

DIRECTORATE OF TOWN AND COUNTRY PLANNING PUNJAB
Public Notice
Regarding amendment of master plan w.r.t the provision of EWS Housing in industrial zone

Whereas Government of Punjab has already notified 43 master plans in the state of Punjab from time to time. Out of these 43 notified master plans, 21 master plans such as Amritsar, Jalandhar, Bathinda, Rajpura, Batala, Ferozepur, Jagraon, Roopnagar etc, already have provision of "Residences for watch and ward staff, Residences for industrial workers/management and provision for EWS housing" in their industrial zones. But in rest of the master plans namely Ludhiana, SAS Nagar, New Chandigarh, Derabassi, Zirakpur, land use plan Lalru, Kharar, Banur, Abohar, Patiala, Gobindgarh, Hargobindpur, Goindwal Sahib, Khanna, Tarn Taran, Baghapurana, Sangrur, Rama Mandi, Kotkapura, Fatehgarh Sahib, Gurdaspur, Pathankot and Talwandi Saboo, the provision for EWS housing in the respective industrial zones of the master plans, has not been made because of which the proponents of EWS housing Projects face lot of confusion and issues for developing such projects in these master plans. In order to remove this anomaly and to provide low cost housing to the poor, the provision of EWS housing in industrial zones of the above said master plans is required to be incorporated so that poor people of the society or industrial workers could be provided low cost housing near their place of work. It will not only bring uniformity in master plans, but also reduce traffic on roads and will also help in preventing the mushrooming of slums in urban areas.

Therefore, 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 provision of, "Residences for watch and ward staff, Residences for industrial workers/ Management and housing for Economically Weaker Sections" in the industrial zones of the master plans in which this provision is not incorporated earlier, except master plan SAS Nagar and New Chandigarh, subject to the fulfillment of minimum plot area norms of 2.5 acres, maximum carpet area of 30sqmts of EWS unit ,fulfillment of PUDA building rules for provision of EWS housing and fulfillment of PPCB norms. In case the promoter avails concessions regarding exemption of CLU, EDC, LF etc, for EWS housing, then besides the fulfillment of above said norms, the promoter has to abide by the conditions regarding allotment/sale of EWS houses as per extant policy of the department. But in order to incorporate these provisions in the zoning regulations of these master plans, the zoning regulations has to be amended accordingly and a public notice is required to be published in the news papers for information of the public. Therefore, a public notice is hereby published under Section 76 of 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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