

DEPARTMENT OF TOWN AND COUNTRY PLANNING PUNJAB

NOTIFICATION

Regarding Population density, FAR, Ground coverage and other controls

Dated 2014

NO.....Whereas Master Plans of 32 towns/ cities were notified under Section 70 (5) of The Punjab Regional and Town Planning and Development Act, 1995. While implementing the proposals of these master plans it was noticed that there is no uniformity in the densities fixed in various Master Plans. In many cases density fixed is too low as a result of which optimum utilization of land cannot be achieved. Similarly, Population density, FAR, Ground coverage and other controls applicable in these master plans were not encouraging the vertical development in the state which is essential to create more open spaces at ground level. The Government after examining the matter in consultation with The Punjab Regional and Town Planning and Development Board in its 27th meeting held on 23-12-2013 has approved the following amendments u/s 76 of the Act ibid in Master Plans of Punjab regarding Population density, FAR, Ground coverage and other controls as under:-

A. Population Density:

Sr. No.	Name of LPA	Presently approved density as per Master Plan	Proposed Residential density per gross acre
GMADA Regional Plan			
A	1. S.A.S. Nagar	Low Density Housing - upto 100 ppa Medium Density Housing - upto 175 ppa High Density Housing - Not Allowed	Plotted - upto 200 ppa Group housing a. EWS - NA b. DU upto 1200 sq ft unit Area - 375 ppa c. DU above 1200 sq ft to 3000 sq ft unit Area -300 ppa d. DU above 3000 sq ft unit Area - 250ppa
	2. Zirakpur	Low Density Housing - upto 100 ppa Medium Density Housing - upto 175 ppa High Density Housing - more than 175 ppa	
	3. Dera Bassi	Low Density Housing - upto 100 ppa Medium Density Housing - upto 175 ppa High Density Housing - more than 175 ppa	
	4. Banur	Gross Density - 50 ppa Gross Residential Density - 100 ppa	
	5. Kharar	Low Density Housing - up to 100 pp acre Medium Density Housing - up to 175 pp acre	
	6. Mullanpur	Gross Residential Density - 100 ppa	Plotted - Zone I: 150 ppa Zone II: 150 ppa Zone III: 200 ppa Group housing a. EWS - NA b. DU upto 1200 sq ft unit Area - 375 ppa c. DU above 1200 sq ft to 3000 sq ft unit Area - 300 ppa d. DU above 3000 sq ft unit Area - 250 ppa
B	Master Plans of the rest of State of Punjab	High Residential Density: Not exceeding 300 persons per acre; Medium / Low Residential Density: Not exceeding 200 persons per acre for plotted development and Not exceeding 300 persons per acre for group housing.	Plotted - upto 200 ppa Group housing a. EWS - NA b. DU upto 1200 sq ft unit Area - 375 ppa c. DU above 1200 sq ft to 3000 sq ft unit Area -300 ppa d. DU above 3000 sq ft unit Area - 250ppa

Note:

- For purpose of calculation of requirement of infrastructure of a project, the population in case of plotted development shall be counted @ 15 persons per plot and in case of Group Housing, it shall be @ 5 persons per DU.
- The floating population of Non – Residential buildings shall be taken as minimum 100 ppa for the calculation of requirement of utilities / services such as water supply, sewerage, electricity, roads, transport etc only and it shall not be calculated towards regular residential density of the project / sector.
- The population density of serviced studios shall be 2 persons/ DU.
- The density for each category of flats shall be calculated separately. The promoter has to clearly indicate the area under each category of flats.

B. Floor Area Ratio (F.A.R), Ground Coverage and Other Controls.

The F.A.R., Ground Coverage, Set Backs, Height and Other Building Controls in all Master Plans of the State of Punjab shall be as provided in Common Building Rules or as amended from time to time by the Govt.

NOTE: The FAR above 1:2 in case of Group Housing, FAR above 1:1.75 in case of Commercial and FAR above 1:1.50 in case of Hospitals will be chargeable on pro-rata basis.

This notification shall be applicable as under:-

- On the projects to be set up after notification of this policy.
- All projects approved before the notification of this policy which have not been implemented on site as yet.
- Those projects which are partially implemented and in which vacant pockets are available for re-planning. New norms may be implemented in such vacant pockets subject to condition that these projects shall fulfill the norms w.r.t . access road, setbacks, parking etc.
- The projects/ buildings which have been constructed on site shall not be covered under this notification.

It shall come into operation from the date of its notification.

This issues with the approval of the Government dated 04-03-2014.

Endst. No. -CTP (Pb)/ Dated,

- Sd -
Chief Town Planner
Punjab
the 2014

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.

- Sd -
Chief Town Planner,
Punjab.

Endst. No. -CTP (Pb)/ Dated, 2014

A copy is forwarded to Secretary, Housing & Urban Development Department, Punjab, Chandigarh w.r.t. approval dated 04-03-2014. for information.

- Sd -
Chief Town Planner,
Punjab.

Endst. No. -CTP (Pb)/ Dated, 2014
A copy is forwarded to Principal Secretary, Department of Local Govt. Punjab, Chandigarh for information and necessary action.

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Chief Town Planner,
Punjab.
2014

Endst. No. -CTP (Pb)/ Dated, 2014
A copy is forwarded to Principal Secretary, Department of Industries Punjab, Chandigarh for information and necessary action.

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Endst. No. -CTP (Pb)/ Dated, 2014
A copy is forwarded to C.E.O Punjab Bureau of Investment Promotion, Chandigarh for information and necessary action.

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Chief Town Planner,
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2014

Endst. No. -CTP (Pb)/ Dated, 2014
A copy is forwarded to Chief Administrator, GMADA, GLADA, BDA, PDA, JDA, ADA for information and necessary action.

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Chief Town Planner,
Punjab.

Endst. No. *1402-1409* -CTP (Pb)/*SP-135(21)* Dated, *04-03* 2014

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 INFOTEC, Chandigarh.
7. Managing Director, Punjab Water Supply & Sewerage Board, Chandigarh.
8. General Manager (IT), PUDA (along with the copy of notification with request to upload it on PUDA's Web site www.puda.gov.in)

H. S. M. S.
Chief Town Planner,
Punjab.