

## CHAPTER-12

### INVESTMENT PLAN & ACTION PLAN

City Investment Plan as align with the identified vision for Kapurthala town has been prepared through a comprehensive process of assessment of gaps in the physical and social infrastructure sectors. This assessment has also led to the identification of sector-specific strategies, implementation actions and associated reforms with specific inputs from stakeholders. The strategies adopted primarily have three dimensions - improving service delivery by efficiency measures; improving service delivery by creating infrastructure assets; and improving the governance aspects of the Municipal Council. This section summarises the capital investments required for creating infrastructure assets and various strategic interventions required in the implementation of such projects; these strategies are both investment-oriented and administration-oriented.

#### 12.1 INVESTMENT PLAN

The City Investment Plan (CIP) is the multi-year scheduling of identified and prioritized investments. The scheduling or phasing of the Plan is based on studies of fiscal resources availability (for new investments and Operation and Maintenance (O&M)), technical capacity for construction and O&M, and the choice of specific improvements to be carried out for a period of five years.

##### **The CIP is needed for:**

- Realisation of town growth and a meeting of infrastructure need (to be carried out once every five years).
- Scheduling of investments of ongoing projects due to cost and/ or time overruns.
- Assigning of priorities within the constraints of available financial resources.

#### INSTITUTIONALISING THE CIP PROCESS

The City Investment Plan is an important element of the Master Plan and is significant in terms of the town's management process and sustainability with regard to the delivery of basic services. As a part of the Master Plan, the CIP prepared includes the following:

- Desired norms and standards for infrastructure services;
- Roles and responsibilities of various stakeholders in the implementation of identified

projects

- Project strategies for implementation.

In Kapurthala, Municipal Council is the primary agency responsible for delivering municipal services and hence the Master Plan proposals ought to be implemented by Municipal Council /Local Authorities. The projects, prioritization, strategies and action plan are framed accordingly. The CIP involved the identification of public capital facilities to cater the demands of the town population by the year 2031 according to their long-term infrastructure needs. The project identification has been done through a demand-gap analysis of the services and Detailed Project Reports (DPRs) available with the Municipal Council. Further, project prioritisation and strategising of the investments are based on strategies, listed under each service sector as identified through stakeholder consultations. The projects derived are aimed at ensuring the optimal and efficient utilisation of existing infrastructure systems and enhancing the capacity of the systems/ services to cater the demands of future population additions. Certain other projects listed as part of the CIP include developmental projects other than those addressing the core service sectors viz. system modernisation, etc.

The CIP and the forecasted future needs for provision of capital facilities under each identified sector are presented below. These assets will help to universalise services for the current population as well as accommodate the expected increase in population. In sectors where long-term planning is required (for example, source development for water supply and development of landfill site), the planning horizon till the year 2031 is considered. Assets created in such sectors consider the projected population in this horizon.

## 12.2 SECTOR WISE INVESTMENT NEED AND STRATEGIES

### WATER SUPPLY

#### Sector Strategies and Investment Need

|                       |  |
|-----------------------|--|
| Strategy Identified   | To cover the uncovered area by water supply network by augmenting the present distribution system network and to ensure equitable distribution of portable water to all through piped water supply and to provide a water treatment plant in the town. |
| Expected Outcome      | Assured ability to meet year 2031 demand   |
| Total Investment Need | <b>Rs 5855 Lakhs</b>   |

#### Long Term needs (2031)

The investment for various heads of water supply has been calculated for the year 2031 by taking into account unit cost of each of the heads as well as gaps (requirements) identified respectively. The total investment need for water sector by 2031 is estimated at Rs. 5855 lakhs.

## SEWERAGE

### Sector Strategies & Investment Need

|                       |  |
|-----------------------|--|
| Strategy Identified   | Capacity expansion and up gradation of the existing collection and conveyance system to match additional water supply and provide for environmentally safe disposal. |
| Expected Outcome      | Synchronisation with water supply capacity   |
| Total Investment Need | <b>Rs 9,667.60 Lakhs</b>   |

### Long Term needs (2031)

The total investment need for sewerage sector by 2031 is estimated at Rs. 9,667.60 lakhs.

## TRAFFIC AND TRANSPORTATION

### Sector Strategies & Investment Need

|                       |  |
|-----------------------|--|
| Strategy Identified   | Increase carrying capacity through widening and improve riding quality through strengthening of existing roads. New roads will cater missing links and developing areas roads. |
| Expected Outcome      | Hassle-free travel on the roads, safe driving during nights  |
| Total Investment Need | <b>Rs. 44,850.00 lakhs</b>   |

### Long Term Needs (2031)

The total investment need for roads, street lighting, transportation and traffic management sectors by 2031 is estimated at Rs 44,850.00 lakhs.

## STORM WATER DRAINAGE

### Sector Strategies & Investment Need

|                       |  |
|-----------------------|--|
| Strategy Identified   | Network expansion, conversion of Kutcha and Pucca open drains to closed Pucca drains       |
| Expected Outcome      | Universal coverage and disposal capability, restrict sewerage flow into storm water drains |
| Total Investment Need | <b>Rs. 46,500.00 lakhs</b>   |

### Long-term needs (2031)

The system plans to cover 100% of the road network for service efficiency. The total investment need for drains sectors by 2031 is estimated at Rs. 46,500.00 lakhs.

## SOLID WASTE MANAGEMENT

### Sector Strategies & Investment Need

|                       |   |
|-----------------------|---|
| Strategy Identified   | Source segregation and door-to-door collection, effective transportation and environmentally safe disposal. |
| Expected Outcome      | Reduced waste generation, hygienic conditions and a clean town  |
| Total Investment Need | <b>Rs. 2,549.25 lakhs</b>   |

**Long-term needs (2031)**

The total investment need for solid waste management sectors by 2031 are estimated at Rs. 2,549.25 lakhs.

**ELECTRICITY****Sector Strategies & Investment Need**

|                       |   |
|-----------------------|---|
| Strategy Identified   | Installation of new electric sub stations as per the requirement by 2031, minimize the transmission losses and laying down of new hierarchical electric distribution system |
| Expected Outcome      | Supply of regular uninterrupted electricity throughout the year.  |
| Total Investment Need | <b>Rs. 10,418.00 Lakhs</b>  |

**Long-term needs (2031)**

The total investment need for electricity sector by 2031 is estimated at Rs. 10,418.00 lakhs.

**Summary of Cost Estimation for different Sectors of Physical Infrastructure****TRAFFIC AND TRANSPORTATION**

| Infrastructure Components | Requirement | Units | Rate (lakhs) | Cost (lakhs) |
|---------------------------|-------------|-------|--------------|--------------|
| Roads                     | 111         | km    | 250          | 27750        |
| ROBS                      | 4           | Nos.  | 2500         | 10000        |
| Flyovers and Bridges      | 6           | Nos.  | 1000         | 6000         |
| Junction Improvement      | 11          | Nos.  | 100          | 1100         |
| <b>Total</b>              |             |       |              | <b>44850</b> |

**WATER SUPPLY**

| Infrastructure Components | Requirement | Units | Rate (lakhs) | Cost (lakhs)   |
|---------------------------|-------------|-------|--------------|----------------|
| Treatment Plant           | 25.3        | MLD   | 25           | 632.5          |
| Network Distribution      | 128         | km    | 25           | 3200           |
| OHT                       | 13.23       | Nos.  | 55           | 727.65         |
| Metering System           | 43163       | Nos.  | 0.03         | 1294.89        |
| <b>Total</b>              |             |       |              | <b>5855.04</b> |

**SEWERAGE**

| Infrastructure Components | Requirement | Units | Rate (lakhs) | Cost (lakhs)  |
|---------------------------|-------------|-------|--------------|---------------|
| Distribution Network      | 241.69      | km    | 40           | 9667.6        |
| <b>Total</b>              |             |       |              | <b>9667.6</b> |

**STORM WATER DRAINAGE**

| Infrastructure Components | Requirement | Units | Rate (lakhs) | Cost (lakhs) |
|---------------------------|-------------|-------|--------------|--------------|
| Network                   | 204         | KM    | 250          | 51000        |
| <b>Total</b>              |             |       |              | <b>46500</b> |

**SOLID WASTE**

| Infrastructure Components               | Requirement | Units | Rate (Rs.) | Cost (lakhs) |
|---|-------------|-------|------------|--------------|
| Collection, Transportation and Disposal | 56650       | KG    | 0.045      | 2549.25      |

|              |                |
|--------------|----------------|
| <b>Total</b> | <b>2549.25</b> |
|--------------|----------------|

**ELECTRICITY/ POWER**

| Infrastructure Components | Requirement | Units | Rate (lakhs) | Cost (lakhs)    |
|---------------------------|-------------|-------|--------------|-----------------|
| Sub Station               | 12          | Nos.  | 800          | 9418.93         |
| Distribution Network      | 111         | km    | 9            | 999.00          |
| <b>Total</b>              |             |       |              | <b>10417.93</b> |

**Gross Expenditure on Physical Infrastructure**

| Infrastructure Components      | Total Expenditure (lakhs) |
|--------------------------------|---------------------------|
| Roads                          | 44850.00                  |
| Water Supply                   | 5855.04                   |
| Sewerage                       | 9667.60                   |
| Storm Water Drainage           | 46500.00                  |
| Solid Waste                    | 2549.25                   |
| Electricity                    | 10417.93                  |
| <b>Grand Total</b>             | <b>119839.82</b>          |
| <b>Grand Total (in crores)</b> | <b>1198.40</b>            |

## ANNEXURE-I

## First Notification of Kapurthala LPA dated 09/04/2008

## NOTIFICATION

No: 1219/2008-4HQP/ 2693

Dated: 9/4/08

Whereas it appears to the Governor of Punjab that to meet the challenge of rapid growth of Kapurthala Town and to provide a workable framework for comprehensive planned and regulated development, preparation of statutory Master Plan of Kapurthala Town is very essential. Hence in order to develop Kapurthala Town and its surroundings in orderly manner and to prepare its Master Plan under "The Punjab Regional and Town Planning Development (Amendment) Act-2006". To regulate the Development in and around Kapurthala Town, State Govt. intends to declare the Local Planning Area of Kapurthala Town within meaning of sub-section(1) of section 56 of "The Punjab Regional and Town Planning Development (Amendment) Act, 2006". The total area of proposed Local Planning Area is 8.64 hectares (20342.92 Acres) including Kapurthala town and adjoining villages. The Schedule of boundary of Local Planning Area is as under:-

SCHEDULE OF BOUNDARIESNORTH:

Starting from point 'A' which is the meeting point of northern bound of village Kapurthala Rural (H.B.No.134) with northern side Kapurthala -Fattu Dzinga Road, moving towards east along the north boundary of village Kapurthala Rural( H.B.No.134) crossing Kapurthala -Fattu Dzinga Road and then moving towards north along the east boundary of Kapurthala Rural (H.B.No.134), crossing Kali-Bein ag moving along Eastern boundary of village Kapurthala Rural(H.B.No.134), Kanjali(H.B.No.10) , Kapurthala-Subhanpur road and then moving towards east along the northern boundary of village Kanjali (H.B.No.10) , Kapurthala Rural (H.B.No.134) , Seen (H.B.No.135) crossing Kapurthala-Hamira road then again along village boundary of Kadupur (H.B.No.143), Daburji (H.B.No.142) cross

  
 Chief Town Planner

Kapurthala-Kartarpur road and then along the northern boundary of village Mainwan (H.B.No.145) upto the point 'B' which is the meeting point of northern boundary of village Mainwan (H.B.No.145) with common boundary of Distt Jalandhar and Kapurthala and northern side of Kapurthala- Pattar Khurd Road.

**EAST:**

Starting from point 'B' moving towards south crossing the Kadupu Pattar Khurd Road along the eastern and western boundary of village Mainwan (H.B.No.145), Nurpur Dona (H.B.No.144) then moving towards south along the western boundary of Local Planning Area Science City (western boundary of village Mansoorwal Do (H.B.No.149) then moving towards south crossing Kapurthala Jalandhar road, Distributory and Kapurthala-Jalandhar railway line and moving towards east along the northern boundary of village Talwar Mehma (H.B.No.150), Kutabpur (H.B.No.151), Aujla Banw (H.B.No.190) and again moving towards south along the eastern boundary of village Aujla Banwali (H.B.No.190) and Aujla Jogi (H.B.No.189) and then again moving towards west along the southern boundary of village Aujla Jogi (H.B.No.189), Kutabpur (H.B.No.151) and then moving towards south along the eastern boundary of village Razapur (H.B.No.152), Madho Jhanda (H.B.No.154) crossing Distributory and then along the eastern boundary of village Saidow (H.B.No.155), again crossing distributory and then along village boundary of Gosal (H.B.No.158), Pakhowal (H.B.No.160) Bhalaiapur (H.B.No.164) upto point 'C' which is the meeting point of southern boundary of village Bhalaiapur (H.B.No.164) with eastern side of Kapurthala distributory.

**SOUTH:**

Starting from point 'C' moving towards west crossing the Kapurthala distributory along the southern boundary of village Bhalaiapur (H.B.No.164), Hussainpur (H.B.No.123) crossing distributory and Ferozpur-Kapurthala railway line and road and then crossing Kali Be



Chief Town Planner

upto point 'D' which is the meeting point of southern boundary of village Hussainpur (H.B.No.123) with eastern side of Hussainpur-Boolpur road.

**WEST:**


Starting from point 'D' moving towards west crossing the Hussainpur-Boolpur road along the western boundary of village Hussainpur (H.B.No.123) and then moving towards north along the western boundary of village Lodhi-Bholana (H.B.No.125), Jalal-Bholana (H.B.No.126), Rasulpur-Chishti (H.B.No.127), Dhudianwala (H.B.No.130), Brindpur (H.B.No.95), Bhooi (H.B.No.132), Sheikhpur (H.B.No.133), Kapurthala Rural (H.B.No.134) as well as western side of Kali Bein crossing the Bein again moving along western boundary of Kapurthala Rural (H.B.No.134) crossing Kapurthala-Fathu Dyinga Road upto point 'A' which is the starting point.

The boundary of Local Planning Area Kapurthala Town have been specifically shown on the plan Drawing No DDTP(K) 23/2007 Dated 12.12.2007

All the Provisions laid down u/s 56(2) of "The Punjab Regional and Town Planning & Development (Amendment) Act, 2006" and all the concerned rules framed have been taken into consideration.

Place: Chandigarh  
Dated: 1-4-2008.

(ARUN GOEL), IAS  
SECRETARY TO GOVT. PUNJAB  
DEPTT. OF HOUSING & URBAN DEVELOPMENT

  
**Chief Town Planner**  
Government of Punjab  
Deptt. Town & Country Planning.

## Annexure II

## First List of Settlements of Kapurthala LPA

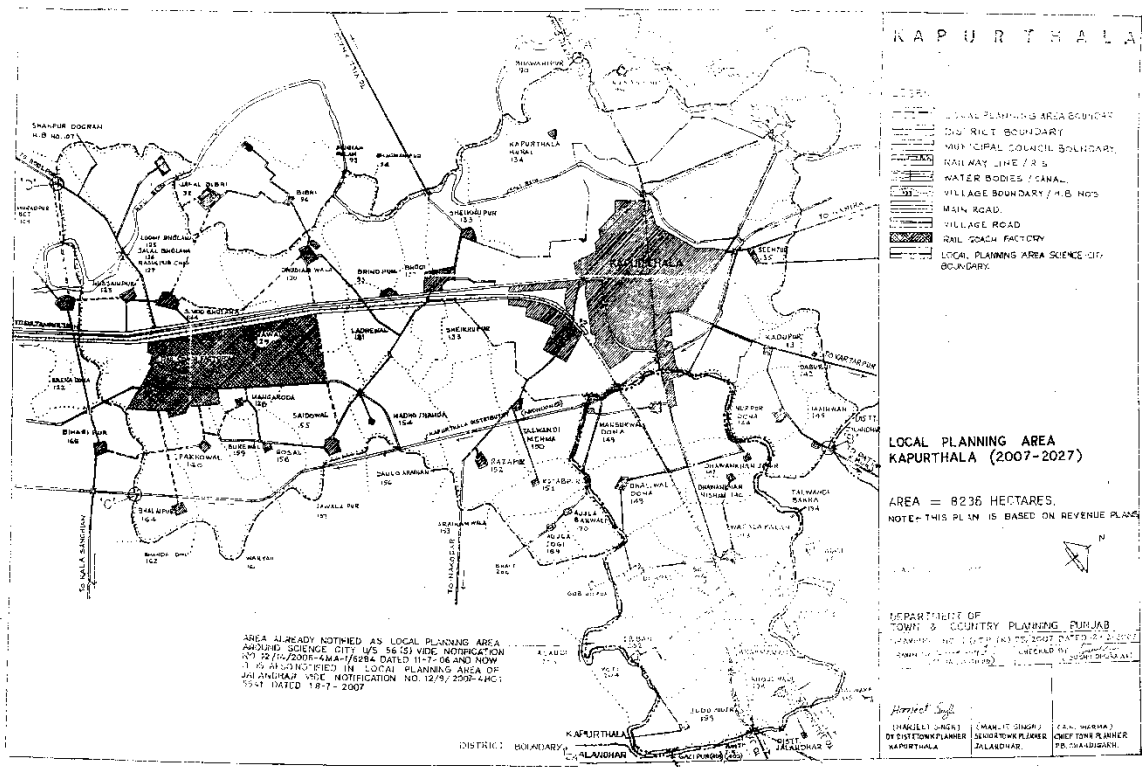
MAP: LPA

List of Villages falling in Local Planning Area, Kapurthala

| Sr.No | Villages          | H.B. No | District   | Area (Hectares) | Population | Remarks   |
|-------|-------------------|---------|------------|-----------------|------------|---|
| 1     | 2                 | 3       | 4          | 5               | 6          | 7   |
| 1     | Kapurthala(M.C)   | -       | Kapurthala | 1334            | 96537      | 264 Hectares area & 768 Persons of M.C falls in L.P.A of Science City<br>1598-264=1334 Hect.<br>97305-768=96537 Persons |
| 2     | Kapurthala Rural  | 134     | ---Do---   | 815             | 2580       | Partly falls in M. C  |
| 3     | Kanjli            | 10      | ---Do---   | 224             | 1301       | -   |
| 4     | Seenpur           | 135     | ---Do---   | 233             | 1069       | Partly falls in M. C  |
| 5     | Dabirji           | 142     | ---Do---   | 130             | 887        | -   |
| 6     | Kadupur           | 143     | ---Do---   | 80              | 821        | Partly falls in M. C  |
| 7     | Nurpur Dona       | 144     | ---Do---   | 206             | 1192       | -   |
| 8     | Talwandi<br>Mehma | 150     | ---Do---   | 224             | 1395       | Partly falls in M. C  |
| 9     | Mainwan           | 145     | ---Do---   | 241             | 722        | -   |
| 10    | Razapur           | 152     | ---Do---   | 325             | 1406       | -   |
| 11    | Kutabpur          | 151     | ---Do---   | 146             | 140        | -   |
| 12    | Aujla Jogi        | 189     | ---Do---   | 153             | 892        | -   |
| 13    | Aujla Banwali     | 190     | ---Do---   | 106             | 507        | -   |
| 14    | Machho Jhanda     | 154     | ---Do---   | 244             | 669        | -   |
| 15    | Saidowal          | 155     | ---Do---   | 301             | 1892       | -   |
| 16    | Burewal           | 159     | ---Do---   | 67              | 21         | -   |
| 17    | Gosal             | 158     | ---Do---   | 99              | 458        | -   |
| 18    | Pakhawal          | 160     | ---Do---   | 271             | 525        | -   |
| 19    | Hussainpur        | 123     | ---Do---   | 356             | 912        | -   |
| 20    | Saido Bhoiana     | 124     | ---Do---   | 402             | 2458       | -   |

|    |                 |     |          |             |               |                      |
|----|-----------------|-----|----------|-------------|---------------|----------------------|
| 21 | Lodhi Bholana   | 125 | ---Do--- | 285         | 1007          | -                    |
| 22 | Jalal Bholana   | 126 | ---Do--- | 139         | 659           | -                    |
| 23 | Rasulpur Chisti | 127 | ---Do--- | 46          | 573           | -                    |
| 24 | Mangaroda       | 128 | ---Do--- | 106         | 469           | -                    |
| 25 | Rawal           | 129 | ---Do--- | 93          | 247           | -                    |
| 26 | Dhudmanwala     | 130 | ---Do--- | 381         | 1661          | -                    |
| 27 | Ladhewal        | 131 | ---Do--- | 147         | 280           | -                    |
| 28 | Bhooi           | 132 | ---Do--- | 231         | 709           | Partly falls in M. C |
| 29 | Sheikhupur      | 133 | ---Do--- | 560         | 1557          | Partly falls in M. C |
| 30 | Brindpur        | 95  | ---Do--- | 95          | 780           | -                    |
| 31 | Bhalaipur       | 164 | ---Do--- | 196         | 124           | -                    |
|    | <b>TOTAL</b>    |     |          | <b>8236</b> | <b>124450</b> | -                    |

*Hareet Singh*  
Deputy District Town Planner,  
Kapurthala



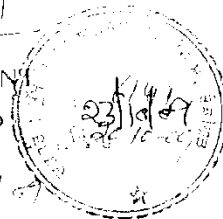
### Annexure III

#### Second (amended) Notification of Kapurthala LPA dated 16/10/2009

LPA-1(K) SK-39  
GOVERNMENT OF PUNJAB  
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
(HOUSING-1 BRANCH)

NOTIFICATION

Dated: 16/10/09



No. 12/9/2008-4HGI/2734. The Local Planning area for Kapurthala was declared vide notification no. 12/9/2008-4HGI / 2693 dated 9.4.08 under section 56 (1) of Punjab Regional and Town Planning and Development (Amendment) Act, 2006. Now it is considered essential to include 12 more villages in Local Planning Area already notified on 9.4.08.

Now, therefore, exercising the powers vested under section 56 (7) of the Punjab Regional and Town Planning and Development (Amendment) Act 2006, the Governor of Punjab is pleased to alter the limits of Local Planning Area, Kapurthala notified vide Notification No. 12/9/2008-4HGI / 2693 Dated 9.4.08 and declare the Local Planning Area of Kapurthala within the meaning of subsection (1) of section 56 of the Punjab Regional and Town Planning and Development (Amendment) Act, 2006 as follows. The total area proposed for local Planning Area is now 17130 Hectares including Kapurthala Town and 42 Villages. The schedule of boundary of Local Planning Area is given below:-

#### SCHEDULE OF BOUNDARY:

**NORTH:** Starting from point 'A' which is the meeting point of boundaries of village Jhal Thukriwala(H.B.No.13), Bhullar (H.B.No.26) and Thukriwala(H.B.No.14), moving towards East along the Northern boundary of village Jhal Thukriwala(H.B.No.13), Theh Kanjla (H.B.No.12), Bhila (H.B.No.11), Dham (H.B.No.7), crossing Bein then again moving towards East along the Northern boundary of vill. Dham (H.B.No. 7), crossing Kapurthala-Subhanpur road and Bein and again moving along the Eastern boundary of vill. Dham (H.B.No.7), Beja (H.B.No.8), Abdulahpur (H.B.No.9) crossing distributary and then again moving along the Eastern boundary of vill. Abdulahpur (H.B.No.9) and Northern boundary of vill. Seenpur (H.B.No.135) crossing Kapurthala- Hamra

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road and Kapurthala – Kadupur road, then again moving along the Northern boundary of vill. Seenpur (H.B.No.135), Kadupur (H.B.No. 143), Daburji (H.B.No. 142) crossing Kapurthala Kartarpur road and again moving along the Northern boundary of vill. Daburji (H.B.No. 142) and vill. Mainwan (H.B.No.145) upto the point 'B' which is the meeting point of Eastern boundary of village Mainwan (H.B.No.145) and Northern side of Pattar Khurd road.

**EAST:** Starting from point 'B' moving towards South crossing Kadupur – Pattar Khurd road and moving along the Eastern boundary of village Mainwan(H.B.No.145), Dhawankhan Nishan (H.B.No.146) crossing Kapurthala-Jalandhar road and railway line then again moving along the Eastern boundary of vill. Dhaliwal Dona (H.B.No.148), Aujla Banwali (H.B.No.190), Aujla Jogi (H.B.No.189) and then moving towards West along the Southern boundary of vill. Aujla Jogi (H.B.No.189), Kutabpur (H.B.No.151) and then moving towards South along the Eastern boundary of vill. Razapur (H.B.No.152) crossing Kapurthala-Nakodar road and then moving along the Southern boundary of vill. Razapur (H.B.No.152), Eastern boundary of vill. Madho Jhanda (H.B.No.154) crossing distributry and then again along the Southern boundary of vill. Madho Jhanda (H.B.No.154), Saidowal (H.B.No.155), crossing distributry and then along the Eastern Boundary of vill. Gosal (H.B.No.158), Pakhowal (H.B.No.160), Bhalaipur(H.B.No.164) upto point 'C' which is the meeting point of Southern boundary of village Bhalaipur(H.B.No.164) and Eastern side of Kapurthala distributary.

**SOUTH:** Starting from point 'C' moving towards West, crossing Kapurthala distributary along the Southern boundary of village Bhalaipur(H.B.No.164) and Hussainpur (H.B.No.123), crossing distributary, Kapurthala-Sultanpur Lodhi railway line and road and then again moving towards West along Southern boundary of vill. Hussainpur (H.B.No. 123), crossing Kali bein upto point 'D' which is the meeting point of Southern boundary of village Hussainpur (H.B.No.123) and Eastern side of Hussainpur- Boolpur road.

WEST: Starting from point 'D' moving towards West crossing Hussainpur- Boolpur road, along the Southern boundary of village Hussainpur (H.B.No.123), and then moving towards North along the Western boundary of vill. Lodhi Bholana (H.B.No.125) crossing Shahpur Dogran road, then again moving along Western and Northern boundary of vill. Lodhi Bholana (H.B.No.125), Jalal Bholana (H.No.126), Rasulpur Chishri (H.B.No.127), Saido Bholana (H.B.No.124), crossing Kali Bein then moving along the Western boundary of vill. Dhudianwala (H.B.No.130), crossing vill. Bibri road and then moving along Western boundary of vill. Brindpur(H.B.No.95), Bhoori (H.B.No.132), crossing vill. Khalu Road, then again moving along the Western boundary of vill. Sheikhpur (H.B.No.133), Kapurthala Rural (H.B.No.134) crossing Bein then again moving along the Western boundary of vill. Kapurthala Rural (H.B.No.134), crossing Kapurthala-Fattu Dzinga Road and moving towards East along the Northern boundary of vill. Kapurthala Rural (H.B.No.134) and again moving towards North along the Western boundary of vill. Kapurthala Rural (H.B.No.134), crossing Fattu Dzinga road and Bein and then along the Southern boundary of vill. Kokalpur (H.B.No.45), Naupur Rajputan (H.B.No.44) and then moving along Western boundary of vill. Thal Thikariwala (H.B.No.13) crossing road to vill. Bhullar upto point 'A' which is the point of start.

The boundary of Local Planning Area Kapurthala has been specifically shown on the plan Drawing No. DDTP(K) 10 /2009 dated 21.08.2009.

All the provisions laid down in 56(2) of "The Punjab Regional and Town Planning and Development (Amendment) Act, 2006" and all the concerned rules framed thereon have been taken into consideration.

Place : Chandigarh  
Dated: 13-10-2009

( ARUN GOEL )  
SECRETARY TO GOVT. OF PUNJAB  
DEPTT. OF HOUSING & URBAN DEVELOPMENT

## ANNEXURE-IV

## Second (amended) List of Settlements of Kapurthala LPA

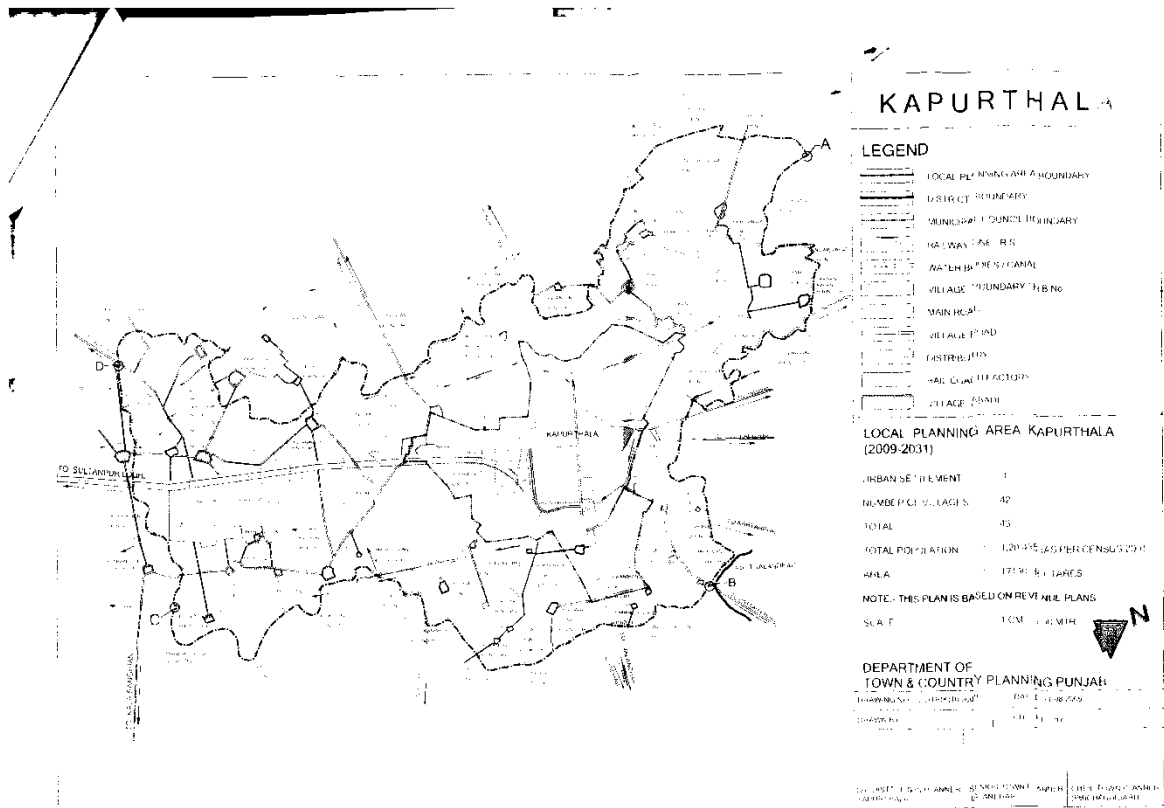
List of Villages falling in Local Planning Area, Kapurthala

| Sr.No | Villages         | H.B. No | District   | Area (Hectares) | Population | Remarks              |
|-------|------------------|---------|------------|-----------------|------------|----------------------|
| 1     | 2                | 3       | 4          | 5               | 6          | 7                    |
| 1     | Kapurthala(M.C)  | -       | Kapurthala | 5600            | 85686      |                      |
| 2     | Kapurthala Rural | 134     | ---Do---   | 815             | 2580       | Partly falls in M. C |
| 3     | Kanjli           | 10      | ---Do---   | 224             | 1301       | -                    |
| 4     | Seenpur          | 135     | ---Do---   | 233             | 1069       | Partly falls in M. C |
| 5     | Daburji          | 142     | ---Do---   | 130             | 887        | -                    |
| 6     | Kadupur          | 143     | ---Do---   | 80              | 821        |                      |
| 7     | Nurpur Dona      | 144     | ---Do---   | 206             | 1192       | -                    |
| 8     | Talwandi Mehma   | 150     | ---Do---   | 224             | 1395       | Partly falls in M. C |
| 9     | Mainwan          | 145     | ---Do---   | 241             | 722        | -                    |
| 10    | Razapur          | 152     | ---Do---   | 325             | 1406       | -                    |
| 11    | Kutabpur         | 151     | ---Do---   | 146             | 140        | -                    |
| 12    | Aujla Jogi       | 189     | ---Do---   | 153             | 892        | -                    |
| 13    | Aujla Banwali    | 190     | ---Do---   | 106             | 507        | -                    |
| 14    | Madho Jhanda     | 154     | ---Do---   | 244             | 669        | -                    |
| 15    | Saidowal         | 155     | ---Do---   | 301             | 1892       | -                    |
| 16    | Burewal          | 159     | ---Do---   | 67              | 21         | -                    |
| 17    | Gosal            | 158     | ---Do---   | 99              | 458        | -                    |
| 18    | Pakhowal         | 160     | ---Do---   | 271             | 525        | -                    |
| 19    | Hussainpur       | 123     | ---Do---   | 356             | 912        | -                    |
| 20    | Saido Bholana    | 124     | ---Do---   | 402             | 2458       | -                    |
| 21    | Lodhi Bholana    | 125     | ---Do---   | 285             | 1007       | -                    |
| 22    | Jalal Bholana    | 126     | ---Do---   | 139             | 659        | -                    |
| 23    | Rasulpur Chisti  | 127     | ---Do---   | 46              | 573        | -                    |

2

|    |                      |     |          |       |        |                      |
|----|----------------------|-----|----------|-------|--------|----------------------|
|    | Manga Roda           | 128 | ---Do--- | 106   | 469    | -                    |
| 25 | Rawal                | 129 | ---Do--- | 93    | 247    | -                    |
| 26 | Dhudianwala          | 130 | ---Do--- | 381   | 1661   | -                    |
| 27 | Ladhewal             | 131 | ---Do--- | 147   | 280    | -                    |
| 28 | Bhooi                | 132 | ---Do--- | 231   | 709    |                      |
| 29 | Sheikhupur           | 133 | ---Do--- | 560   | 1557   | Partly falls in M. C |
| 30 | Brindpur             | 95  | ---Do--- | 95    | 780    | -                    |
| 31 | Bhalaipur            | 164 | ---Do--- | 196   | 124    | -                    |
| 32 | Dham                 | 7   | ---Do--- | 177   | 644    | -                    |
| 33 | Beja                 | 8   | ---Do--- | 98    | 134    | -                    |
| 34 | Abdulahpur           | 9   | ---Do--- | 81    | -      | -                    |
|    | Bhila                | 11  | ---Do--- | 233   | 651    | -                    |
| 36 | Theh Kanjla          | 12  | ---Do--- | 59    | 205    | -                    |
| 37 | Jhal Thikriwala      | 13  | ---Do--- | 448   | 782    | -                    |
| 38 | Nurpur Rajputan      | 44  | ---Do--- | 270   | 441    | -                    |
| 39 | Dhawankhan<br>Jagir  | 147 | ---Do--- | 155   | 440    | Partly falls in M. C |
| 40 | Dhawankhan<br>Nishan | 146 | ---Do--- | 80    | 193    | -                    |
| 41 | Kokalpur             | 45  | ---Do--- | 2328  | 1583   | -                    |
| 42 | Mansurwal Dona       | 149 | ---Do--- | 407   | 271    | Partly falls in M. C |
| 43 | Dhaliwal Dona        | 148 | ---Do--- | 292   | 1492   | Partly falls in M. C |
|    | Total                |     |          | 17130 | 120435 |                      |

Deputy District Town Planner,  
Kapurthala



## **ANNEXURE V**

## Final List of Settlements of Kapurthala LPA

### List of Villages falling in Local Planning Area, Kapurthala

| Sr.No | Name of Village  | H.B. No | District   | Area in Hectares (As per census) | Population as per census 2001 | Remarks   |
|-------|------------------|---------|------------|----------------------------------|-------------------------------|---|
| 1     | 2                | 3       | 4          | 5                                | 6                             | 7   |
| 1     | Kapurthala(M.C)  | -       | Kapurthala | 1947                             | 85686                         | Area of M.C earlier mentioned is 5600 Hect. as per census and as per calculated by P.R.S.C Ludhiana is 1947 Hectares. |
| 2     | Kapurthala Rural | 134     | ---Do---   | 1051                             | 2580                          | 2413 -1362 (Falls in M.C) = 1051 Hect.  |
| 3     | Kanjli           | 10      | ---Do---   | 217                              | 1301                          | 224 - 7 (Falls in M.C) = 217 Hect.  |
| 4     | Seenpur          | 135     | ---Do---   | 159                              | 1069                          | 233 - 74 (Falls in M.C) = 159 Hect.   |
| 5     | Daburji          | 142     | ---Do---   | 130                              | 887                           | -   |
| 6     | Kadupur          | 143     | ---Do---   | 80                               | 821                           | -   |
| 7     | Nurpur Dona      | 144     | ---Do---   | 206                              | 1192                          | -   |
| 8     | Talwandi Mehma   | 150     | ---Do---   | 224                              | 1395                          | -   |
| 9     | Mainwan          | 145     | ---Do---   | 241                              | 722                           | -   |
| 10    | Razapur          | 152     | ---Do---   | 325                              | 1406                          | -   |
| 11    | Kutabpur         | 151     | ---Do---   | 146                              | 140                           | -   |
| 12    | Aujla Jogi       | 189     | ---Do---   | 153                              | 892                           | -   |
| 13    | Aujla Banwali    | 190     | ---Do---   | 106                              | 507                           | -   |
| 14    | Madho Jhanda     | 154     | ---Do---   | 244                              | 669                           | -   |
| 15    | Saidowal         | 155     | ---Do---   | 301                              | 1892                          | -   |
| 16    | Burewal          | 159     | ---Do---   | 67                               | 21                            | -   |
| 17    | Gosal            | 158     | ---Do---   | 99                               | 458                           | -   |
| 18    | Pakhowal         | 160     | ---Do---   | 271                              | 525                           | -   |
| 19    | Hussainpur       | 123     | ---Do---   | 356                              | 912                           | -   |
| 20    | Saido Bholana    | 124     | ---Do---   | 402                              | 2458                          | -   |
| 21    | Lodhi Bholana    | 125     | ---Do---   | 285                              | 1007                          | -   |
| 22    | Jalal Bholana    | 126     | ---Do---   | 139                              | 659                           | -   |
| 23    | Rasulpur Chisty  | 127     | ---Do---   | 46                               | 573                           | -   |

## List of Villages falling in Local Planning Area, Kapurthala

| Sr.No | Name of Village  | H.B. No | District   | Area in Hectares (As per census) | Population as per census 2001 | Remarks   |
|-------|------------------|---------|------------|----------------------------------|-------------------------------|---|
| 1     | 2                | 3       | 4          | 5                                | 6                             | 7   |
| 1     | Kapurthala(M.C)  | -       | Kapurthala | 1947                             | 85686                         | Area of M.C earlier mentioned is 5600 Hect. as per census and as per calculated by P.R.S.C Ludhiana is 1947 Hectares. |
| 2     | Kapurthala Rural | 134     | ---Do---   | 1051                             | 2580                          | 2413 -1362 (Falls in M.C) = 1051 Hect.  |
| 3     | Kanjli           | 10      | ---Do---   | 217                              | 1301                          | 224 - 7 (Falls in M.C) = 217 Hect.  |
| 4     | Seenpur          | 135     | ---Do---   | 159                              | 1069                          | 233 - 74 (Falls in M.C) = 159 Hect.   |
| 5     | Daburji          | 142     | ---Do---   | 130                              | 887                           | -   |
| 6     | Kadupur          | 143     | ---Do---   | 80                               | 821                           | -   |
| 7     | Nurpur Dona      | 144     | ---Do---   | 206                              | 1192                          | -   |
| 8     | Talvandi Mehma   | 150     | ---Do---   | 224                              | 1395                          | -   |
| 9     | Mainwan          | 145     | ---Do---   | 241                              | 722                           | -   |
| 10    | Razapur          | 152     | ---Do---   | 325                              | 1406                          | -   |
| 11    | Kutabpur         | 151     | ---Do---   | 146                              | 140                           | -   |
| 12    | Aujla Jogi       | 189     | ---Do---   | 153                              | 892                           | -   |
| 13    | Aujla Banwali    | 190     | ---Do---   | 106                              | 507                           | -   |
| 14    | Madho Jhanda     | 154     | ---Do---   | 244                              | 669                           | -   |
| 15    | Saidowal         | 155     | ---Do---   | 301                              | 1892                          | -   |
| 16    | Burewal          | 159     | ---Do---   | 67                               | 21                            | -   |
| 17    | Gosal            | 158     | ---Do---   | 99                               | 458                           | -   |
| 18    | Pakhowal         | 160     | ---Do---   | 271                              | 525                           | -   |
| 19    | Hussainpur       | 123     | ---Do---   | 356                              | 912                           | -   |
| 20    | Saido Bholana    | 124     | ---Do---   | 402                              | 2458                          | -   |
| 21    | Lodhi Bholana    | 125     | ---Do---   | 285                              | 1007                          | -   |
| 22    | Jalal Bholana    | 126     | ---Do---   | 139                              | 659                           | -   |
| 23    | Rasulpur Chisty  | 127     | ---Do---   | 46                               | 573                           | -   |

|    |                   |     |          |       |        |  |
|----|-------------------|-----|----------|-------|--------|--|
| 24 | Manga Roda        | 128 | ---Do--- | 106   | 469    | -  |
| 25 | Rawal             | 129 | ---Do--- | 93    | 247    | -  |
| 26 | Dhadianwala       | 130 | ---Do--- | 381   | 1661   | -  |
| 27 | Ladhewal          | 131 | ---Do--- | 147   | 280    | -  |
| 28 | Bhooi             | 132 | ---Do--- | 227   | 709    | 231 - 4 (Falls in M.C.)<br>= 227 Hect.   |
| 29 | Sheikhupur        | 133 | ---Do--- | 319   | 1557   | 560 - 241 (Falls in M.C.)<br>= 319 Hect. |
| 30 | Brindpur          | 95  | ---Do--- | 195   | 780    | -  |
| 31 | Bhalaipur         | 164 | ---Do--- | 196   | 124    | -  |
| 32 | Dham              | 7   | ---Do--- | 177   | 644    | -  |
| 33 | Beja              | 8   | ---Do--- | 98    | 134    | -  |
| 34 | Abdulahpur        | 9   | ---Do--- | 81    | -      | -  |
| 35 | Bhila             | 11  | ---Do--- | 233   | 651    | -  |
| 36 | Theh Kanjla       | 12  | ---Do--- | 59    | 205    | -  |
| 37 | Jhal Thikriwala   | 13  | ---Do--- | 448   | 782    | -  |
| 38 | Nurpur Rajputan   | 44  | ---Do--- | 270   | 441    | -  |
| 39 | Dhawankhan Jagir  | 147 | ---Do--- | 78    | 440    | 115 - 37 (Falls in M.C.)<br>= 78 Hect.   |
| 40 | Dhawankhan Nishan | 146 | ---Do--- | 80    | 193    | -  |
| 41 | Kokalpur          | 45  | ---Do--- | 238   | 1583   | -  |
| 42 | Mansurwal Dona    | 149 | ---Do--- | 205   | 271    | 407 - 202 (Falls in M.C.)<br>= 205 Hect. |
| 43 | Dhaliwal Dona     | 148 | ---Do--- | 272   | 1492   | 292 - 20 (Falls in M.C.)<br>= 272 Hect.  |
|    | Total             |     |          | 11098 | 120435 |  |

*Hazrat Singh*  
Deputy District Town Planner,  
Kapurthala

\*The Govt. of Punjab had declared the area of whole Kapurthala LPA with 8236 ha area and 31 settlements vide notification dated 09/04/2008, but because of the declaration of Industrial Focal Point in the north of LPA, 8 villages are added on Subhanpur Road, and 4 on Jalandhar Road towards Science City direction. Accordingly, an amended notification no. 12/9/2008-HGI/2736 dated 16/10/09 was published, where the total area of LPA was 17130 ha with 43 settlements including Kapurthala Municipal Council. The area of LPA was rationalized further to 11098 ha (the final one having the same 43 settlements) according to the Base Map of Kapurthala LPA prepared by the PRSC, Ludhiana (based on the satellite imageries). Accordingly, the M. Cl. area mentioned earlier as 5600 ha (in Census 2001) has been changed to 1947 ha. This was discussed in the meeting held under the chairmanship of Secretary, Housing and Urban Development, Govt. of Punjab, where it was decided that no new notification/corrigendum is required for this purpose, i.e. change in area of LPA as well as Kapurthala Municipal Council. The same shall be highlighted in the report. On the other hand, the population of settlements has been taken according to the figures of Census 2001.

## ANNEXURE-VI

List of Trees recommended for Plantation on the Main Roads within Urban Limits/  
Master Plan Areas

| Sr. No. | Name of tree (Botanical/ common)             | Description   |
|---------|--|---|
| 1.      | Alstonia scholaris (Chhatim)                 | Tall tree with columnar shape, Evergreen, very ornamental, bears greenish-white flowers in October- December.   |
| 2.      | Barringtonia acuitangula (Smudar Phal)       | Medium tree with spreading habits, deciduous from April to May. Ornamental foliage and flowers in pendulous branches. Bears crimson flowers in April and September.                                 |
| 3.      | Bauhinia blackiana (Kachnar)                 | Small tree, evergreen with columnar form, highly attractive and ornamental. Propagated by layers and cuttings. Flowers deep pink from January to April and from September to November.              |
| 4.      | Bauhinia purpurea (Kachnar)                  | Medium tree, with columnar form, evergreen, bears purple coloured flowers in November.  |
| 5.      | Bauhinia variegata (Kachnar)                 | Medium tree with columnar form. Sheds leaves in January-February, profusely flowering tree, highly beautiful when in bloom, bears pink, white and purple coloured flowers in February, March, April |
| 6.      | Cassia fistula (Amaltas)                     | Tall columnar shaped tree, leafless in April-May. Very hardy tree, looks very ornamental when in bloom. Bright yellow flowers in April-May.   |
| 7.      | Cassia grandis (Pink Mohur)                  | Medium in height, with spreading habit. Highly ornamental tree. Bears deep carmine flowers in November, December.   |
| 8.      | Cassia javanica (Java-ki-Rani)               | Medium in height, leafless in April-May. It is the most beautiful flowering tree. Bears clusters of pink flowers in May-June  |
| 9.      | Cassia Marginata (Pink Mohur)                | Medium in height, spreading and graceful tree, bears deep pink flowers in May and June.   |
| 10.     | Cedrela tuna (Tun)                           | Tall columnar shaped tree, leafless in Dec.-January. fairly fast growing and hardy tree with creamy white flowers in March-April.   |
| 11.     | Chakarassia Tabularis                        | Tall spreading tree, evergreen and hardy. Excellent for shade. Flowers are greenish, white in April-May.  |
| 12.     | Chorisia speciosa (Maxican Silk Cotton Tree) | Medium in height, pyramidal in shape, leafless from October to January, fast growing, bottle shaped green trunk. Flowers are of pink and yellow colour in October-November.                         |
| 13.     | Delonix Regia (Gulmohar)                     | Tall tree, with spreading crown, leafless from Jan.-March. Fast growing, very ornamental creates mass colour effect with orange red flowers from April to June.                                     |
| 14.     | Ficus religiosa (Pipal)                      | Tall columnar shaped tree, leafless in February-March, very hardy and fast growing, flowers pale green in April.  |

|     |   |   |
|-----|---|---|
| 15. | Ficus infectoria(Pilkhan)                             | Tall spreading, fast growing and hardy tree, leafless in March, good for shade, need protection from cattle, green yellow flowers in Nov., Dec.   |
| 16. | Hetrophragma roxburghii (Marour Phaly)                | Tall columnar tree, ever green, flowers are of pale, yellow brown colour in March.  |
| 17. | Jacrandia mimosaefolia (Jakaranada or Neely-Gulmohar) | Medium in height, leafless when in bloom, good for parks and houses, fern like bipinnate leaves, bears flowers of violet-blue colour in April-May.  |
| 18. | Kigelia pinnata(Jhar Phanoos)                         | Tall and spreading tree, evergreen hardy and fast growing flowers are of crimson, yellow and brown colour in April-May.   |
| 19. | Lagerstroemia fros-reginae (Queen's flower)           | Medium sized tree, columnar shape, very pretty, leafless in winter (December-February). Purple and pinkish blooms in April-May and July-August.   |
| 20. | Lagerstroemia thorelli (Pride of India)               | Medium in height, columnar in shape, beautiful tree, leafless from Dec-Feb, flowers of mauve colour from June to December   |
| 21. | Lagerstroemia rosea                                   | Medium in height, columnar tree, very pretty. Leafless in winter (December-Feb.) with deep pink flowers from April to September   |
| 22. | Pongamia Glabra(Karanj)                               | Tall spreading and fast growing tree, leafless in March. Bears mauve coloured flowers in April, May.  |
| 23. | Pterospermum acerifolium (Kanak Champa)               | Tall columnar tree, ever green, handsome, bears sweet scented flowers of creamy white colour in March-April.  |
| 24. | Putranjiva Roxburghii (Jiva Pota)                     | Medium in height, pyramidal shaped, ever green, handsome and very graceful tree, good for shade and beautiful form. Flowers are of pale yellowish colour in March-April.  |
| 25. | Saraca Indica(Sita Ashok)                             | Height medium, spreading tree, ever green, very hardy, foliage glossy and ornamental. Highly flow growing takes 30 years to become a good tree. Bears highly attractive scarlet coloured flowers in large compact clusters in Feb. – March. |
| 26. | Schleichera Frijuga(Kusum)                            | Tall columnar shaped tree, evergreen, good for shade, leaves become red in March, April and again in July,-Sept. Flowers are of green colour in Feb-March.  |
| 27. | Sweetnia (Mahogany)                                   | Evergreen, shady, attractive foliage, very hardy, tall tree with columnar shape, blooms in April, tree is slow growing and very good for avenues.   |
| 28. | Tabebuia Rosea  | Small in height, columnar in shape, deciduous from December to February, Scanty foliage, flower colour is purple pink in Februar-March.   |
| 29. | Terminalia Arjuna(Arjan)                              | Tall, columnar shaped tree, sheds leaves in March. Very Hardy tree, flowers of pale-yellowish white colour appear in September-October.   |
| 30. | Terminalia Chebula(Bahera)                            | Tall, Columnar shaped tree, leafless in March, Pale-yellow flowers all the year round.  |

## ANNEXURE-VII

Rakesh Kumar Verma, IAS  
Managing Director

38122

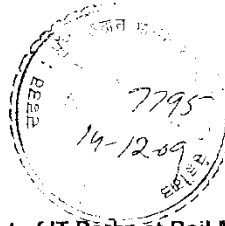
Punjab Information & Communication  
Technology Corporation Ltd.  
(A State Government Undertaking)  
(An ISO-9001:2000 Company)



No. PICT/ED-01/2009/ 7568  
Dated: 10 December, 2009

To

✓ The Chief Town Planner, Punjab,  
Old Estate Building,  
Sector 18A,  
Chandigarh.



**Subject: Meeting regarding development of IT Parks at Rail Majra, Kapurthala, Saneta and Ropar.**

Dear Sir,

Kindly refer to the 2<sup>nd</sup> and 3<sup>rd</sup> meetings of the Task Force on Infrastructure for IT/ Knowledge Sector, under the chairmanship of Chief Secretary, Punjab held on 3.8.2009 and 30.11.2009 respectively, wherein the proposal regarding setting up of IT Park/ SEZ at Rail Majra, Kapurthala, Saneta and Ropar were discussed.

2. As a follow up to the meetings of the Task Force, **a meeting has been fixed on 17.12.2009 at 11.30 AM in the Committee Room of Punjab Infotech, 5<sup>th</sup> Floor, Udyog Bhawan, Sector 17, Chandigarh**, to discuss the following issues:

- (i) Draft Layout plan for IT Park/SEZ, Rail Majra
  - (ii) Draft layout plan for IT Park/ SEZ, Kapurthala
  - (iii) Inclusion of IT Park/ SEZ, Rail Majra, Kapurthala, Saneta and Ropar in the draft master plan prepared by the Department of Town and Country Planning, Punjab to ensure harmonious planning and development of the area.
3. Brief project profiles in respect of IT Park/ SEZ at Rail Majra, Kapurthala, Saneta & Ropar are enclosed for your reference.

Thanking you.

Yours faithfully,

(R.K. Verma, IAS)

Endst. No. PICT/ED-01/2009/

Dated: \_\_\_ Dec. 2009

A copy of the above is forwarded to the following with the request to attend the meeting:

1. Chief Engineer, PSIEC, Udyog Bhawan, Sector 17, Chandigarh
2. M/s Consulting Engineer Services (India) Ltd., 57, Nehru Place (5<sup>th</sup> Floor), New Delhi 110019

110019

(R.K. Verma, IAS)



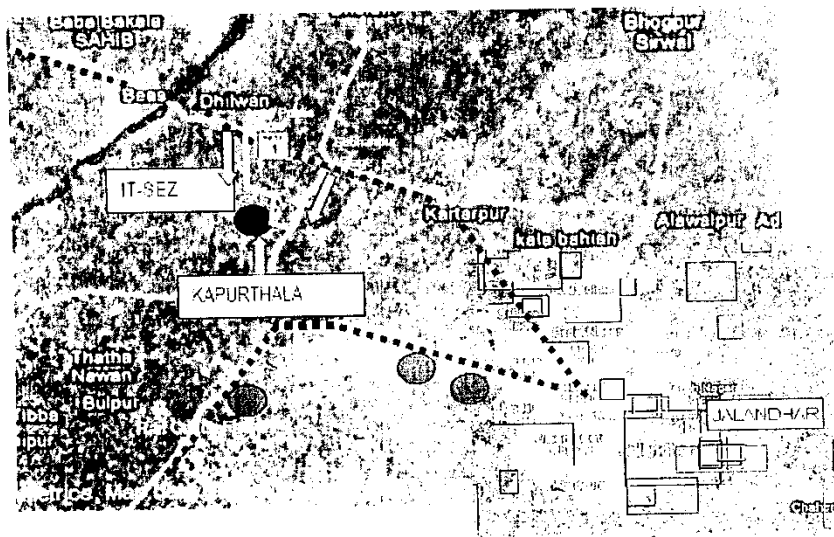
5th Floor, Udyog Bhawan, 18-Himalaya Marg, Sector 17, Chandigarh - 160 017, India  
Tel.: +91-172-2704717, 2702423 Fax: +91-172-2701595  
Email: md@punjabinfotech.org Website: www.punjabinfotech.org

## Annexure B: Project Profile of IT Park, Kapurthala

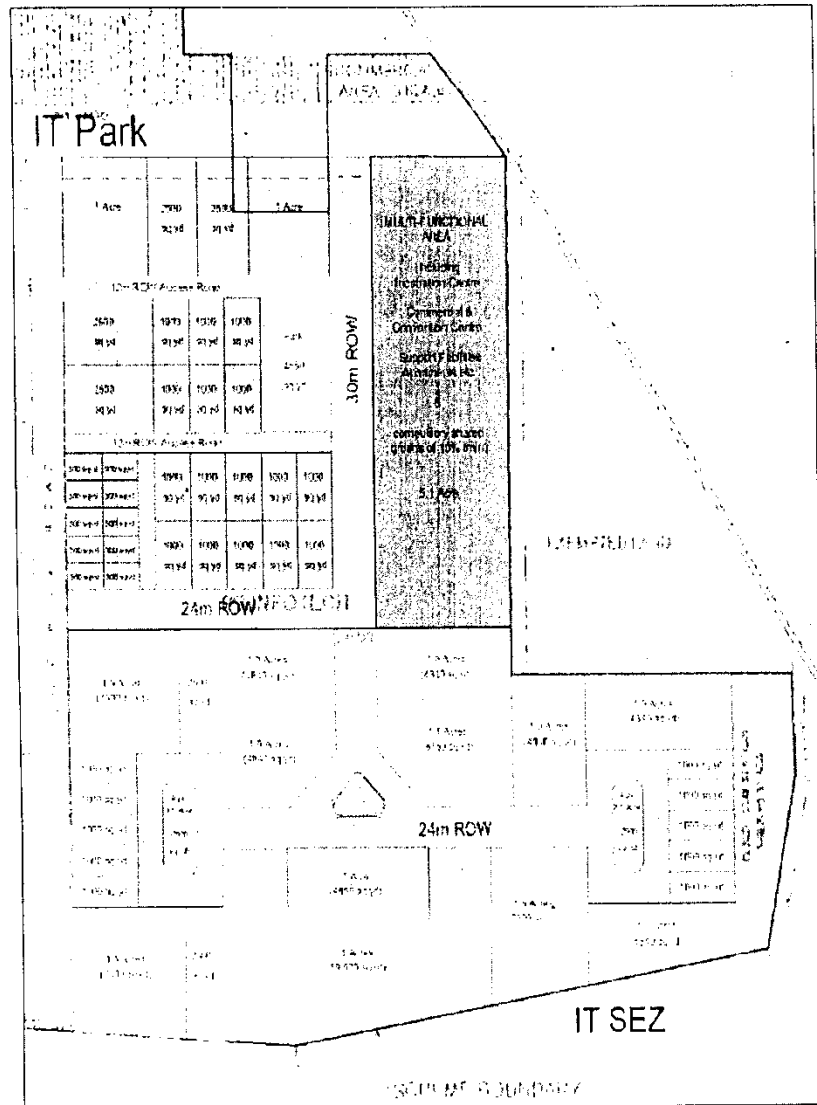
## 1. Background

- i. Punjab Small Industries and Exports Corporation (PSIEC) has been allotted 231 acres for development of Industrial Focal Point at Kapurthala. Out of this land, 46.8 acres is being allocated to PICTCL for the development of IT/ITES industry. The region is surrounded by Gurdaspur and Hoshiarpur in the North, Amritsar in the East, Jalandhar in Southwest and Ferozpur in the South. The land lies at about 9 km from the National Highway 1 and 22km from Jalandhar (JDA) limits. Jalandhar is fast emerging as an education hub and a number of institutions in Jalandhar-Kapurthala region such as PTU, LPU, NIT, Science City, SSNIRE coupled with general prosperity and education level are likely to be key factors in determining the success of the project. The focus would largely be to attract ITES industry.
- ii. The land use plan of the site is enclosed below:

## 2. Location of IT Park/ SEZ Project, Kapurthala



## 3. Detailed Layout Plan for IT Park/ SEZ Project, Kapurthala (46.8 acre)



## 5.1. Zoning and land use distribution of IT Park/ SEZ

| Zoning and Land use distribution   |                |                     |
|--|----------------|---------------------|
| Zoning   | Area (in acre) | Share in Total Area |
| IT SEZ Plots   | 19             | 40.6%               |
| IT Park Plots  | 9.4            | 20.0%               |
| Convention Centre  | 2.0            | 10.7%               |
| Commercial   | 1.7            |                     |
| Residential  | 1.4            |                     |
| Parks  | 3.9            | 8.2%                |
| Roads  | 9.48           | 20.1%               |
| <ul style="list-style-type: none"> <li>■ In IT SEZ</li> <li>■ Ex IT SEZ</li> </ul> | 4.92           |                     |
|  | 4.56           |                     |
| <b>Total</b>   | <b>46.8</b>    |                     |

