

# DEPARTMENT OF TOWN AND COUNTRY PLANNING PUNJAB

## NOTIFICATION

Population density, for dwelling units of unit area upto 1200 Sqft

dated

No..... Whereas Master Plans of 37 towns/ cities have already been notified under Section 70 (5) of The Punjab Regional and Town Planning and Development Act, 1995. The Population Densities for these towns have already been notified vide notification no 139 CTP(Pb) SP-135 (Vol 21) dated 4/03/2014 with approval of 'The Punjab Regional and Town Planning and Development Board'. While implementing the proposals of these Master Plans, it was brought to the notice of the Government by CREDAI Punjab that there is anomaly in the FAR and Population Density for dwelling units of unit area upto 1200 Sqft. The issue was examined in detail by the Government u/s 76 of the Act ibid in consultation with 'The Punjab Regional and Town Planning and Development Board's 30<sup>th</sup> meeting held on 09-12-2015. It was observed that it is not possible to achieve the permissible FAR of 1:3 with the present population density of 375 ppa for units upto 1200sqft for the group housing projects. Therefore to remove this anomaly, it was decided to allow a Population Density of 450ppa for dwelling units of unit area upto 1200sqft instead of 375ppa for group housing projects in all the Master Plans of the state of Punjab. Accordingly this amendment is hereby notified u/s 70(5) of The Punjab Regional and Town Planning and Development Act, 1995.

It shall come into operation from the date of its notification.  
This issues with the approval of the Government dated 25-01-2016

*Sd/-*  
Chief Town Planner  
PUDA Bhawan, 6th Floor  
Sector 62, SAS Nagar

Endst. No.

Dated,

A copy with a spare copy is forwarded to the Controller, Printing & Stationery, Punjab, Ajitgarh with a request to publish this notification in the Punjab Government Gazette and 100 copies thereof may be supplied to this Department for official use, at office of Chief Town Planner Punjab 6<sup>th</sup> Floor PUDA Bhawan, SAS Nagar.

*Sd/-*  
Chief Town Planner,  
Punjab.

Endst. No.

-CTP (Pb)/

Dated,


A copy is forwarded to Principal Secretary, Housing & Urban Development Department, Punjab, Chandigarh w.r.t. approval of the Government dated 25-01-2016 for information.

*Sd/-*  
Chief Town Planner,  
Punjab.

Endst. No. -CTP (Pb)/

Dated,


A copy is forwarded to Principal Secretary, Department of Local Govt. Punjab, Chandigarh for information and necessary action.

  
Chief Town Planner,  
Punjab.

Endst. No. -CTP (Pb)/

Dated,


A copy is forwarded to Principal Secretary, Department of Industries Punjab, Chandigarh for information and necessary action.

  
Chief Town Planner,  
Punjab.

Endst. No. -CTP (Pb)/

Dated,


A copy is forwarded to C.E.O Punjab Bureau of Investment Promotion, Chandigarh for information and necessary action.

  
Chief Town Planner,  
Punjab.

Endst. No. -CTP (Pb)/

Dated,

A copy is forwarded to Chief Administrator, GMADA, GLADA, ADA, BDA, JDA for information and necessary action.


  
Chief Town Planner,  
Punjab.

Endst. No. 585-608-CTP (Pb)/ SP-175

Dated 02-02-2016

A copy is forwarded to the following for information:-

1. Chairman, Punjab Pollution Control Board, Patiala.
2. Chief Conservator of Forests, Punjab, Chandigarh.
3. Managing Director, PIDB, Punjab, Chandigarh.
4. Managing Director, Punjab INFOTECH, Chandigarh.
5. Managing Director, Punjab Water Supply & Sewerage Board, Chandigarh.
6. General Manager (IT), PUDA (along with the copy of notification with request to upload it on PUDA's Web site [www.puda.gov.in](http://www.puda.gov.in))
7. Chief Town Planner, Local Govt. Punjab, Chandigarh.
8. Senior Town Planner, Amritsar, Jalandhar, Ludhiana, Patiala, SAS Nagar
9. District Town Planner, Amritsar, Gurdaspur, Kapurthala, Jalandhar, Bathinda, Faridkot, Ferozpur.  
Patiala, Fatehgarh Sahib, Roopnagar, SAS Nagar, Ludhiana, Sangrur.

  
Chief Town Planner,  
Punjab.