GOVERNMENT OF PUNJAB
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
(HOUSING II BRANCH)

To,

1. All Chief Administrators-Cum-Competent Authorities
   Under the Punjab Apartment and Property Regulation Act, 1995
2. Chief Town Planner,
   Punjab, Chandigarh.

Memo. NO. 17/17/1/5HG2/353-54
Dated Chandigarh, the 11th January , 2008

Subject : Approval of residential colonies less than requisite minimum area.

The representations of Colonizers/ Promoters regarding approval of the colonies on an area less than the minimum requisite area submitted before 17th July, 2007 to Competent Authorities under the Punjab Apartment and Regulation Act, 1995 was discussed in the meeting held on 11th January, 2008 under the Chairmanship of Hon'ble Chief Minister Punjab. It has been decided that all those cases irrespective of size of colony which stand submitted to different Competent Authorities under PAPR act. 1995. Before 16th July 2007 my be considered by the respective competent Authorities for issue of licenses, provided it qualifies the latest Town Planning norms and the requirements under PAPR Act 1995. However, the Promoter shall pay at new rates notified for different potential zones in respect of CLU, EDC and License fee.

2. Policy regarding allowing commercial projects on existing 80ft. wide roads was also discussed keeping in view the position that even some of the State /Schedule Roads are not 80 ft. wide . For better traffic management commercial activity needs to be decentralized . Thus it was decided that commercial complexes may be allowed on existing 60 ft. wide roads with the condition that Promoter shall leave the land for road widening from his own site to make the road 80 ft. wide so that ultimately 80 ft. road width is achieved. .

Additional Secretary

DEPARTMENT OF TOWN AND COUNTRY PLANNING PUNJAB

Endst. No. CTP(Pb)/Dated

A copy is forwarded to

1. The Senior Town Planner,
   Ludhiana/ Patiala / Jalandhar/ Amritsar/ SAS Nagar.
2. The District Town Planner,
   Ludhiana/ Ferozepur / Faridkot/ Sangrur/ Bathinda/ Jalandhar / Hoshiarpur / Amritsar/ Gurdaspur/ SAS Nagar/ Fatehgarh Sahib.
3. The Deputy District Town Planner,
   Kapurthala/ Ropar.

For information and necessary action,

Chief Town Planner,
Punjab, Chandigarh