Amritsar road, Batala road, and Gurdaspur road and inside lahori Gate. These commercial areas do not have any parking facilities.
6) Gurdaspur road though quite narrow, carries slow & fast moving traffic, thus giving rise to traffic congestion.
7) There is no adequate arrangement for accommodating the heavy rush of visitor during the religious gathering. The visitors have to stay here and there which cause public inconvenience and traffic hazards. Narrow and zigzag streets create traffic bottle-necks.
8) The town is not provided with any rail link. As a result people have to board the train from Gurdaspur, Batala and Qadian.
9) The town is partially served with piped water supply and the other source of water supply through hand pump and well.
10) There is no sewerage system and sewage/sullage is disposed off through open drains which cause unhygienic conditions and the source of various types of infectious diseases.
11) The town lacks in organized parks and open spaces.

9.2 PLANNING OBJECTIVES:

To check the haphazard and unplanned growth, its phenomenal growth of population, with its sprawling residential development a without proper layouts and without the convenience of life of this religious town, a comprehensive long range plan is essential, which gives due to consideration to the needs and convenience of the local population. The master plan Sri Hargobindpur has, therefore, been drawn up with the following objectives to achieve and provide for:

1. **To maintain the sanctity of religious places, their preservation, provision of public facilities and improving their surrounding . e**
2. **A functionally balanced, Residential, Commercial and Industrial development.**
3. **The development of the economic base of the town by providing planned Industrial Area and centrally located Commercial Area**
4. **Balanced social, cultural and recreational and other public facilities by providing well planned parks, open spaces, playgrounds and cultural centers.**
5. **Securing a balanced development, thereby achieving proper relationship between places of living, work and recreation.**
6. **An evenly distributed educational facility by providing adequate number of education institutions of various levels.**
7. **A well defined system of road hierarchy for proper movement of passengers and goods traffic**
8. **Augmentation of piped water supply and provision of underground sewerage system for the better and hygienic conditions.**
9. **Provision for solid waste management.**
10. **Imposition of zoning control and other regulatory measures.**
11 **Minimum dislocation of people and their activities.**

CHAPTER 10: POPULATION PROJECTIONS & DISTRIBUTION OF POPULATION

10.1 POPULATION PROJECTION:

As per census record Sri Hargobindpur town registered population of 5450 persons in 2001 and 3461 persons in 1991 with net growth rate of 57.47%. This higher growth rate was mainly due to construction of bridge across river Beas which has given new dimension to the development of this belt which was earlier ignored because of poor accessibility. It is expected that the town would grow faster in the next 20 years because of its improved connectivity, religious background, rich heritage and fertile agriculture land. It would also continue to perform commercial, industrial, educational, medical and administrative function in this region. Thus it is anticipated that there would an increase in the population due to improved linkages & connectivity

For preparation of Master Plan of Sri Hargobindpur, the present population of the M.C.limits of the town and the villages falling in Local Planning Area and their average growth rate of population has been kept as basis. While formulating this long range plan, the characteristic of population, sex composition, its employment pattern and migratory status have also been given the significance.

The analysis of the past population trend, geographical potentialities of the region have also been kept as the basis for projecting the future population for a period of 20 years. The population projection has been made by adopting various methods. However, mean of projected population by different methods have been kept as the projected population for the purpose of Master Plan.

The details of the population projections of the Local Planning Area are tabulated in the table 10.1 below:-

TABLE SHOWING THE POPULATION PROJECTIONS FOR MASTER PLAN OF SRI HARGOBINDPUR

TABLE NO. 10.1: POPULATION PROJECTION FOR LOCAL PLANNING AREA SRI HARGOBINDPUR

Sr.No.	Name of village.	HB No.	Population As per census 1991.	Population As per census 2001.	Decadal growth Rate	Actual Growth Rate. 1991-2001	Assumed Growth Rate	2011	2021	2031
1.	Sri Hargobindpur(MC)	--	3461	5450	1989	57.47%	40%	7630	10682	14955
2.	Sri Hargobindpur(Rural)	11	1461	--	--	--	--	--	--	--
3.	Galowal.	54	434	438	4	0.92%	10%	482	530	583

4.	Rampura	9	513	629	116	22.61%	40%	861	1233	1726
5.	Talwara.	10	685	1040	355	51.82%	40%	1456	2038	2854
6.	Kangra.	7	338	418	80	23.67%	25%	523	654	817
7	Nahra.	55	101	181	80	79.21%	30%	235	306	398
8.	Machhrai	56	725	1002	277	38.21%	30%	1302	1694	2202
9.	Kishankot	60	607	747	140	23.06%	25%	934	1161	1460
10.	Khudi	50	142	550	408	287.32	25%	688	860	1075
11.	Nurpur.	52	630	653	23	3.65%	10%	718	790	869
12.	Samrai	08	535	698	163	30.47%	30%	907	1179	1533
13.	Khanpur.	53	25	30	05	20%	25%	38	47	59
14.	Barma.	51	103	125	22	21.36%	25%	156	195	244
15.	Cheema.	49	239	3117			40%	4364	6110	8554
16.	Warsol Chak.	48	419	674	225	60.86	30%	876	1139	1481
17.	Dhirowal.	12	689	1023	334	41.58%	30%	1330	1729	2248
18.	Mari Panwan	13	2313	2470	157	6.79%	10%	2717	2989	3288
19.	Khokharwal	14	725	885	160	22.07%	25%	1106	1383	1729
20.	Gilbob	15	401	498	97	24.19%	25%	623	779	974
21.	Matewal.	28	325	354	29	8.92%	10%	389	428	471
22.	Gopalpur.	29	150	184	34	22.67%	25%	230	288	360
23.	Gill.	27	93	270	177	190,32%	40%	378	529	741
24.	Withwan.	26	503	464	-39	-7.75%	20%	557	668	802
25.	Chak Wasan.	30	297	339	42	14.14%	20%	407	488	581
TOTAL:			**15916**	**22239**	**--**	**-**	**-**	**28927**	**37906**	**50008**

The study of population projection reveals that the mean projected population of the local planning Area in the year2011 works out to be28927 persons, 37907in the year 2021 and 50008 persons in the year 2031 as shown in the Table given below;-

Table No 10.2 Population Projection

Sr No	Year	Projected Population
1	2011	28927 persons
2	2021	37906 persons
3	2031	50008 persons

10.2 PROPOSED POPULATION DISTRIBUTION:-

The above table reveals that the mean projected population of Sri Hargobindpur Local Planning Area for the year 2031 would be 50,000 person , out of which the population of Sri Hargobindpur M.C. is worked out to be 19535 persons, say 20,000 persons, which is going to be part Urbanisable area. It is anticipated that 30% population of remaining villages falling in Local Planning Area would migrate to Urbanisable Area during Plan Period. Thus the total population which would be required to be accommodated in the Urbanisable limits by the year 2031 worked out to be 29,250 **persons.**

Two residential slabs have been proposed so as to accommodate 29,000 persons in urbanisable Area. A medium density of 101 to 150 persons per gross hectare and a low density of below 100 persons per gross residential hectare .Thus the total requirement for residential purpose come to 275 hectare. However, keeping in view the potential of the area, it is anticipated that almost equal amount of additional residential area can also be put into same use for giving more avenues and options to the inhabitants and optimum utilization of land resources. Other land use zones are also calculated in the same pattern.

As already stated informal sector is proposed to be made an integral part of planning process. Accordingly the informal sector trade would be incorporated in the planned development in various use zones. The provision of informal sector trade units should be ensured at the time of sanction of building plans/layout plans as per the norms given in the table below:

TABLE10.3: PLANNING NORMS FOR INFORMAL SECTORS

Sr. No.	**Use zones/use premises**	**No. of informal shops/units**
i	Retail trade:	
	Metropolitan city centre, district centre, community centre, convenience shopping centre	3 to 4 units per 10 formal shops(to be provided in informal bazaar/service market components)
ii	Government and commercial offices	5 to 6 units per 1000 employees
iii	Wholesale trade and freight complexes	3 to 4 units per 10 formal shops
iv	Hospital	3 to 4 units per 100 beds
v	Bus terminal	1 unit for 2 bus bay
vi	Schools	
	Primary Secondary/	to 4 units
	Senior secondary/integrated	5 to 6 units
vii	Parks	
	District parks	8 to 10 units at each major entry
	Neighbourhood parks	2 to 3 units
viii	Residential	5 unit/1000 population
ix	Industrial	5 to 6 units per 1000 employees

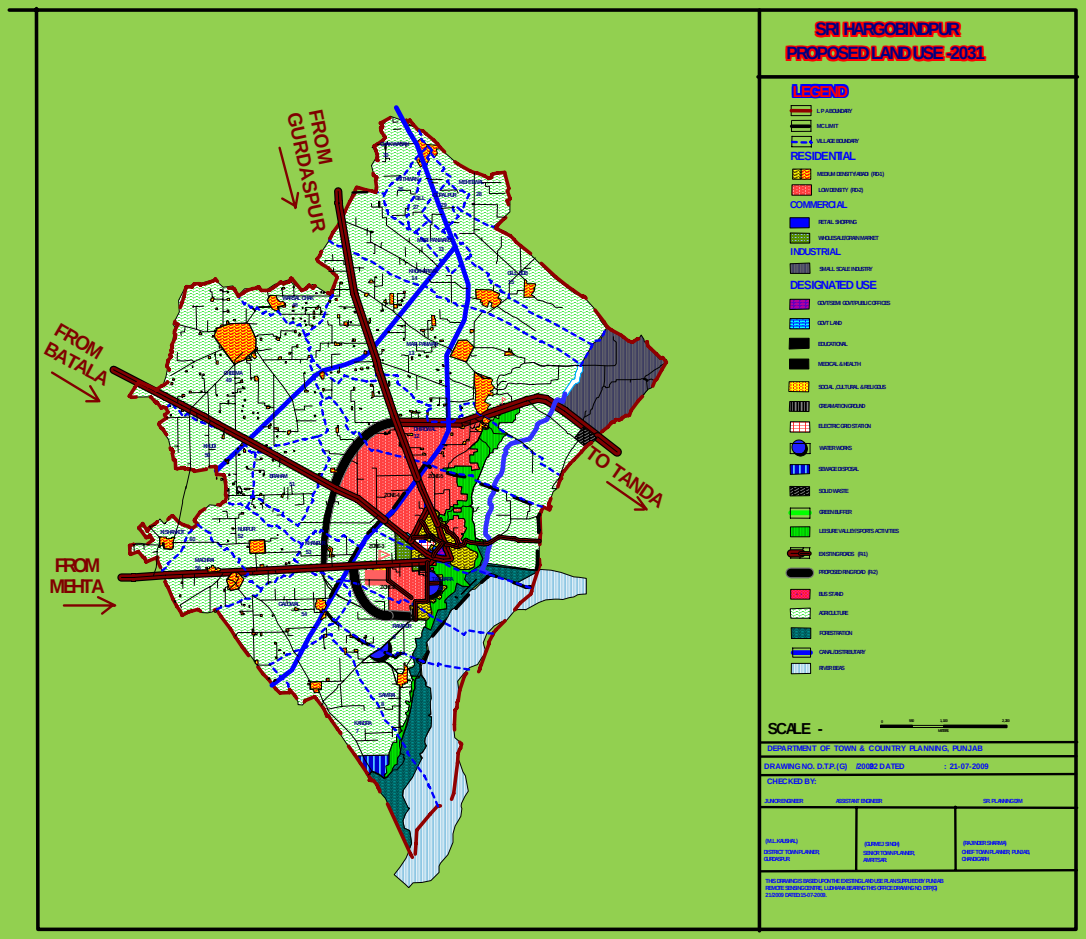
CHAPTER 11: PROPOSED LAND USE PLAN – (2009-2031)

The proposed Land Use Plan for Sri Hargobindpur takes into account the topographical features, existing road pattern, the built up area and the existing land uses. The natural features of low lying belt along river Beas have been proposed as recreational track. The arrangement of all these such land use and the manner in which they interact, determine the distinctive character and form for the projected development of the town.

The land use plan in essence is the translation into physical form of the planning policies and principles. The land use plan will ensure the success of the urban plan by positive development of surrounding villages and regulatory measures in the inter mediate areas.

In order to accommodate the projected population of 50,000 persons in local Planning Area by the planned period up to 2031, as worked out in the fore going paragraph, 29,250 persons population is to be accommodated in the urbanisable area of Sri Hargobindpur. The urbanisable area has been conceived by assuming gross town density of 60 persons per hectare. Thus an urbanisale area of 440 hectare has been proposed for various land uses so as to cater to the requirement of projected population by the end of the planned period i.e. 2031.

The proposed land use plan Drg. No. DTP (G) 22/2009 dated 21-07-2009 illustrates related town functions and projected land uses for a period of 22 years (2009-2031). With the objective of securing balanced development & thereby achieving proper relationship between places of living, work & recreation, the area of town has been divided into 5 self contained zones.


FROM GURDASPUR
FROM BATALA
FROM MEHTA
TO TANDA
SRI HARGOBINDPUR
PROPOSED LAND USE -2031
LEGEND
L P ASSEMBLY
MC LIMIT
VILLAGE BOUNDARY
RESIDENTIAL
MEDIUM DENSITY AREA (RD1)
LOW DENSITY (RD2)
COMMERCIAL
RETAIL SHOPING
WHOLESALE/OWNMARKET
INDUSTRIAL
SMALL SCALE INDUSTRY
DESIGNATED USE
CENTERM GOVT/PUBLIC OFFICES
GOVT LAND
EDUCATIONAL
MEDICAL &HEALTH
SOCIAL ,CULTURAL &RELIGIOUS
CREMATION GROUND
ELECTRIC GRID STATION
WATER WORKS
SEWAGE DISPOSAL
SOLID WASTE
GREEN BUFFER
LEISURE VALLEY/SPORTS ACTIVITIES
EXISTING ROADS (R1)
PROPOSED ROADS (R2)
BUS STAND
AGRICULTURE
FORESTRATION
CHAJ /DISTRIBUTARY
RIVER/BEAS
SCALE -
DEPARTMENT OF TOWN & COUNTRY PLANNING, PUNJAB
DRAWING NO. D.T.P.(G) /20082 DATED : 21-07-2009
CHECKED BY:
JUNIOR ENGINEER
ASSISTANT ENGINEER
SR PLANNER,GDM
(MS. KAUSHAL)
DISTRICT TOWN PLANNER,
GURDASPUR
(SURMEJ SINGH)
SENIOR TOWN PLANNER,
AMRITSAR
(RAJINDER SHARMA)
CHIEF TOWN PLANNER, PUNJAB,
CHANDIGARH
THIS DRAWING IS BASED UPON THE EXISTING LAND USE PLAN PUBLISHED IN PUNJAB
REMOTE SENSING CENTRE, LUDHIANA (SERVICE) DRAWING NO. (STG)
21/2008 DATED 25-07-2008.

Analysis of various proposed land uses such as residential, commercial, industrial, recreational, traffic & transportation, governmental, public and semi public etc. as shown in proposed land use plan/DRG. No. DTP (G)/22/09 dated 21-07-09) is given as under in the Table.

TABLE 10.4 DETAILS OF PROPOSED LAND USES OF LOCAL PLANNING AREA OF SRI HARGOBINDPUR-2031

Sr. No.	Land Use Categories		Area in Hectares	%age of Urbanisable Area
1.	**Residential**			
	RD-1 Old Built up/Medium Density	75.00		
	RD-2 Low Density Including Village Abadies falling within		565.63	55.72
	Urbanisable Area	490.63		
2.	**Commercial**			
	Retail Shopping, General Business and Commerce	05.50		
	Wholesale Fruit & Vegetable, Grain Market, Warehousing, Cold		18.24	1.80
	Storage etc.	12.74		
3.	**Industrial**			
	Light and Service Industry/ I T Park		157.20	15.48
4.	**Recreational**			
	LeisureValley/SportsActivities /Mela Ground		143.17	14.10
5.	**Traffic and Transportation**			
	Bus Stands	01.15		
	Truck Terminal (To be planned in Industrial Zone)	30.00	74.57	07.36
	Road Circulation	43.42		

6.	**Public & Semi Public Facilities/Designated Use**			
	Medical and Health	00.58		
	Educational (School and Colleges)	01.54		
	Government/Semi Government/ Public Offices	07.40	20.29	02.00
	Water Works	00.36		
	Electric Grid Station	05.11		
	Religious & Cultural	05.30		
	Solid Waste	06.70 (Outside Urbanisable Limit)		
	Sewage Disposal/Sewerage Treatment Plant	08.45 (Outside Urbanisable Limit)		
7.	Agriculture/Water Bodies within Urbanisable Limit		35.90	03.54
	Total Urbanisable Area		**1015.00**	**100.00**
8.	**Rural/Agriculture (Villages and Residential Areas)/Green Buffer/Sewerage Disposal/Solid Waste/ Treatment Plant etc./Cremation Ground, Industry/Forestation Outside Urbanisable Boundary**		4624.00	-----
	Total Planning Area of Sri Hargobindpur Master Plan		**5639.00**	-----

AREAS AT A GLANCE

- ***Area within the Municipal Limit of Sri Hargobindpur*** = ***664.00 Hectares***
- ***Local Planning Area of Sri Hargobindpur*** = ***5639.00 Hectares***
- ***Urbanisable Area as per Proposed Land Use Plan of Sri Hargobindpur*** = ***1015.00 Hectares***

Briefs description of various land uses as shown in the proposed land use plan Drawing No. DTP (G) 22/2 dated 21-07-2009 is given as under:-

1. RESIDENTIAL USE:

Two residential slabs have been proposed in the residential sectors; Medium density has been taken as 150 persons/gross residential hectare and a low density has been proposed as 90 per gross residential hectare. Five self contained zones have been proposed within the Urbanisable limits. Medium density has been proposed in the old town only. In the rest of the residential sectors/zones low density has been proposed. The total area has been proposed for residential was comes out to 565.63 hectrs.i.e.55.72% of the urbanisable area. The proposed residential area has been enhanced to provide better options & to have a control on land Economics of the area.

2. COMMERCIAL USE:

The existing commercial areas falling inside Lahori Gate and its surroundings have been retained where-ever is possible. An area of 5.50 hectare for retail shopping, general business and commerce has been proposed at the junction of Amritsar road with Gurdaspur road and on Rampur Talwara Road..The grain market developed by the Colonization Department between Amritsar Road and Batala road has been spot zoned and an additional area contiguous to this site has also been [proposed for the expansion of this wholesale business areas.. It is further proposed that the residential area shall be provided with adequate parking facilities, open spaces and other public amenities tin the detailed zoning/sector plans. Thus a total area of 18.24 hectres. i.e.1.80 % of the urbanisable area has been proposed for commercial use.

3. INDUSTRIAL USE:

Sri-Hargobindpur is located in an agricultural belt along the Beas River. The town has, therefore, potential for agro-based industries and the industries based on the long grass grown on the low-lying banks of the river. Thus Sri-Hargobindpur has potential to develop in the field of light and service industries. Keeping in view the potentials, an industrial area of 157.20 hectare on Gurdaspur-Tanda road has been proposed for light/service industries .The industrial zone have been proposed keeping in view the prevailing wind direction and location of residential zone. Green buffer/belts have also been proposed between the village abadies and the proposed industrial zone, from environmental point of view. Proposal of Truck Terminal is proposed as an integral part of Industrial Zone and an area of 30 hectare is earmarked for this purpose.

4. RECREATIONAL:

Except a stadium in the in the Senior Secondary School for boys, Sri-Hargobindpur town does not have any park, plat grounds/open spaces. In all the five zone major public Parks/open spaces shall be proposed while preparing Sector zonal plan. Continuous green belts/buffers have also been provided almost in all the sectors for providing better residential facilities and to provide healthy environrons. Apart from this considerable area along the river Beas has been proposed for forestation, landscaping and recreational activities with special emphasis on sports activities. To

5. TRAFFIC AND TRANSPORTATION:

The total area proposed under traffic and transportation is 74.57 hectare i.e. 7.36% of the urbanisable area. The details of this use area described as under: -

i) BUS STAND:

The bus stand already functioning at the junction of Sri-Hargobindpur-Amritsar road and the road leading to S. Sobha Singh Art Gallery has been spot for the bus stand to serve the population of urbanisable area. This bus stands site will, however have to be fully developed for providing necessary amenities for the passengers. The area of this bus terminal has been proposed as 1.15 hectares. It is, however, felt that with the completion of the bridge over the River Beas, the town is expected to gain importance in the regional context and thus grow beyond all properties. In that situation, the bus terminal site, though quite appropriate in the present context, will have to be relocated suiting the changed scenario.

ii) TRUCK TERMINAL:

A truck terminal has been proposed on the northern side of the Tanda Road. The truck terminal site has been proposed in the Industrial use zone. With the completion of bridge on the river Beas, the town is going to have a huge amount of passenger and goods traffic passing through it. In view of this the truck terminal has been proposed on an appropriate site. This will serve the town from un-necessary traffic congestion. The total area proposed under truck terminal is 30.00 hectare.

iii) ROAD CIRCULATION:

The present road system in the town is based on three regional roads viz. Amritsar, Batala Gurdaspur roads, which are coping with the local and the regional traffic. Although the widths of these roads very at certain points, yet these three existing roads have been proposed as Sector Roads to a uniform width of 30 mtrs. The road leading to Rampur and Talwara villages has also been taken as Sector Road 20 mtrs wide. In order to remove congestion in the interior of the town and to provide for smooth and efficient flow of traffic, a peripheral Sector Road of 30 mtrs. Width has been proposed which links all the above three regional roads, thereby serving as a bye-pass. The above mentioned road network complete the major traffic system of the town. An area of 43.42 hectare has been proposed under the road circulations.

iv) Ring Road :

30 Mts. wide ring road has been proposed from Tanda- Gurdaspur junction to join the Gurdaspur road, Batala road and Mehta road then reaching up to Talwara road. This will facilitate the smooth running of all type traffic of incoming and outgoing traffic.

The categories of the road system proposed in the revised Draft Master Plan of Sri Hargobindpur are given below :-

Sr.No.	Category of Road.	Right- of- Way
1.	Sector Roads.R-3	30 Mtrs.Wide.
2.	Sector Roads.R-4	20 Mtrs.Wide.

6. DESIGNATED USE:

All major public &semi public uses including Educational, Medical, Public & Govt. offices, utilities, facilities and services have been clubbed under designate use. Most of the existing sites have been spot zoned with proposed enhancement of facilities and levels. Description is a under:

.

i) WATER SUPPLY

Presently the town is partly served by pipes water supply system. There exists one tube well within the Municipal Limits and another is also operating on the Amritsar Road outside the Municipal limits. These sites have been spot-zoned with an area measuring 0.36 hectare at their respective places for water works. Augmentation of water supply system in the town would be required to be done to meet the requirements of the existing as well as the projected population, for which new sites are not being proposed. Such sites would be suitably carved out during detailed planning.

ii) SEWERAGE

The under-ground sewerage system in the town is completely absent. It is proposed to provide the under ground sewerage system in the town. A site for sewerage (Treatment Plant) etc.) has been proposed on the road to village Buchian outside the Urbanisable Area.

iii) ELECTRICITY :(POWER HOUSE, GRID STATION)

The expansion of the 132 KV Sub-Station already existing on the Batala Road has been spot zoned in the Master Plan on an area of 5.11 hectares.

iv. GOVERENMENTAL:

The government offices which are already in existence in the town are located at scattered places and are mostly housed in private buildings. Therefore, a site measuring 7.40 hectare is earmarked for this purpose.

v. Medical & Health:-

Existing health facilities have been spot zonend.New areas shall be purposed while detailing the zonal plan.

vi. Educational:

Existing Educational facilities have been spot zoned. New areas shall be purposed while detailing the zonal plan.

vii. RELIGIOUS & CULTURAL:

The historical and other important religious places have been spot zoned. The area under this use is 5.30 hectare.

7. AGRICULTURE AND WATER BODIES:

i) RURAL/AGRICULTURE/HOSRTICULTURE/FOREST ZONE(VILLAGE AND RESIDENTIAL AREA AND RIVER:

The remaining area left between the urbanisable area and the planning area boundary has been left for Rural/Agriculture/Horticulture & Village and Residential abadis. Area under river Beas and waste land along the banks of river has been proposed to be developed as thick forest. Area under water bodies including canal & distributaries has also been put in the same category i.e. rural zone. 30 mtrs. wide green buffer has been proposed along both sides of the Tanda- Gurdaspur road.

TABLE 11. 1 ZONE WISE DETAILS OF VARIOUS LAND USE WITHIN URBANISABLE LIMITS

AREA IN HECTARE UNDER DIFFERENT LAND USES

Zone No.	Total Area of Zone	Residential	Commercial	Industrial	Recreational	Traffic & Transportation	Public Semi Public/Designated Use	Agriculture/Water Bodies
1.	110.00	66.70	00.70	---	25.19	05.50	11.91	---
2.	107.00	54.43	01.54	---	06.42	07.57	06.74	30.30
3.	138.00	102.18	16.00	---	05.95	11.05	00.87	01.95
4.	218.00	199.35	---	---	05.21	10.97	00.77	01.70
5.	252.00	142.97	---	---	97.60	09.48	---	01.95
I-ZONE	190.00	---	---	157.20	02.80	30.00		
TOTAL	**1015.00**	**565.63**	**18.24**	**157.20**	**143.17**	**74.57**	**20.29**	**35.90**

- Sewerage Disposals & Solid Waste is also proposed outside the urbanisable limit.
- Road pattern & other uses within the Zones shall be earmarked while preparing Zonal Plan.
- Major designated uses have been spot zoned or expanded as per the requirements.

11.1 RECOMENDATIONS

Sri Hargobindpur, being a town of Religious character & possessing rich heritage, has been a center of Religious as well as Cultural Activities, has got the potentials to be developed as a part of greater tourist circuit of this region in the regional context on the one hand and development of town area in integrated manner with a focus on problems & potentials of town and Local Planning Area.

Thus the major proposals are recommended in three sets as described below: -

Recommendation in Regional Context

- Development of Sri Hargobindpur as a part of *Greater Tourist Circuit* stating from Amritsar and covering & connecting important places of interest like Khadur Sahib, Goindwal Sahib in Amritsar district, Sultanpur Lodhi and Kapurthala in Kapurthala district and places like Dera Baba Nanak, Achal sahib, Kandh Sahib, Masania, Gurdwara Ghallu Ghara, Gadhi Baba Lal Ji, Pindori Dham, Keshopur Wetland, Kalanour and so many places of interest in Gurdaspur district. For this purpose provision of better linkages connecting these places with Sri Hargobindpur are proposed to be developed in such a way to ascertain aesthetics as well as strengthening and restructuring of these linkages with the provision of modern road furniture and provision of basic public amenities. Roads proposed for widening, strengthening and beautification within Local Planning Area are as under: -
  - Sri Hargobindpur-Batla road
  - Sri Hargobindpur-Qadian road
  - Sri Hargobindpur-Ghoman-Mehta road
  - Sri Hargobindpur-Tanda road
  - Sri Hargobindpur-Gurdaspur road
- Being located on the western bank of river Beas, Sri Hargobindpur has got the assets in natural resources in the form of natural vegetation, forestry and availability of larger chunk of land on the river bank which can be utilized as major tourist attraction centers like regional environmental park, birds sanctuaries, sports complex with water games.

  The proposals for such type of activities have been made in the proposal part.

Developing the Town as Heritage Center

- As already discussed in previous chapter, Sri Hargobindpur is known for number of places like Gurdwara Damdama Sahib, Gurdwara Sat Kartarian, Gurdwara Manji sahib and other places such as Lahori Gate, Haweli of Jassa Singh Ramgarhia, Guru ki Masit, Radha Krishan Temple at Kishankot and so many other places of historical and cultural importance, these places of great significance are required to be conserve in such a way that the sanctity of these places be restored and proper facilities, utilities and services can be made available to the large number of devotees who come here to perform homage. In this regards it has been proposed that
    - Provision of basic amenities, facilities and services in these important monuments.
    - Provision for parking spaces around these monuments.
    - Beautification of surrounding areas.
    - Providing proper linkages.
    - Provision for boarding facilities in the form of Dharamshala etc.
    - Special arrangement during festival days especially on *Amawas* and during annual *Melas*

Proposed Recommendation for Local Planning Area

Keeping in view the existing as well as projected requirement of the Local Planning Area of Sri Hargobindpur, it is proposed that the future requirements shall be incorporated in equally distributed manner. In this regard it is proposed that in addition to main town two additional service growth center are to be developed in the surrounding of Sri Hargobindpur town. The proposal is as under: -

- The proposed plan of Sri Hargobindpur covers the 5639 hectare of area inclusive of 664 hectare. Area falling within municipal limits.
- This entire area is proposed to be developed in three hierarchical system of development as under:-

A) TOWN AREA & ITS IMMEDIATE SURROUNDINGS

This is the first core of Sri Hargobindpur urban complex area which includes the area within municipal limit and surrounding villages of Samrai, Dhirowal, Khanpur and Galowal to form the composition of urbanisable area for the purpose of Master Plan and it is proposed to all the projected requirements envisaged for the total Local Planning Area of Sri Hargobindpur. Total area projected for various land uses comes to 825 hectare.

B) INDUSTRIAL GROWTH CENTERS

Keeping in view the strategic location of tri-junction of Sri Hargobindpur – Gurdaspur Road with Tanda road, which further connect the same with NH-1A; an Industrial growth center with urban & rural infrastructure and agriculture marketing facilities including Modern Truck Terminus, has been proposed. This will help in restricting the pressure on main town on one hand and ensuring the optimal utilization of potential & resources on the other hand. An area of190 hectare has been proposed for this purpose.

FOLLOWING IS THE SET OF RECCMMENDATIONS TO EVOLVE THE DEVELOPMENT STRETEGY FOR SRI HARGOBINDPUR LOCAL PLANNING AREA IN REGIONAL AS WELL IN LOCAL CONTEXT:

- *Development of Sri Hargobindpur as a HERITAGE TOWN within the Tourist Circuit of the region providing better linkages for connecting it with the places of interest in surrounding area.*
- *Development and conservation of old monuments ,provisions for better arrangement for important Religious & Historical buildings And related festivals & periodical Melas being held here.*
- *Development of River bank for rich forestation and scenic beauty along with the provisions for Environment Park and other related Activities on available chunk of land.*
- *Distribution of various land uses such as residential, commercial, industrials, public and semi-public, traffic and transport, parks and open spaces etc. as per the existing and projected requirements of the town/local planning area.*
- *Earmarking of residential areas for 29250 persons projected population, which is proposed to be accommodated in the proposed urbanisable are in the Master Plan by the end of 2031in the form of redensification of core area and proposal for new residential zone as per the future requirements. Remaining 20750 persons projected population is proposed to be accommodated in the rural zone of the Master Plan.*
- *Planned commercial areas to cater the existing and projected requirements of town as well as local planning area. The prevailing trend of road side commercial area is proposed to be retained for retail purpose. In addition existing agricultural market is proposed for strengthening along with providing these facilities at proposed sub urban growth center to lesson the burdon on existing market. Proper provision for regional level city centers and sub city centers are also proposed in the Master Plan. Proper hormone is proposed to be maintained between living and commercial area to make it more feasible and workable.*
- *The major industrial activities are rice shellers, saw mills, brick kilns etc. in the area. Proper provision has been made in the Master Plan for these activities in a planned manner. Emphasis has also been laid certain more agro based units which may come up in the area with the time span. Industrial sector is proposed keeping in view the geographical factor like north direction, wind direction, slope of the area, disposal of sulage and other factors which are required to be fulfilled as per pollution norms and standard.*

- *Emphasis has been laid for the better provision and even distribution of public amenities, utilities and services. Provision of water supply, sewerage disposal after treatment, storm water disposal, solid waste management and all other related issues have been given due care and consideration while preparing the Master Plan of Sri Hargobindpur.*
- *Proper considerations have been given for earmarking the zone for public and semi-public facilities. Proper areas have been zoned for the provision of educational, medical, govt. offices and all other related issues while preparing the Master Plan. Basic facilities are proposed in all the villages falling in local planning area.*
- *Due consideration has been given for proper linkages between work and living area at town level and by proposing workable road network at various level by proposing ring road, sector road and other rods in hierarchical manner. In this regard the existing road network had been studied and most of the cases proposal for widening, strengthening and upgrading the existing network in such a way to make it more feasible and workable. Proper provision for parking shall be made in the zonal sector plan, however, areas for bus stand and truck stand has been earmarked in the Master Plan.*

CHAPTER 12: ZONING REGULATIONS:

ZONING REGULATIONS

12.1 Chapter XI of the Punjab Regional and Town Planning and Development Act, (amended) 2006 provides for 'Control of Development and Use of Land where Master Plan is in Operation.' The chapter lays down the procedural framework for exercising the development control. "Development" as defined by the Act means the carrying out of building, engineering, mining, quarrying or other operation in, on, over or under land or making of any structural or material changes in nay building or land including that which affects the appearance of any heritage site and includes demolition of any part or whole of the building or change in use of any building or land and also includes reclamation, redevelopment, a layout or sub-division of land.

12.2 It would have normally been expected that a Master Plan include regulations dealing with all facets of "development". However since formal Master Plans were not available, Government has instituted many regulations on state-wide basis to govern key facets of development such as sub-division and layout of land under PAPRA, FAR, ground coverage, parking, building design and construction etc. It is therefore proposed to retain these regulations along with their enforcement authorities and practices in this Master Plan. Some of the key regulations currently in force are reproduced below for general information.

(A) Residential (plotted)

1 Minimum area of colony

Category	High Potential Zone (I & II)	Medium Potential Zone (I & II)	Low Potential Zone (I & II)	**Low Potential Zone III**
Residential Plotted	---	---	---	**10 Acres**
Group Housing	---	---	---	**5 Acres independent**

In category Low III within Municipal Limits any area of land can be developed as a colony and instructions of Memo No. 17/17/01 -5HG2/1640 dated 18-06-09 shall also apply.

2	Maximum area under residential and commercial - 55% subject to the condition that commercial shall not exceed 5% of total area	
3	Minimum area under institutional / pubic buildings - 10% of total area	
4	Minimum area under parks/open spaces, roads & parking lot - 35% of total area	

Note: -F.A.R., height and ground coverage for individual residential plots within municipal areas, building byelaws of Municipal Corporation shall be applicable and outside municipal corporation limit, the building bye-laws of respective Development Authority shall apply. However saleable area (residential and commercial) shall not exceed 55%.

(B) Group Housing

1	Minimum area required	4000 square meters (within M.C. limits) 5 acres (outside M.C. limits)
2	Maximum ground coverage	40%
3	Maximum F.A.R	1:1.75
4	Basement	Multi level basement will be allowed behind the building in the zoned area except in set backs provided it is proposed for parking purposes only and satisfy the public health and structural requirements.
5	Maximum height	There shall be no restrictions on the height of building subject to clearance from Air Force Authority and fulfillment of other rules such as set backs, distance between building etc. however, structural safety and fire safety requirements as per N.B.C. shall be compulsory.
6	Stilts	Stilts under the building will be allowed to enhance up to 3 meters beyond the building block except in the setbacks, provided it is used for parking only. No construction shall be allowed on the extended portion of the stilts. Stilts used for parking shall not be counted towards F.A.R.
7	Minimum Frontage	20 meters
8	Open spaces and organized parks	Minimum 30% of the area of the site shall be used for landscaping. The organized park area shall be 15%.
9	Parking	2 ECS per 100 square meters covered area on all floors subject to maximum 3 ECS per dwelling unit.
10	Dwelling Density	40-80 units/acre However, for social housing, the dwelling density may be increased up to 120 units per acre.
11	Community facilities	Area for community facilities such as community centre, reception hall, crèche, library, maintenance store etc shall not be less than 2.5%.
12	Fire Safety	As per BIS norms.
13	Lift and Stair cases	As per the rules of Development Authority.
14	Structural stability	Building shall be made structurally safe to withstand any natural disaster and shall be designed by a qualified structural engineer as per the provision of N.B.C.

(C) Commercial

Minimum area required	4000 square meters (within M.C. limits) 2 acres (outside M.C. limits)
Minimum frontage	30 meters
Maximum F.A.R.	1:1.75
Maximum height	There shall be no restrictions on the height of building subject to clearance from Air Force Authority and fulfillment of other rules such as setbacks, distance between building etc. However, structural safety and fire safety requirements as per N.B.C. shall be compulsory.
Maximum ground coverage	40%
Minimum parking	2 ECS per 100 square meters covered area as per Govt. Letter No. 17/17/01 – 5HG2/1648
Basement	Multi level basement will be allowed behind the building in zoned area except in setbacks provided it is proposed for parking purposes only and satisfy the public health and structural requirements.
Minimum approach road width	80 feet

Note:
F.A.R., height, ground coverage, parking etc. within M.C. limits shall be governed by Municipal Corporation building bye laws.

The E.C.S. shall be counted as below:

- 23 square meters per open parking
- 28 square meters for parking under stilts on ground floor
- 32 square meters for parking in the basement

For group housing stand-alone projects, minimum width of approach road shall be 60' but the promoter shall leave space from his own land for widening it to 80 feet and the space so left shall be public space. In the planned colony, group housing shall not be on a road less than 60' wide.

(D) Institutional/Hotel/Hospital/Multi-media center:				
Components	**Institutional**	**Hotel**	**Multi media**	**Hospital**
Minimum plot size.	5000 square meters	5000 square meters	5000 square meters	5000 square meters
Minimum frontage	200 feet	200 feet	200 feet	200 feet
Minimum width of approach road	40 feet	80 feet	80 feet	80 feet
Maximum F.A.R.	1:1	1:3	1:1	1:1
Maximum ground covered	40%	50%	40%	40%
Parking	1 ECS per 100 square meters of the covered area if the project is covered under notification no. 17/171/5-Hg2/311 dated 11-01-08, otherwise the parking norms meant for commercial uses i.e., 3 ECS / 100 square meters covered area shall apply.			

12.3 In view of the above the zoning regulations proposed under this master plan are essentially concerned with the control of land use. The proposed land use plan includes following land use zones

- Residential
- Commercial
- Industrial
- Warehousing and Godowns
- Rural and Agricultural

In addition specific designations have been shown in respect of proposed arterial road network, existing rail network, transport termini etc.

12.4 As explained earlier since sub-division of land and design and construction of buildings is being controlled by well established regulations and concerned competent authorities, zoning regulations under the Master Plan are seen as the reference point for these agencies to ensure that the development permitted by them is in compliance with the Master Plan.

The zoning regulations proposed for adoption in LPA Sri Hargobindpur are presented below

LPA Sri Hargobindpur Master Plan

Zoning Regulations

Chief Town Planner, Punjab being the planning agency designated under section 57 of the Punjab Regional and Town Planning and Development Act (Amended) 2006 for the Local Planning Area, Sri Hargobindpur declared under section 56 of the said Act, following the requirement under clause (d) of sub section 1 of section 70 of the Punjab Regional and Town Planning and Development Act 1995 hereby makes following Zoning Regulations as a part of the Master Plan prepared for the Local Planning Area, Sri Hargobindpur.

1. SHORT TITLE, SCOPE, EXTENT & COMMENCEMENT

1.1. Title

These Regulations shall be called the Zoning Regulations for Local Planning Area, Sri Hargobindpur 2009 (hereinafter referred to as "these Regulations").

1.2. Scope of the Regulations

The scope of thse regulations in limited to defining permissible land uses in various land use zones depicted in the proposed land use plan forming part of the Master Plan. Other aspects of "development" such as sub-division and layout of land or intensity of development measured through FAR, ground coverage, parking requirements, building design and construction etc. will be governed by other acts and regulations promulgated by Government from time to time. Competent Authorities under such regulations shall ensure that the developments permitted by them are in conformity with these regulations.

1.3. Jurisdiction

These Regulations shall apply to all "development" in the Local Planning Area, Sri Hargobindpur declared under section 56 of the Punjab Regional and Town Planning and Development Act 1995 *vide* notification no 12/3/2009 – 4 HG1/408 dated 5-2-2009.

1.4. Date of Coming into Force

These Regulations shall come into force on the day on which the designated Planning Agency publishes the final Master Plan along with these regulations in the *Official Gazette* after obtaining the approval of the State Government under sub section (5) of section 70 of the Punjab Regional and Town Planning and Development Act 1995.

Till such approval, the Authorities in considering the application of for permission for development shall have due regard to the draft proposals including these regulations.

2. DEFINITIONS

For the purpose of these zoning regulations, the following definitions, unless the context otherwise requires, shall apply:

1. **"Act"** means the Punjab Regional and Town Planning and Development (Amendment) Act, 2006 (Punjab Act No. 11 of 1995).
2. **"Government"** Means the Government of the State of Punjab.
   "Chief Town Planner" Means the Chief Town Planner of the Department of Town & Country Planning, Punjab or any other officer to whom his powers are delegated.
3. **"Planning Agency "** means the Chief Town Planner Punjab designated as such under Section 57 of the Punjab Regional and Town Planning and development (Amendment) Act 2006 for Local Planning Area Sri Hargobindpur.
4. **"Existing Land Use Plan"** Means the Plan showing the different land use
   Existing at the time of preparation of the Existing Land Use Plan Of Local Planning Area, Sri Hargobindpur and as indicated on Drawing No. DTP (G) 21/2009 dated 15-07-09.
5. **"Local Planning Area"** means the Local Planning Area Declared under section 56(1`) of the Punjab regional and town Planning and development (Amendment) Act 2006 vide notification No 12/3 /2009-4HG1/ 408 dated 05-02-2009.
6. **"Non- Conforming Building or use"** means use in respect of any land or building in the Local Planning Area, the existing use of which land or building is contrary to the prescribed land use.
7. **"Proposed Land use Plan"** means the plan showing the proposed any admissible uses of different areas and Land use zones covered in the Local Planning Area, Sri Hargobindpur and as indicating on Drawing No. DTP (G) 22/2009/ Dated 22-07-09.
8. **"Sector Plan"** means the detailed plan of a part of Mater Plan as delineatedin the master plan and approved by the Chief Town Planner, Punjab showing all or any of the following:-
   a) Layout of Plots, Streets, Roads Public open spaces, parking areas.
   b) Area temporarily or permanently prohibited for the building operation.
   c) Uses Permitted in respect of each or a group of plots into which the land may be shown to be divided.
   d) Any other detail provided in the Lay-pout plan.

9. "**Zoning Plan"** means the plan of area or part thereof or supplementary layout plan approval by the Chief Town Planner and maintained in the office of Competent Authority showing the permitted use of land and such other restrictions on the development of land as may be prescribed in the zoning regulations, for any part or whole of the area such as sub-division of plots, open spaces, streets, position of protected trees and other features in respects of each plot, permitted land use, building lands, height, coverage and restrictions with regard to the use and development of each plot in addition to such other condition as laid down in these regulations hereafter.

10. **"Knowledge Park":** Such parks in residential land use zones can have only such activities which are absolutely non –polluting, non hazardous Environment friendly, free from noise & vibrations, having no polluting effects on air and water and causing no nuisance whatsoever. Uses in such parks will be determined by Chief Town Planner, Punjab.

11.**"Farm House**" Farm house means a building allowed on a holding of agricultural land for residential and agricultural activity of the land holder. The total floor area of such farm house shall not exceed 2 per cent of the area of holding or 200sq.m.whichever is less.

12..**"Atta Chakki":** Atta Chakki is categorized as service industry where:

- Grinding of only food grains is carried out through the process of crushing under the load rotational movement of two plates or blocks. .
- The maximum electric load does not exceed 20 kW.
- The Atta Chakki shall be used for grinding food grains supplied by the consumers only and no sale/ purchase of food grains/ flour be carried out by the Atta Chakki owner at commercial level.
- The Atta Chakki shall only be permitted on roads having minimum 13.5 m Row.

13. "**House Hold Industry"** House Hold Industry means house hold occupation/ Industry conducted only by family members/persons residing in the dwelling with or without power and not contrary to the provisions of the Water Pollution (Prevention and Control) Act 1974 Air pollution (prevention and Control) Act 1981 and Environment (Protection) Act 1986.

14. **"Cottage Industry":** Industrial units employing less than 10 workers, not creating excessive traffic and not omitting fumes, noise and effluents injurious to the existing sewers and not contrary to the provisions of the Water Pollution (Prevention and Control) Act 1974, Air Pollution(Prevention and Control) Act 1981 and Environments (Protection) Act 1986.

15. **"Micro, Small and Medium Enterprises engaged in manufacture or production of goods"** have the meaning assigned to them in clause (a) of sub-section (1) of section 7 of Micro, Small and Medium Enterprises Development Act 2006 of Government of India

16. **Large Industries:** Large Industries are the industries in which the investment in fixed assets in plant and machinery is more than Rupees 10 crores.

17. **Public and Semi Public activities:** Public and semi public activities means governmental/ semi governmental offices, educational, medical intuitions, recreational and entertainment facilities, cultural and religious institutions etc.

Terms and phrases used, but not defined in these regulations, shall have the same meaning as assigned to them in the Act.

3. LAND USE ZONES

The proposed land use plan incorporated in the Master Plan of Sri Hargobindpur LPA depicts the following land use zones

3.1. Residential
3.2. Commercial
3.3. Industrial
3.4. Rural and Agricultural
3.5. Recreational

4. LAND USE CLASSES

For the purposes of these Regulations various land uses are grouped into following land use classes.

Sr.No.	Land Use Class	Use Class Code
1	Housing	A
2	Trade and Commerce	B
3	Manufacturing	C
4	Transport, Storage & Warehousing	D
5	Offices	E
6	Education, Training and Research Institutes	F
7	Healthcare facilities	G
8	Recreation, Entertainment	H
9	Public utilities and services	I
10	Agriculture, forestry and fishing	J

5. USE PROVISIONS IN LAND USE ZONES

Following table describe the land use classes and their further sub-classes permitted in various land use zones. The shaded cells in the table indicate that the use is generally permissible. A number in the cell indicates the conditions listed at the end of the table subject to which the use is permissible.

LAND USE ZONES AND PERMISSIBLE LAND USES							
USE CLASS		LAND USE ZONES					
Sub Code	Description	Residential	Commercial	Industrial	Warehousing	Rural and Agricultural	
						Abadi deh and 200 m around Phirni	Rest of Rural and Agricultural
1	2	3	4	5	6	7	8
A	**Housing**						
A1	Residential houses in the form of plotted development, group housing, farm houses for customary residence including household industry.			7			1
A2	Old age homes, Orphanages, Hostels for students, working women etc.					2	2
A3	Service apartments, Hotels including Star Hotels, Motels, Guest Houses, Dharamshalas, Lodging Houses			7			

A4	Jails, asylums, reformatories and the like	
A5	Residences for watch and ward staff, residences for industrial workers/ management	
A6	Housing not classified above	
B	**Trade and Commerce**	
B1	Retail trade including markets for fruits and vegetables, meat and fish; super markets	
B2	Department stores, Malls including super market, retail trade, restaurants and multiplexes	
B3	Personal and community services like laundry, hair dressing, beauty parlors, tailoring, coaching classes, cyber cafes, Atta Chakki, Repair of Household Appliances, Bank Branches, ATM	
B4	Wholesale trade with storage of commodities	3
B5	Filling Station **	
B6	Kerosene Storage/Gas Godown and storage of fire works	6
B7	Gas Distribution (without storage of cylinders)	
B8	Trade Fares, Exhibition and Conventional centers	
B9	Showroom of Mills/ Factory Retail Outlets	
B10	Trade not classified above	

	2	3	4	5	6	7	8
C	**Manufacturing (NIC Section C)** *						
C1	Manufacture of food products (NIC Division 10)						
C2	Manufacture of beverages (NIC Division 11)						
C3	Manufacture of textiles (NIC Division 13)						
C4	Manufacture of wearing apparel (NIC Division 14)						
C5	Manufacture of leather and related products (NIC Division 15)						
C6	Manufacture of wood and products of wood and cork, except furniture; (NIC Division 16)						
C7	Manufacture of paper and paper products (NIC Division 17)						
C8	Printing and reproduction of recorded media (NIC Division 18)						
C9	Manufacture of coke and refined petroleum products (NIC Division 19)						
C10	Manufacture of chemicals and chemical products (NIC Division 20)						
C11	Manufacture of pharmaceuticals, medicinal chemical and botanical products (NIC Division 21)						
C12	Manufacture of rubber and plastics products (NIC Division 22)						
C13	Manufacture of other non-metallic mineral products (NIC Division 23)						4
C14	Manufacture of basic metals (NIC Division 24)						
C15	Manufacture of fabricated metal products, except machinery and equipment (NIC Division 25)						
C16	Manufacture of computer, electronic and optical products (NIC Division 26)						
C17	Manufacture of electrical equipment (NIC Division 27)						
C18	Manufacture of machinery and equipment n.e.c.(NIC Division 28)						
C19	Manufacture of motor vehicles, trailers and semi-trailers (NIC Division 29)						
C20	Manufacture of other transport equipment (NIC Division 30)						
C21	Manufacture of furniture (NIC Division 31)						
C22	Other manufacturing (NIC 32)						

C23	Repair of machinery and equipment (NIC Division 33)						
C24	Milk Chilling(independent plot), Pastuerization plant, Cold Storage						
C25	Rice Shellers, Processing of Farm Products, Brick Kilns, Lime/ Charcoal Kilns						
C27	Cottage Industry, Repair of Household Articles, Cycles and scooters						
C28	I.T. Parks, Knowledge Park & Industrial Park	**9**					
C29	Cement, Sand and Concrete Mixing Plant(Batching plant), Bitumen, Sand, Concrete Mixing Plant(Hot Mix Plant)						
2		3	4	5	6	7	8
D	**Transport Storage and Warehousing**						
D1	Warehousing and storage activities for transportation (NIC Division 52) and Loading & unloading yard						**5**
D2	Rail and Air Freight Terminals						
D3	Truck Terminals						
D4	Bus Terminals, Auto-Rickshaw/ Taxi Stand						
D5	Warehousing, Logistic Park, Storage & Godowns, Freight complex, Container Yards						
E	**Offices**						
E1	Publishing of books, periodicals and other publishing activities (NIC Group 581) Software publishing (NIC Group 582)						
E2	Motion picture, video and television programme production, sound recording and music publishing activities (NIC Division 59)						
E3	Broadcasting and programming activities (NIC Division 60)						
E4	Telecommunications (NIC Group 61), Govt/ Semi-Govt / Private Business offices						
E5	Computer programming, consultancy and related activities (NIC Division 62)						
E6	Information service activities (NIC Division 63)						
E7	Finance, Banking and insurance (NIC Section K)						
E8	Real estate activities (NIC Section L)						
E9	Professional, scientific and technical activities (NIC Section M)						
E10	Administrative and support services (NIC Section N)						
E11	Public administration and defence; compulsory social security (NIC Section O)						
E12	Professional Services like Lawyers, Accountants, Architects, Charted engineers						
F	**Educational, Training and Research Institutes**						
F1	Pre-Primary Schools, Play schools Kinder Garten						

F2	Primary Schools,							
F3	Secondary Schools, Colleges, Vocational Training Institutes,							
F4	Research and Training Centres, Universities, Centres of Advanced Education and training like IIM or IIT			7				
F5	Educational, Training and Research Institutes not classified above							
G	**Health care facilities**							
G1	Medical and Dental Clinics and Dispensaries	8						
G2	Hospitals (NIC Group 861) and Health Center	8						
G3	Nursing care facilities (NIC Group 871)	8						
G4	Residential care activities for mental retardation, mental health and substance abuse (NIC Group 872)							
G5	Residential care activities for the elderly and disabled (NIC Group 873)							
2		3		4	5	6	7	8
G6	Veterinary services							
G7	Health care facilities not classified above.							
H	**Arts, entertainment, recreation, cultural and religious activities**							
H1	Arts, entertainment and recreation (NIC Section R) and Multimedia							
H2	Libraries, archives, museums and other cultural activities (NIC Division 91)							
H3	Gambling and betting activities (NIC Division 92)e.g.Race Course							
H4	Sports activities and amusement and recreation activities (NIC Division 93) tot-lots, playgrounds, stadia , golf courses etc.							
H5	Places of worship							
H6	Marriage Palaces							
H7	Arts, entertainment and recreation activities not classified above							
I	**Public Utilities and Services**							
I-1	Electricity, gas, steam and air conditioning supply (NIC Section D)							
I-2	Water collection, treatment and supply (NIC Division 36)							
I-3	Sewerage (NIC Division 37)							
I-4	Waste collection, treatment and disposal activities; materials recovery (NIC Division 38) and Carcass Disposal Site	6						
I-5	Postal and courier activities (NIC Division 53)							

I-6	Police station						
I-7	Fire Station						
I-8	Public utilities and Services not classified above						
I-9	Cemeteries, Graveyards, Cremation grounds						
J	**Agriculture, forestry and fishing (NIC Section A)**						
J1	Crop and animal production, hunting and related service activities (NIC Division 01)						
J2	Land Conservation and Preservation measures such as Storage, Check Dams and other water harvesting measures						
J3	Fishing and aquaculture (NIC Division 03)						
J4	Quarrying of stone, sand and clay (NIC Group 081)						
J5	Plant Nursery and Greenhouses related to Nursery, Floriculture						

Notes:

NIC	National Industrial Classification (All Economic Activities) 2008, Central Statistical Organisation, Ministry of Statistics and Programme Implementation, Government of India, www.mospi.nic.in
A	Shaded areas indicate that the use class is permissible in the zone
B	Shaded area with number /notation indicates the conditions attached
	Only farm houses permissible **1**
	Old age homes and Orphanages only **2**
	Wholesale trade in agricultural commodities only **3**
	Only Manufacture of bricks, earthen pots, country tiles etc. **4**
	Warehousing for agricultural commodities only. **5**
	Only in Low Density Residential Zone **6**
	Only in Industry Mixed **7**
	Subject to fulfillment of conditions of Pb. Govt. Notification No. 17/17/5-Hg2/311 dated 11.01.08 and instructions issued from time to time **8**
	9

* All types of industries permitted in the designated land use zone are subject to the fulfillment of requirements of different departments

** The siting of petrol pumps shall be subject to instruction / guidelines of IRC/ MORTH/TCPO/Punjab govt. issued from time to time.

(Minimum area required for Educational and Health care facilities shall be as prescribed by government or the accrediting authorities from time to time

All developments will be subject to Environmental Clearance wherever required.

Minimum width of the access road for all public places and involving “Assembly” occupancy shall be 18 m.

6. DESIGNATED AREAS

Following areas have been specifically designated in the proposed land use plan.

- Traffic and Transportation
- Utilities
- Public & semi public
- Other Special Areas
- Forest Areas

7. USE PROVISIONS IN DESIGNATED AREAS

Following uses are permissible in the designated areas mentioned in 5 above.

7.1. Traffic & Transportation: Permissible uses

Transport Nagar (including, Post & Telegraph offices & Telephone exchange, Dhabas, Labour yards, Areas for loading and unloading, Stores, Depots, and Offices of goods booking agencies, Petrol Filling Station & Service garages, Parking spaces, public utilities and buildings) Bus Terminus & depot, Bus stop shelter, Taxi/ Tonga/ Rickshaw/Scooter Stands, parking spaces.

7.2. Utilities: Permissible uses

Water supply, drainage, storm water, waste processing and disposal, electricity, communication systems and related installations etc.

7.3. Public and semi-public activities: Permissible uses

Governmental and semi governmental offices, Governmental administrative centres, Secretariat, Educational- Cultural and Religious institutions including Theaters, Auditoriums etc. Medical Health Institutions, Community Centres, Club, Orphanage, Old Age Home, Banks, Police Stations etc.

7.4. Protected/ Conservation Sites: Permissible uses

Only protected monument/ Heritage Building or conservation sites as notified by the concerned authority and the related activities are allowed. All other uses are prohibited

7.5. Forest Areas: Permissible uses

This area indicates all Reserved Forests as notified by the Forest Department. No activity other then Forest is permitted in this area unless expressly allowed by the Forest Department

8. SPECIAL CONDITIONS

8.1. The siting of Petrol Pump / Filling Stations shall be subject to instructions/guidelines of IRC/MORTH/TCPO /Punjab Govt. issued from time to time.

8.2. Minimum width of access road for warehousing uses shall be 80 feet.

8.3. All public and semi-public uses in residential zone shall be located on independent plots with minimum access of 80 feet.

9. EXCEPTIONS

9.1. Any use not listed above under a specific zone will not be permissible in the respective zone

9.2. Notwithstanding the above, the uses specifically provided for in the Sector Zoning Plans shall be permissible or as may be allowed by the Chief Town Planner, Punjab.

9.3. Uses determined by the Chief Town Planner, Punjab as compatible with uses permissible shall be allowed in respective zones.

9.4. Uses of land covered under Optimum Utilization of Vacant Government Land (OUVGL) Scheme of the State Government shall be determined by the Government at any appropriate time not withstanding the provisions of these Regulations.

9.5. Developments approved prior to coming into force of these Regulations shall be deemed to be in compliance with these Regulations.

10. RESIDENTIAL DENSITIES

Residential zone is divided into three sub zones viz. High Density Zone, Medium Density Zone and Low Density Zone and are shown on the Proposed Land Plan Drg. No. DTP (B) 1577/09 Dated 08.06.2009. The maximum permissible net plot density in these zones shall be as shown in Table below:

Sr.No.	Zone	Net Plot Density
1.	Medium Density Residential Zone RD 2	91 to 150 persons/ha.
2.	Low Density Residential Zone RD 3.	90 and below150 persons/ha.

11. IMPLEMENTATION OF THESE REGULATIONS

11.1. All authorities competent to grant permission for layout or sub-division of land or construction of building or development of land in any other form shall ensure that the permitted development is in compliance with these regulations.

11.2. Land owners desirous of developing their land can obtain, by applying to the designated authority in writing and giving details of their land along with necessary maps, a list of permissible uses.

11.3. Similarly land owners proposing development of certain uses on their land can obtain a certificate of "Compliance with Master Plan" from a designated authority.

Annexure 1:
Notification Regarding Declaration of LPA Sri Hargobindpur

GOVERNMENT OF PUNJAB
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
(HOUSING BRANCH-I)
NOTIFICATION **Date: 5/2/09**

No. 12/3/2009-4HG 1/ 408 Whereas it appears to the Governor of Punjab that to meet the challenge of rapid growth of Sri Hargobindpur city and to provide for a workable framework for comprehensive planned and regulated development, preparation of Statutory Master Plan of Sri Hargobindpur city is very essential. Hence in order to develop Sri Hargobindpur town and its surroundings in orderly manner and to prepare its Master Plan under *"The Punjab Regional and Town Planning and Development Act, 1995"*.The Governor of Punjab is pleased to declare the Local Planning Area of Sri Hargobindpur within the meaning of sub section (1) of section 56 of the Punjab Regional and Town Planning and Development (Amendment Act, 2006). The total area proposed for Local Planning Area is 5639 hectare which includes Sri Hargobindpur town and adjoining 24 villages. The schedule of boundary of proposed Local Planning Area is given below:-

SCHEDULE OF BOUNDARIES OF SRI HARGOBINDPUR LOCAL PLANNING AREA

NORTH: Starting from point "A" which is the tri-junction of village Chak Wasan(HB No.30), Bham(HB No.32),vill.Wariyah(HB No.25) moving towards east along the northern boundary of Chak wasan(HB No.30),vill.Matewal(HB No.28),vill.Gill Bob(HB No.15) up to point "B" which is the meeting point of common village boundary of village Gill Bob(HB No.15), Khojkipur(HB No.16) with the common district boundary of Gurdaspur and Hoshiarpur.

EAST: Thence moving towards south along the common district boundary of Gurdaspur and Hoshiarpur up to point "C" which is the meeting point of common district boundary of Gurdaspur and Hoshiarpur with commonn districts boundary of Gurdaspur and Kapurthala. Thence moving towards south along the eastern boundary of village

Kangra(HB No.7) upto point "D" where the southern boundary of village Kangra(HB No.7) meets with the common boundary of district Gurdaspur and Kapurthala.

SOUTH: Thence from point :D" moving towards west along the southern boundary of village Kangra(HB No.7), Nahra(HB No.55 and thence turning towards south along the eastern boundary of villagem Machrai(HB No.56) Khoje Chak(HB No.57) and village Mari Buchian(HB No.6). Thence moving towards west along the southern boundary of village Machrai(HB No.56), Kishankot(HB No.60) and thence along the western boundary of village Kishankot(HB No.60), Khudi(HB No.50) and thence turning towards west along the southern boundary of village Khudi and Cheema upto point :F: which is the tri-junction point of village Cheema(HB No.49), Tenanaiwal(HB No.59) and Dhariwal;(HB No.44)

WEST: Thence from point "F" moving towards north along the western boundary of village Cheema (HB No./49), Warsal Chak(HB No.48), Village Mari Panwan, village Khokharwal(HB No.14),village Chak Warsan(HB No.30) up to point "A" which is the point of start.

Sd.
(ARUN GOEL, I.A.S.)
Secretary to Government, Punjab,
Housing and Urban Development Department

Place: Chandigarh
Date: 03-02-2009

Annexure 2:
Notification Regarding Declaration of Planning Agency

GOVERNMENT OF PUNJAB
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
(HOUSING BRANCH-I)

NOTIFICATION

The 5th February, 2009

No. 12/3/2009-4HG 1/ 415 whereas it appears to the Governor of Punjab was pleased to declare the Local Planning Area of Sri Hargobindpur Sahib Town and its surrounding area u/s 56(1) of " The Punjab Regional and Town Planning and Development Act, 1995" vide notification No. 12/3/2009-4 HG 1/408 dated 05-02-2009.

Further the Governor of Punjab is pleased to designate the Chief Town Planner, Punjab as Planning agency for the above Local Planning area under Section 57 of "The Punjab Regional and Town Planning and Development Act, 1995"

Dated: Chandigarh
03-02-2009

Sd/ Arun Goel
Secretary to Government of Punjab
Department of Housing & Urban Development