PUNJAB URBAN PLANNING & DEVELOPMENT AUTHORITY
(LICENCING BRANCH)
MOHALI

TO

1. The Chairman, PPCB,
   Patiala
2. The Chief Town Planner,
   Punjab, Chandigarh.
3. The Chief Engineer(Com.),
   PSEB, Patiala.
4. The Chief Engineer, PUDA,
   Mohali.
5. The Addl. Chief Administrator,
   PUDA, Ludhiana, Jalandhar, Patiala, Bathinda &
   Mohali.
6. Sr. Town Planner,
   PUDA, Mohali
7. Accounts Officer(L),
   PUDA, Mohali
8. Kanungo (LAC)
   PUDA, Mohali

Memo No. CA-L-1(L-68-VOL-III)/2004/5127-38
Dated: 21/9/04

Subject: Revision of certain norms and standards concerning colony Layouts for issue of Licence under Punjab Apartment & Property Regulation Act, 1995.

Kindly refer to the subject cited above:

2. Chief Administrator, PUDA vide letter No. 641 dated 20.10.97 had circulated a copy of check list of guidelines for examining colony cases to all the concerned agencies and offices for their comments. Copy listed at flag "A". However, no comments were received on these guidelines and those became the basis for examining various colony layouts till date. This issue was reviewed by Chief Administrator cum Competent Authority (under PAPR Act, 1995) on 04-08-2004 and it was decided that these guidelines need to be reviewed in order to make them user friendly. For this purpose a committee consisting of ACA Mohali, CTP, Punjab and STP, PUDA was constituted. The committee met on 24.08.2004 in which Shri H.S. Bhogal, former CTP, Punjab and member of the Authority and Shri Rajinder Sharma, STP o/o CTP, Punjab participated in the deliberations as special invitees. After detailed discussions on all the concerned issues, the following recommendations have been made to be incorporated in the above referred Guidelines:

   (A) Sr. No. 2 (c) will be replaced by "Plotted commercial area shall not exceed 5% of the total colony area and shall form part of the saleable area".

   (B) Sr. No. 2(d) needs to be deleted as the statutory provisions exist in this regard.

(C) Sr. No. 3(e) will be replaced by "Standard road cross sections approved by PUDA shall be followed by all the colonizers. No road in a colony shall be less than 35' wide. Approach road within and outside the colony shall not be less than 45' in case of colony with an area less than 10 acres. 60' in case of colony upto 50 Acres and 80' in case of colony upto 100 acres. This would however not have an overriding effect on the proposals of a Master Plans/Development Plans operational in that area.

(D) In addition the norms of area for community facilities is to be followed as given hereunder.

1) Education (Schools):

Category	**Gross area of colony**	**Minimum Area under school**
* One nursery school	Upto 10 Acres	0.2 Acres
* One school site	I) Above 10 Acres & upto 20 Acres.	0.5 Acres
	ii) Above 20 Acres & upto 30 Acres	1 Acres
	iii) Above 30 Acres & upto 40 Acres	1.50 Acres
	iv) Above 40 Acres & upto 50 Acres	2.00 Acres

* For colonies above 50 Acres the above area norms to be repeated.

2) Medical:
Above 50 acres, a site of half an acre is to be reserved for a dispensary.

3) Community centres :
A colony of the size of 50 acres will reserve a site of half an acre for a community centre. The area shall be increased by 0.2 acres for every 10 acres increase in the area of the colony above 50 acres.

4) EGS/Water works/Sewerage Treatment Plant:

Sites for above utilities and services will be earmarked as per the norms and standards of PSEB and Public Health Department .

It was strongly felt that every colonizer must earmark adequate space for outdoor sports facilities in the colony. A colony above 50 acres must provide for atleast one open space equal to a football ground to meet the outdoor sports needs of the colony.

The Gross area developed by a promoter contiguous to his earlier colonies will form the basis for applying above norms.

These guidelines have been approved by the Competent Authority and have come into effect with immediate effect hence forth for all new cases.

FOR COMPETENT AUTHORITY

ਨਗਰ ਅਤੇ ਗਰਾਂਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ,ਪੰਜਾਬ

ਪਿੱਠ ਅੰਕਣ ਨੰ: 3628-44-ਸੀਟੀਪੀ(ਪਬ)/ ਐਸ.ਸੀ.-7 ਮਿਤੀ 6.12.04

ਇਸ ਦਾ ਇਕ ਉਤਾਰਾ :

1. ਸਮੂਹ ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ,
2. ਸਮੂਹ ਜਿਲਾਂ ਨਗਰ ਯੋਜਨਾਕਾਰ
3. ਸਮੂਹ ਉਪ ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ

ਨੂੰ ਸੂਚਨਾਂ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ ।

ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ,(ਸ.ਮੁ)
ਵਾ: ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ,ਚੰਡੀਗੜ੍ਹ।