

## **DEPARTMENT OF TOWN AND COUNTRY PLANNING, PUNJAB PUBLIC NOTICE**

**Regarding Uniformity in the zoning regulations of the state of Punjab**  
Whereas, Master Plans of 43 towns/cities have already been notified covering 70 towns, under Section 70 (5) of The Punjab Regional and Town Planning and Development Act, 1995. In order to regulate the area in planned manner Zoning regulations and development controls have been mentioned in various master plans, with these regulations, land use and the permissible uses are regulated in these areas. But out of 43 notified master plans, approx. 30 master Plans have been prepared by department and rest 13 master plans have been prepared by various consultants like M/s Jurong Consultants Singapore, M/s SAI Consultants, Ahmedabad etc as a result zoning regulations and Development Controls and not uniform in the state of Punjab. Due to variance in the zoning regulations, department is facing problem in implementation of these regulations, besides this real estate developers have also been facing these problems in this regards over the period of time.

In the light of above said issue, the department is of the view that uniformity in the zoning regulations in the state of Punjab should be there, which will help in smooth working of the department, give boost to the real estate development and will avoid unnecessary litigations. Therefore the department has prepared the unified Zoning regulations and Development Control for already notified Master plans and for new master plans. (except master plan New Chandigarh and master Plan SAS Nagar).

This issue was discussed by the Government with 'The Punjab Regional and Town Planning and Development Board' in its 34th meeting held on 22.02.2018. The Board, after detailed discussions, has agreed with the proposals of the Govt for unified zoning Regulations and Development Controls for the entire sate of Punjab.

In the light of the above, a public notice under Section 76 of The Punjab Regional and Town Planning and Development Act, 1995, is hereby published for inviting suggestion/ objections from the general public in this regard. Those desirous may submit their objections in writing within 30 days from the date of publication of this notice to the office of the undersigned. This public notice and zoning regulation and Development Controls can also be viewed on website [www.pbhousing.gov.in](http://www.pbhousing.gov.in) and [www.puda.gov.in](http://www.puda.gov.in).

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