

DIRECTORATE OF TOWN AND COUNTRY PLANNING PUNJAB

Notification Regarding Amendment in Master Plan, Patiala

Notification no. ~~3432CTP(Pb)/S.P-40~~ ^{date-6-6-18} Master Plan, Patiala was notified under Section 70 (5) of The Punjab Regional and Town Planning and Development Act, 1995 vide notification no. 6422 CTP(Pb) SP-40 dated 23-8-2010. During its implementation, it was brought to the notice of the Government by the Commissioner Municipal Corporation Patiala vide its letter dated 15.09.2017 that in order to shift the existing dairies operating within the city area, about 21 acres of land was identified at village Ablowal Patiala. Out of the total 21 acre, 15 acres is owned by M.C. Patiala and 6 acres is owned by PWD(B&R), which was earlier given to Forest Department for forestation and now in lieu this 6 areas of land, the Municipal Corporation has, transferred the land to Forest Department near khalorhi gate from its own ownership. The resolution to setup this dairy project was passed in the meeting of general house of corporation vide its agenda no.85 dated 10.02.2005. But due to lack of funds, the work of this dairy project could not be started earlier. It was also informed that in the year 2015 the DPR(Detailed Project Report) of this project has also been approved by the Department of Local Government, but now the Chief Town Planner, Local Government has informed corporation that the land in question has been earmarked in Master Plan Patiala as 'Low Density Residential zone', in which dairy activity farm is not permissible. The Commissioner M.Corp. has also informed that the process regarding the dairy project was started in the year 2005, much before the Master Plan was notified and also this is an important project of the city. The general public will get benefited with shifting of these dairies outside the city and will also help in smooth functioning of the sewer system of the city. Therefore, the Commissioner Municipal Corporation Patiala has requested the Govt. to amend Master Plan Patiala w.r.t. the permissibility of this project, in order to implement the dairy scheme in public interest.

In the light of above said request of the Commissioner M.Corp. Patiala, a report from District Town Planner Patiala was sought regarding the site. As per report of DTP Patiala the total area of the site is approximately 23.02 acres, out which 16.33 acres of land belongs to M.Corp. Patiala and 6.69 acres belongs to PWD (B&R) and the site is vacant. Site is surrounded by Bhakhra main line Canal on the eastern side, the link road from village Ablowal – to Inderpura village on southern side, on western side of the site is residential trend and to the northern side of the site is agricultural land. Beside this a 100'-0" wide proposed road passes through the eastern side of the site as per the Transport Network Plan of Master Plan Patiala.

The issue in the light of the above said field report was discussed by the Government with The Punjab Regional and Town Planning and Development Board in its 34th meeting held on 22.02.2018. After detailed deliberations the Board agreed to allow amendment of landuse of an area of about 21 acres situated in village Ablowal from ' Low Density Residential Zone' to ' Dairy use' in Master Plan Patiala, subject to the following conditions:-

1. Municipal Corporation Patiala will obtain NOC from Forest Department regarding transfer of 6.69 acres of land for dairy project..

2. Municipal Corporation Patiala will obtain NOC from PWD (B&R) regarding the use of their 6.69 acres of land for dairy project.
3. Municipal Corporation Patiala will also obtain NOC from PPCB before the project is setup.
4. M.Corp. Patiala shall leave a strip of land for 100'-0" wide road as per the provisions of Transport Network Plan of Master Plan Patiala, along the canal on eastern side of the site.
5. M.Corp. Patiala shall leave about 9'-0" wide strip of land from its site to widen the existing 23'-9" wide link road falling in the southern direction of the site, to 40'-0". The rest 9'-" shall be taken from opposite side.
6. While finalizing the layout plan of the site, a green buffer of 15mts wide shall be maintained on three side of the site (except the canal side), in which broad leaf trees shall be planted so that the surrounding environment of this area may be protected.

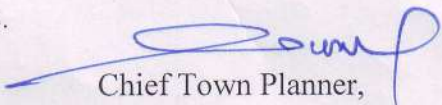
In the light of the above said decision of the Board, the Master Plan Patiala was published in the newspapers namely 'Tribune' and 'Punjab Kesari' dated 25.3.2018. No objections/suggestions were received within the stipulated period of 30 days.

Therefore as per the decision taken in The Punjab Regional and Town Planning and Development Board in its 34th meeting held on 22.02.2018, approved to allow amendment of landuse of above said area of about 21 acres situated in village Ablowal from ' Low Density Residential Zone' to ' Dairy use' in Master Plan Patiala, subject to the above said conditions.

Therefore the amended Master Plan Patiala bearing Drawing no. D.T.P (P) 3524/10 dated 04-08-10 revised on 15-11-12/ 6-10-2017/ 6-3-2018 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 18/5/2018.


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, Ajjitgarh 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 6th Floor PUDA Bhawan, SAS Nagar.

sd/-
Chief Town Planner,
Punjab.

Endst. No.

-CTP (Pb)/

Dated,

A copy is forwarded to Additional Chief Secretary, Housing & Urban Development Department, Punjab, Chandigarh w.r.t. approval of the Government dated 18/5/2018.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.

sd/r
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.

sd/r
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.

sd/r
Chief Town Planner,
Punjab.

Endst. No. -CTP (Pb)/

Dated,

A copy is forwarded to Chief Administrator, Patiala Development Authority for information and necessary action.

sd/r
Chief Town Planner,
Punjab.

Endst. No. -CTP (Pb)/

Dated

A copy is forwarded to the following for information:-

1. Chairman, Punjab State Power Corporation Ltd. (PSPCL), Patiala.
2. Chairman, Punjab State Transmission Corporation Ltd. (PSTCL), Patiala.
3. Chairman, Punjab Pollution Control Board, Patiala.
4. Chief Conservator of Forests, Punjab, Chandigarh.
5. Managing Director, PIDB, Punjab, Chandigarh.
6. Managing Director, Punjab INFOTECH, Chandigarh.
7. Managing Director, Punjab Water Supply & Sewerage Board, Chandigarh.
8. General Manager (IT), PUDA (along with the copy of notification with a request to upload it on PUDA's Web site www.puda.gov.in and www.pbhousing.gov.in)
9. Deputy Commissioner Patiala.
10. Chief Town Planner, Local Govt. Punjab, Chandigarh.
11. Senior Town Planner, Patiala.
12. District Town Planner, Patiala.

sd/r
Chief Town Planner,
Punjab.

A