Copy of letter No.9608-20II-76/34303, dated 22.9.76 from the Secretary to Government Punjab, Local Government Department, Chandigarh to All the Deputy Commissioners in Punjab etc.

Subject: Socialisation of urban and urbanisable lands - Complementary measures to be adopted.

The Government of India has suggested adoption of certain complementary measures in the wake of the provisions of Urban Land (Ceiling & Regulation) Act,1976 with a view to regularise the size of plots, their plinth area, sub division of plots and other allied matters. It has been decided as follows:-

I. SIZE OF PLOTS:

a) Municipal Committees/Notified Area Committees, Improvement Trusts, should not sanction construction of building in a plot having an area of more than 420 square meters.
b) In future, no plot of more than 420 sq.meters should be created under any planned schemes of Municipal Committee/Notified Areas Committee, Improvement Trusts, and
c) As regards sub division of existing plots having an area of more than area mentioned above, in any town planning/development/expansion scheme of the Municipalities or Improvement Trusts, Government has decided that Municipal Committees/Improvement Trust are authorised to allow sub division of plots having area more than the aforesaid limits in consultation with the Divisional Town Planner, in respect of expansion/development schemes of the Improvement Trusts. Action may be taken for the sub division of plots under section-43 of the Punjab Town Improvement Act,1922. Regarding sub division of plots in Town Planning Schemes of the Municipalities, the Government in exercise of its inherent power authorise Municipalities to modify the layout of the sanctioned Town Planning Schemes with a view to sub-divide existing plots in consultation with concerned Divisional Town Planner. The Municipalities need not to make any reference to Government in this connection. The following guidelines may also be adhered to while formulating town planning/expansion/development schemes of the Municipal Committees and Improvement Trusts.

II COVERED AREA:NUMBER OF DWELLING UNITS

a) The covered area of plots upto 200 sq.meters shall be 66% and for plots above 200 sq.meters 60%
b) The number of dewelling units on the ground floor, on the first floor and the second floor shall be one each.
c) The covered area on the first floor will be the same as on the ground floor, but on the second floor, it shall be 50% of the maximum permissible area on the ground floor.

III CONSTRUCTION OF MULTI STOREYED APARTMENTS

25% of the area under all planned schemes will be reserved for apartment ousing/group housing of four storeys and above.

IV. OLD SANCTIONED SCHEMES OF BUILT AREAS:

Sub division of plots in the existing Town Planning/ expansion/ development schemes of the Municipalities and Improvement Trusts will be subject to the condition that sub-divided units shall not be smaller in size than 60 Sq.meters. The provisions regarding maximum

permissible plinth area, proposed covered area and developing unit per floor shall be the same as decided above for the new areas to be developed.

V. AMENDMENT OF BYE-LAWS:

The Municipalities/Notified area committees should also amend their building bye-laws with a view to incorporate the aforesaid provisions in the bye-laws after following proper procedure under law/rules and forward proposals to the Government for approval within a month without fail.

No. ULCC/473 Dated 14.12.76

A copy is forwarded to all Sub Divisional Officers (Civil) in the district and officer Incharge Local Bodies & D.T.P.Amritsar for information and necessary action.

Sd/-
for: Deputy Commissioner,
Amritsar.