

DEPARTMENT OF TOWN AND COUNTRY PLANNING, PUNJAB.

From

The Chief Town Planner,
Punjab, Chandigarh.

To

1. The Senior Town Planner, (S), Patiala.
2. The Senior Town Planner, (N), Jalandhar.

Memo No. 2418-19 CTP (Pb)/SP-63.
Dated, Chandigarh the: 19.6.84.

Subject:-

Implementation of I.T.Scheme in Punjab-Preparation of Demarcation of Plans, Numbering Plans, Zoning Plans, Building Control Sheets, Designs of Boundary walls and gates.

No. 1619-28
CTP(Pb)/SP-63
Dt. 29-03-84

E.No. 1980-86
CTP(Pb) / SP63
Dt. 25-04-84

Instructions issued vide Local Govt. Deptt. memo No. IV - (a) / 9 VIII -LG-84/3583 dated 21.3.84 and memo No. IV(9) UIII-LG-84 5510 dated 19.4.84 have already been circulated in the field offices of the T&CP Deptt. vide marginally noted references in connection with formulation and preparation of improvement trust schemes in cities & towns in the state.

Needless to say, it is utmost necessary that the implementation of sanctioned trust schemes is properly and quickly carried out so that they serve the desired purpose of providing housing sites to the people in a minimum possible time. For the purposes, the Improvement Trusts (I.Ts.) are required to prepare the Demarcation Plans, Numbering Plans, Zoning Plans, Building Control Sheets, Designs of Boundary walls and gates etc. Without these plans, process of execution of schemes is likely to be tardy, faulty and cumbersome.

It has, therefore, been decided that the field offices of the T&CP Deptt. would follow-up action with the respective improvement Trusts and give all assistance for preparation of the above plans. However, the Divisional Town Planners may prepare the Demarcation plans, Numbering Plans, Zoning plans, Designs of boundary walls and gates for those improvement trusts which do not have at present the technical staff/know-how and approach them for the purpose.

While preparing the above plans, such plans already prepared and approved for Urban Estates may be referred. The zoning plans should however, specifically contain provisions for site coverage, FAR, combination of plots, space about buildings and building lines, height, plinth level, provisions for Frame and Building Control Sheets, restrictions on access from main roads like sector roads, sight distances, provisions about standard boundary walls, gates, their location, height and designs, display of postal numbers, water supply, sewerage, electric and telephone connections, trees, staircases, basements etc.

However, all care should be taken that the above plans are consistent with the provisions of sanctioned schemes and Govt. instructions issued from time to time.

It has also been decided that in future, the Demarcation plans, Numbering plans, Zoning plans and Designs of Boundary walls and gates for Improvement Trust schemes shall be approved by the respective STP's. However, Building/Frame Control Sheets shall continue to be prepared/got prepared by the Improvement Trusts, examined by Divisional Town Planner and Senior Town Planners, and approved by the Chief Town Planner as before.

DA/Nil

-Sd/-
Chief Town Planner,
Punjab, Chandigarh.

Endst.No. 2420-28 CTP(Pb)/SP-63, Dt. Chandigarh the : 19.6.84.

Copy is forwarded to the Divisional Town Planner, Amritsar/Jalandhar/Ludhiana/Patiala/Bathinda/Ferozpur/Gurdaspur/Mandi Divn. Chandigarh/SAS Nagar w.r.t.memo No. 1619-28 CTP (Pb)/SP-63, dated 29.3.84 and Endst.No, 1980-96 CTP(Pb)/SP-63, dated 25.4.84 for information and further necessary action.

DA/Nil

-Sd/-
Chief Town Planner,
Punjab, Chandigarh.

Endst.No. 2429-CTP(Pb)/SP-63, Dt. Chandigarh the : 19.6.84.

Copy is forwarded to the Director, Local Government Deptt. Punjab, Chandigarh for information w.r.t. Endst.No. IV(9) UIII-LG-84/3584, dated 21.3.84 and memo No. IV(9) UIII-LG-84/5510, dated 19.4.84.

DA/Nil

Sd/-
Chief Town Planner,
Punjab, Chandigarh.

Endst.No. 2430-58-CTP(Pb)/SP-63, Dt. Chandigarh the : 19.6.84.

Copy is forwarded to the Chairman, Improvement Trust / Amritsar / Jalandhar/LDH/ Patiala/Hoshiarpur/Kapurthala/Ropar/Sangrur/Bhatinda/Faridkot/FZR/GDR/Abohar/Barnala/Khanna/Mansa/PKT/Phagwara/Kotkapura/Moga/Malerkotla/Muktsar/Malout/Rajpur/Nabha/Jagraon/Fazilka for information and necessary action.

-Sd/-CTP.Pb.Chandigarh.