

DEPARTMENT OF TOWN AND COUNTRY PLANNING PUNJAB
Public Notice
Regarding amendment in the provisions of Master Plan New Chandigarh

Whereas Master Plan New Chandigarh (previously Master Plan Mullanpur) was notified under section 70(5) of the Punjab Regional and Town Planning & Development Act, 1995 vide notification No. 9664- CTP (Pb) SC-115, dated 12/16.12.2008 which has been amended vide notification's No. 3531-CTP (Pb) SC,115, dated 27.06.2013, No.1179- CTP (Pb) SC-115(Vol.2) dated 21.02.2014 and further amended vide notification No. 758 CTP(Pb)/SC-115-Vol-4 dated 15-2-2016. In the notified amended master plan the following provision w.r.t. the ongoing projects which were already approved before the last revision of this master plan is as follows:-

"6.3 The projects already approved and where licenses have been granted, will not be allowed any increase in density. These projects will continue to be developed as per approved drawings and with pre-approved density norms."

During the implementation of the amended master plan New Chandigarh, it has been brought to the notice of the Government by New Chandigarh chapter of CREDAI Punjab that due to above said provision of the master plan, they are facing a number of problems because they are not able to amend the pre-approved layout plans of their projects which are necessitated due to additional area required to be added to the previously approved area of the project, the fulfillment of environmental norms may also require amendment in the pre-approved layout plan. Similarly, the amendment in the pre-approved layout plan may also be required for integration of the services of newly added area with the previously developed area of the project etc. The members of the CREDAI has requested the Government that since all their projects are ongoing projects and increase in the project area is bound to happen as permitted by law , therefore, they should be allowed to amend the pre-approved layout plans of their projects.

Keeping in view, the genuineness of the issue raised by CREDAI, New Chandigarh, the Government in the Department of Housing and Urban Development discussed this issue with The Punjab Regional and Town Planning and Development Board in its 33rd meeting held on 01/09/2017. After detailed deliberations, the Board has decided to allow the promoters to replan/ amend their pre approved layout plans as provided below:-

"6.3 The projects already approved and where licenses/exemptions have been granted, the promoters may amend their pre approved layout plans which may be necessitated for fulfillment of environmental norms or to fulfill the amended policy/guidelines of the Department or to fulfill the amended provisions of the master plan or due to addition in the project area for integration of services etc. subject to the condition that there will be no increase in the pre-approved density norms of the pre-approved area of the project".

In the light of the above proposed amendment, the written provisions no. "6.3" of the Master plan New Chandigarh has to be amended accordingly and for this purpose, a public notice is required to be published in the news papers. Therefore, a public notice is published under Section 76 of the The Punjab Regional and Town Planning and Development Act, 1995 for information and for inviting suggestions/ objections from the general public which may be submitted in writing within 30 days from the date of its publication to the office of the undersigned or the same may be submitted through email on ctppunjab@gmail.com. This public notice can also be viewed on website www.pbhousing.gov.in.

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