

MASTER PLAN

OF

LOCAL PLANNING AREA, HOSHIARPUR

(2010-2031)



O/O DISTRICT TOWN PLANNER, HOSHIARPUR
DEPARTMENT OF TOWN & COUNTRY PLANNING, PUNJAB

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PART 1

REGIONAL SETTING & HISTORICAL BACKGROUND

1 REGIONAL SETTING

1.1. State of Punjab

Punjab is one of the advanced states in the country, with highly productive agriculture, a well-developed physical infrastructure and a high human development index with industrious, painstaking and entrepreneur skills. It accounts for only 1.53 per cent of India's geographical area and 2.37 per cent of its population. State represents a unique example of a fast developing economy based on agriculture despite all physical and developmental odds. State is credited with ushering in the green revolution and white revolution in the country. It today contributes nearly 35% of the wheat and 70% of rice procured for distribution through the public distribution system. An agro-based and agro-oriented industrialization is another prominent feature of the state economy. No less commendable are the efforts to strengthen the infrastructure, particularly irrigation and power. The cumulative effect of all this is manifest in the high per capita income of the state, a position which Punjab has been holding for most of the years since its formation in 1966.

Development in the state of Punjab has been the outcome of the interplay of a variety of factors including physical, political, economic, demographic and geographic. Being a border state, both external and internal changes have influenced the path of development. Historically, Punjab has experienced many upheavals and turmoil, which, in turn, have influenced building brave and unique character of Punjabis and opened its path of development. The contours of administrative map of Punjab have undergone extraordinary changes in the past. The nomenclature 'Punjab' was widely used during the reign of Akbar (A.D. 1556-1605). It was known as the Kingdom of Lahore during the reign of Maharaja Ranjit Singh (1700-1839). The British occupied it in 1849 and merged Delhi and the Hissar division of the former Northwest Province (united province) with Punjab in 1858. In 1901, Punjab's border districts situated across the Indus were taken away to form the Northwest Frontier Province. Subsequently, Delhi was separated from Punjab and made capital of British India replacing Calcutta.

At the time of the partition of the India sub-continent in 1947, Punjab was bifurcated into two parts as per the finding of Red Cliff Commission, West Punjab (Pakistan) and East Punjab (India). Of its 3, 59,179 square kilometers and 29 districts, only 1, 52,649 square

kilometers and 13 districts were left with Indian Punjab. The two Punjab's were formed on religious grounds. The most fertile, prosperous and developed western part went to Pakistan and the relatively backward eastern part remained in India.

With massive migration, post-partition Punjab was faced with the daunting task of providing basic infrastructure necessary to accommodate 40 lakh displaced persons. They were put in refugee camps, institutions and other available structures in sanitary conditions. The immediate task was to create the infrastructure to accommodate the refugee population. New colonies known as Model Town were developed to rehabilitate migrant coming from Pakistan. The pattern, established during the period, has continued to guide the path of development in the state.

In 1956, at the time of the reorganization of states, Patiala and East Punjab State Union (PEPSU) was merged with Punjab. In 1966, the state was further reorganized under the Reorganization Act -1966 with creation of new state of Haryana and merger of hilly districts of Punjab State into union territory of Himachal Pradesh which got full status of a state in 1971.

1.2. Rapid Urban Growth

Punjab is urbanizing rapidly and its future seems to be urban. With urbanization standing at 33.95%, Punjab is ranked fifth major urbanized state of India after Tamil Nadu (43.86%), Maharashtra (42.40%), Gujarat (37.35%) and Karnataka (33.98%) and most urbanized states in the northwest region of the country. The percentage of urban population in Punjab has been on the rise continuously.

Looking at the growth of urban population vis-à-vis total population of state during last century (1991-2001) it has been observed that while total population of the state increased approximately 3 times (7.5 to 24.28 millions), during this very period urban population recorded enormous increase of 9 times (0.9 to 8.25 million) However, during the same period rural population grew only by 2.5 times (6.61 to 16.2 million). In 1901 when every 8th person was an urbanite, in 2001 every 3rd person came to live in the cities/ towns. The trends of urbanization were slow in the first half of century when urban population merely doubled (0.93 to 1.98 million) in the space of 5 decades (1901-1951). However, it picked up in the post-independence era and urban population grew by more than 4 times (1.98 to 8.25 million) during the second half of century (1951-2001). In absolute numbers, increase in urban population recorded during the last century was 73.11 lakh persons whereas level of urbanization increased from 12.39% to 33.95% indicating the massiveness of the state's urbanization. Last decade witnessed a sharp rise of 37.38% in urban

population whereas in absolute number the addition to the urban centers was of the order of 22, 52,341 persons. From the ongoing trend it can be envisaged that urban growth will be much faster in years to come.

Table 1.1: Trends in Urbanization - Punjab (1971 - 2001)

Census year	Total number of UA's/ Towns	Total population	Total urban population	Percentage of urban population	Decennial growth		Annual exponential growth rate (urban)
					Absolute	Percent	
1971	106	13551060	3216179	23.73	648873	25.27	2.28
1981	134	16788915	4647757	27.68	1431578	44.51	3.75
1991	120	20281969	5993225	29.55	1345468	28.95	2.58
2001	157	24289296	8245566	33.95	2252341	37.58	3.24

(Census of India)

State of Punjab recorded a population of 24289296 in 2001. During 1991-2001, population of state increased by 40.07 lakhs out of which addition to urban population was of the order of 22.52 lakhs (56%) due to the fact that number of urban centers recorded a sharp increase from 120 to 157. Concentration of population in urban areas of Punjab is very high as compared to rural areas. Villages recorded low density as compared to urban areas giving a density ratio of 1:12 in favor of urban centers. Apparently, Punjab is one of the most densely populated states in India.

It is expected that by 2011, population of the state would be of the order of 276.78 lakhs out of which urban component would be 38.59% i.e. 106.18 lakhs people will be the urban residents. This would further result in excessive concentration of urban population.

Table 1.2: Trends in Urban Population in Different Size/ Categories

Year	Class I	Class II	Class III	Class IV	Class V	Class VI	All classes
1971	4 [40.52] (1303128)	8 [15.84] (509389)	22 [22.20] (714176)	31 [13.32] (428413)	29 [6.84] (219911)	12 [1.28] (41162)	106 [100.00] (3216179)
1981	7 [46.38] (2155714)	10 [14.39] (668780)	27 [20.24] (940.482)	36 [11.28] (524505)	40 [6.50] (301905)	14 [1.21] (56371)	134 [100.00] (4647757)
1991	10 [54.16] (3246224)	18 [19.91] (1193171)	25 [12.92] (774453)	46 [10.82] (648230)	14 [1.72] (102945)	7 [0.47] (28202)	120 [100.00] (5993225)
2001	14 [58.38] (4814405)	19 [16.45] (1356386)	35 [12.50] (1030623)	54 [9.82] (809366)	28 [2.52] (207891)	7 [0.33] (26895)	157 [100.00] (8245566)

(Source: Census of India, 1971, 1981, 1991 and 2001)

Note: i. Number of towns in each category (without bracket)
ii. Percentage population in each class []
iii. Total population in each class ()

Increase in share of Class I towns in total urban population of Punjab has resulted in over concentration of population and resources in few larger towns majority of which are situated on the NH-1,1A & 15. The Net State Domestic Product is tabulated as followed

Table 1.3: Net State Domestic Products

Sr. No.	Sector	Rs. (in Lacs)							
		1999-2000	2000-2001	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007
1	Agriculture	2403771	2559626	2644008	2555356	2785312	2915231	3165630	3617231
2	Forestry and Logging	20843	17055	21342	20184	19838	32285	32522	37101
3	Fishing	15210	16616	18147	21191	25463	22769	27615	30904
	Agri and Allied	2439824	2593297	2683497	2596731	2830613	2970285	3225767	3685236
4	Mining and Quarrying	429	351	1194	2614	2807	2640	2902	3026
	Sub total of Primary	2440253	2593648	2684691	2599345	2833420	2972925	3228669	3688262
5	Manufacturing	824963	875874	817157	896175	956934	1066040	1221776	1352700
	Manu – registered	495366	524193	472389	514154	520815	583085	671227	733718
	Manu – unregistered	329597	351681	344768	382021	436119	482955	550549	618982
6	Construction	286176	349307	386182	357921	438918	552564	703393	881140
7	Electricity, Gas and Water Supply	129602	151740	187201	177551	208112	146721	188230	201105
	Sub total of Secondary Industry	1240741	1376921	1390540	1431647	1603964	1765325	2113399	2434945
		1241170	1377272	1391734	1434261	1606771	1767965	2116301	2437971
8	Transport, Storage and Communication	248847	283576	340504	368182	416423	455417	519489	577516
	Railways								
	Transport by other means	248847	283576	340504	368182	416423	455417	519489	577516
9	Trade, Hotels and Restaurants	798461	1052177	1161192	1267789	1332332	1501375	1791833	2013662
10	Banking and Insurance	289762	309139	351329	407832	441021	471011	510670	549532
11	Real Estate, Ownership of dwellings and business services	242920	250244	251727	261205	269797	279991	284619	292361
12	Public Administration	275955	289163	304030	341854	366852	388153	425839	458884
13	Other Services	572417	619010	643428	673457	700179	790845	864075	930782
	Sub Total of Tertiary	2428362	2803309	3052210	3320319	3526604	3886792	4396525	4822737
14	State Domestic Product (Rs. Lacs)	6109356	6773878	7127441	7351311	7963988	8625042	9738593	10945944
15	Calculated State Domestic Product (Rs. Lacs)	6109356	6773878	7127441	7351311	7963988	8625042	9738593	10945944
16	Population	23854000	24310000	24621000	25076000	25540000	26012000	26493000	26983000
17	State Per Capita Income (Rs.)	25611	27865	28949	29316	31182	33158	36759	40566

1.3. LOCAL PLANNING AREA HOSHIARPUR

As a first step towards the preparation of Master Plan, Hoshiarpur, Local Planning Area has been delineated and notified u/s 56(1) of “The Punjab Regional and Town Planning and Development (Amendment) Act, 2006” in the official gazette. The Local Planning Area Hoshiarpur was notified vide notification No. 12/75/2006/4 HG1/4385 dated 07.07.2008 No of villages includes are 29 villages. Total area 10118 hectare shown on the Drawing No. DTP (H) 96/2008 dated 04.01.2008.

1.3.1. Geography

Hoshiarpur district is located in the north-east part of the Indian state of Punjab with coordinates lying between North Latitude 30°-09’ and 32°-05’ and East Longitude 75°-32’ and 76°-12’. It has an average elevation of 296 metres (971 feet). It falls in the Jalandhar Revenue Division and is situated in the Bist Doab portion of the Doaba region. Hoshiarpur shares a common boundary with Kangra and Una districts of Himachal Pradesh in the north east. In the southwest, it borders the Jalandhar and Kapurthala districts of Punjab and in the northwest it borders Gurdaspur District of Punjab.

1.3.2. Climate

The district of Hoshiarpur has a mild climate compared to other districts in the state of Punjab. Much of this is due to the abundance of hilly terrain and sizeable forest cover. Temperatures drop as low as -5°C in the winter.

The pattern of seasons in the district is similar to that of other districts in Punjab, except slight variations at the terminals. The year may be divided into three main seasons in the district of Hoshiarpur. The summer season sets in April and lasts up to end of June, to be taken over by the rainy season (during which time it becomes hot and humid). The rainy season sets in the beginning of July and lasts up till September's end. The winter season starts after the rains are over from October and lasts up until March's end. May and June are the hottest months of the year in Hoshiarpur (during which time mercury is known to cross 45 °C).

1.3.3. Rainfall

The total average rain fall within Hoshiarpur is 1125mm. Broadly speaking, 75% of the rainfall is experienced within the period between July and September. 15% of the total rainfall is experienced in the winter months of January and February during which time the climate is under the influence of western disturbances in the Persian Gulf. Hail storms may occur in the closing period of winter.

1.4. Broad Planning Interventions for LPA, Hoshiarpur

Master Plan is an important instrument for guiding and regulating development of towns and cities over a period of time and contributes to planned development. It is an instrument to workout land and infrastructure requirements for various urban and rural uses and allocates land for various uses to result in harmonious and sustainable distribution of activities so that cities are provided with form and structure.

The local planning area of Hoshiarpur comprising of 29 rural settlements and Hoshiarpur urban areas, spreading over an area of 10118 hectares was notified w/s 56 (I) of the Punjab Regional & Town Planning & Development Act, 1995 (amended 2006) on 07.7.2008. After the declaration of a Planning Area the designated Planning Agency shall prepare Master Plan for the Local Planning Area and the Master Plan so prepared shall:-

- (a) Indicate broadly the manner in which the land in the area should be used;
- (b) Allocate areas or zones of land for use for different purposes.
- (c) Indicate, define and provide the existing and proposed highways, roads, major streets and other lines of communication.
- (d) Indicate areas covered under heritage sites and the manner in which protection, preservation and conservation of such site including its regulation and control of development, which is either affecting the heritage site or its vicinity, shall be carried out.
- (e) Indicate regulations (hereinafter called "Zoning Regulations") to regulate within each zone the location, height, number of storey and size of buildings and other structures open spaces and the use of building, structures and land.

2 HISTORICAL BACKGROUND

Hoshiarpur town is located in the North- East of the Punjab. It falls proximity to Shiwalik foot hills. The city is located on Jalandhar-Dharmshala N.H.70 at the Distance of 40 Km from Jalandhar and 135 Km from Chandigarh. Shiwalik foot rains at the distance of about 8 to 10 Km. to the North- East of the city. The Bhangi Choe and its branches flow through the city. As census 2001 the population of city was 1, 49,668 persons.

Hoshiarpur is situated at North latitude 31'-35'-0" to 27'-30'-0" and East longitude of 75'-50'-30" to 75'-59'-0" with the general elevation of 299.03 m above the sea level. Hoshiarpur is also connected with Tanda, Phagwara, Garhshankar, Dasuya. It is also gateway to H.P. Distt. Dharmshala, Una, Hamirpur and others religious such as Mata Chintapurni Mandir, Dera Baba Badbhag Singh, Mandir Baba Balak Nath and etc. are connected to Punjab through Hoshiarpur.

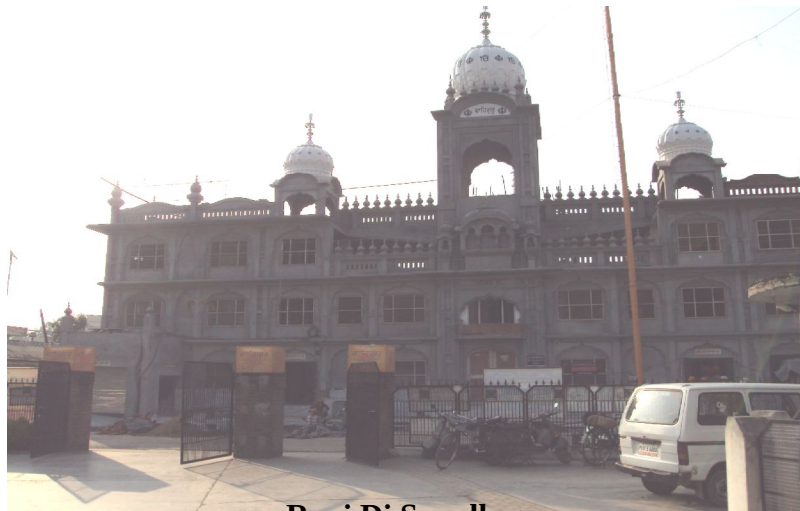
The area of present Hoshiarpur District was also part of Indus Valley Civilization. Recent excavations at various sites in the district have revealed that the entire area near the Shiwalik foothills was selected for habitation not only by the early Paleolithic man but also by those in the protohistoric and historic periods. In the explorations, seven early Stone Age sites at Atbarapur, Rehmanpur and Takhni, 30-40 km north of Hoshiarpur District in the foothills of Shiwalik, have been discovered where the stone artifacts have been found. Besides these excavations, among the archaeological remains in the Hoshiarpur District, the remains of temples at Dholbaha, 24 km north of Hoshiarpur, and especially the local legends throw valuable light on the ancient history of the district.

The legends associate several places in the district with pandavas. Dasua is mentioned in epic of Mahabharata as the seat of Raja Virat in whose services the Pandavas remained for thirteen years during their exile. Bham, about 11 km west of Mahalpur is said to be the place where the Pandavas passed their exile. Lasara, about 19 km north of Jaijon, also contains a stone temple stated to date back to the time of Pandavas. According to the Chinese pilgrim, Hieun Tsang, the area of Hoshiarpur was dominated by a tribe of Chandrabansi Rajputs, who maintained an independent existence for centuries before the Muhammadan conquest.

In the Hoshiarpur District, Shiwaliks from Talwara on the Beas to Rupnagar on the Satluj have revealed the presence of Acheolian and Soanian cultures. From the Shiwalik frontal range in the Hoshiarpur District, sixteen sites have been reported to have yielded Stone Age tools. Out of these, besides the Soanian tools, these sites in Hoshiarpur District have yielded Acheolian assemblage.

The Atbarapur group has yielded a large number of Stone Age tools. This group consisting of Atbarapur, Rehmanpur and Takhni close to the dry beds of the Choe are located at the foothills of the Shiwaliks, about 8 km north-east from the town of Hariana. Atbarapur has yielded 80 tools consisting of 9 hand axes, 19 cleavers, 17 pebble-tools, 28 flakes and 7 cores/core choppers. All the tools in the collection are either on flakes or cores. The raw material is quartzite of varying colours, viz. Green, blue, brown, etc. The tools are fashioned mainly out of fine to medium grained quartzite. In the recent archaeological excavations, some fine pieces of sculptures of Gandhara dating back to 1000 AD and after have been discovered here.

Dera Baba Charan Shah (Bahadarpur)



Rani Di Smadh



The archaeological explorations made during the recent years have revealed the antiquity of the Hoshiarpur District to the Harappan Period. On the basis of surface exploration, the few sites have been brought on the Archaeological map of India and the traces of the selfsame people as at Harappa and Mohenjo-Daro have also been detected in the Hoshiarpur District at varios places.

Places of interest & tourist interest also includes fort of Raja Sansar Chand at Bajwara, Ancient Shiva Temple, Mata Rajni Devi Temple and Gurdwara Bhai Joga Singh.

Gurdwara Bahi Joga Singh Ji



3 LEGAL FRAMEWORK FOR MASTER PLAN

3.1. Legal Set Up

Legislative support is an essential tool to control the planning and development activity in a state. Some states like Goa, Gujarat, Himachal Pradesh, Karnataka, Madhya Pradesh, Maharashtra, Manipur and Mizoram etc have comprehensive legislation which provided for urban planning and development in a regional perspective beyond the city limits and coordinated with the overall framework of economic development, priorities and resource availabilities.

Punjab state is the new entrant in this field. The first ever legal tool namely The Punjab Regional and Town Planning and Development Act, 1995 was enacted in the year 1995 (Punjab Act No.11 of 1995) which has been amended in the year 2006 and now this act is known as “The Punjab Regional and Town Planning and Development (Amendment) Act 2006” (Punjab Act No. of 2006). This is an act to make provision for better planning and regulating the development and use of land in planning areas delineated for that purpose, for preparation of Regional Plans and Master Plans and implementation thereof, for the constitution of a State Regional and Town Planning and Development Board, for guiding and directing the planning and development processes in the State, for the constitution of a State Urban Planning and Development Authority. Special Urban Planning and Development Authorities and New Town Planning and Development Authorities, for the effective and planned development of planning areas and for undertaking urban development and housing programs and schemes for establishing new towns and for matters connected therewith or incidental thereto.

Prior to the enactment of the Act *ibid* the Town Planning Activity within urban areas was being governed by different legislations such as The Town Improvement Act 1922, The Punjab Municipal Act 1911, The Punjab Municipal Corporation Act 1976, The Punjab Urban Estates (Development and Regulation) Act 1964 etc but no comprehensive legislation was available for the overall control and development at local and regional level.

3.2. MAIN PROVISIONS OF THE LAW

3.2.1. The Punjab Regional & Town Planning & Development (Amendment) Act 2006

The act is the sole legal framework available for preparing Master Plans and Regional Plans. It is a comprehensive act and provides for the manner in which the use of land in the area of a planning authority shall be regulated. The act also prescribes specific time period for various steps in the plan preparation process.

The act intends to achieve the following main objectives:

- I. To consolidate, with suitable modifications, in one place laws dealing with the different aspects of urban development.
- II. To set up a high powered Board to advise the State Government and to guide and direct planning and development agencies, with respect to matters pertaining to the planning, development and use of urban and rural land.
- III. To set up a State level Urban Planning and Development Authority and to provide for the setting up of a Special Urban Planning and Development Authorities and New Town Planning and Development Authorities to promote and secure better planning and development of different regions, areas and cities.
- IV. To create a legal and administrative set up for the preparation and enforcement of Master Plans for regions, areas and for existing and new cities.
- V. To make the whole programme of urban development mainly a self - sustaining and self - paying process.
- VI. To interlink land development and house construction permitting full exploitation of the urban land resource to provide a boost to the programme of house construction, especially the Economically Weaker Sections of the Society.
- VII. To provide a legal, administrative and financial framework for the preparation and execution of Town Development Schemes aimed at filling the gaps in the required civil infrastructure and securing the renewal and redevelopment of congested and decayed areas in the existing towns

The following sections of the Act ibid deal with the preparation of Master Plans:

Section 56(1)

Under section 56(1) of this chapter, Local **Planning Areas are notified** in the official gazette for preparing Master Plan. Once an area has been declared under section-56 (1), no person can institute or change the use of land for any purpose or carry out any development in respect of any land without the previous permission of competent authority until the Master Plan comes into operation. However, this prohibition does not apply to any area comprised in abadi deh of any village falling inside its lal lakir or phirni.

Section 57

This section deals with the **designation of Planning Agencies**. As soon as may be, after declaration of a local planning area or a site for new town, the State Government may designate planning agency for that area.

Section 58

Section 58 of the act states that the

- (1) Designated Planning Agency will work under the overall directions and control of the State Government.
- (2) The state Government may assign any or all of the following functions to the Designated Planning Agency, namely to
 - (i) Carry out survey of the regional planning area, local planning area or a site for new town, as the case may be, and prepare reports on the surveys so carried out;
 - (ii) prepare an existing land use map and such other maps as may be necessary for the purpose of preparing regional plan and outline master plan, a new town development plan or a comprehensive master plan, as the case may be;
 - (iii) Prepare a regional plan, an outline master plan, a new town development plan or a comprehensive master plan.
- (3) Subject to and in accordance with the directions of the Govt., a designated planning agency shall exercise all such powers as may be necessary or expedient for the purposes of carrying out its functions under this act and also perform any other functions which are supplemental, incidental or consequential to any of the functions specified in sub section (2) or as may be prescribed.

Section 59

This section deals with the preparation of present land use map and fixes six months time for this purpose which may be extended by the State Govt. from time to time.

Section 60

Section 60 provides for expenses that the State Government may determine for payment to the designated planning agency as contribution towards the expenses incurred by it in the discharge of its functions.

CHAPTER X

This chapter deals with the preparation and approval of Master Plans of towns / cities.

Section 70 (1)

This section states that the planning agency shall not later than one year after declaration of planning area and after the designation of that agency for that area shall prepare and submit to the state government a master plan for its approval.

Section 70 (2)

Section 70(2) regulates the form and contents of the master plan and shall include such maps descriptive matter as may be necessary to explain and illustrate the proposals in the master plan.

Section 70 (3)

This section has the provision for the state government to direct the designated planning agency to publish the existing land use plan and master plan and the information regarding the place or places where copies of the same may be inspected by the public for inviting objections in writing with respect to existing land use plan and master plan within a period of 30 days from the date of publication.

Section 70 (4)

Under this sub section, the state government after considering the objections and in consultation with the board may direct the designated planning agency to modify the master plan or approve it as such.

Section 70 (5)

Under this sub section, the Designated Planning Agency after approval of the state government shall publish the final master plan in the official gazette after carrying out the modification if any under intimation to the state government within a period of 30 days from the date of according approval by the state government.

Section 75

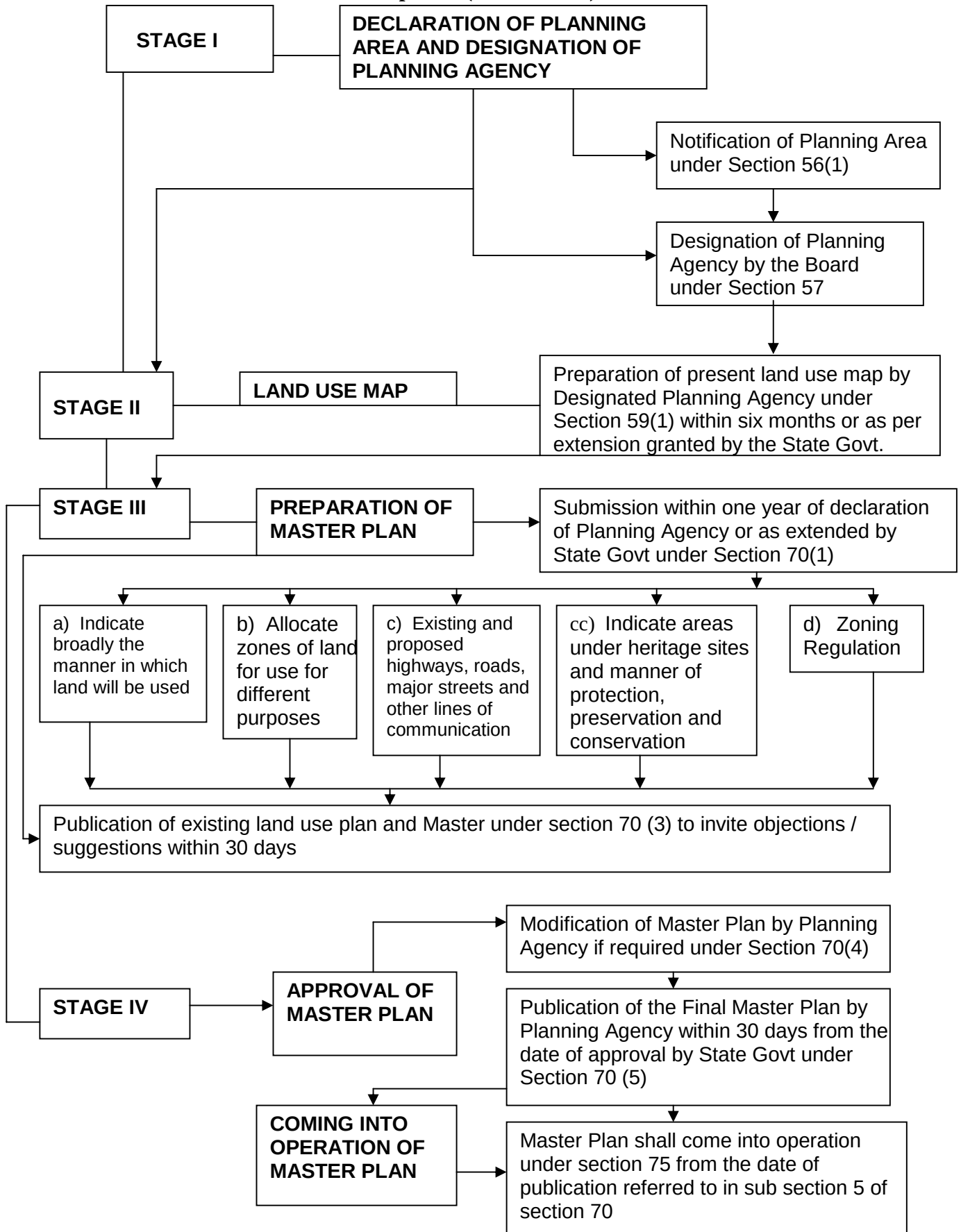
According to this section, the Master Plan shall come into operation from the date of publication. Refer to sub section 5 of section 70.

Section 76

This section provides for the amendment in the master plan and says that at any time after the date on which the master plan for an area comes into operation, and at least once after every ten years, after that date, the Designated Planning Agency shall after carrying out such fresh surveys as may be considered necessary or as directed by the government, prepare and submit to the government, a Master Plan after making alterations or additions as it considers necessary.

The flow chart showing the process of Master Plan preparation and approval is illustrated below:

STAGES OF MASTER PLAN PREPARATION
(As per the provisions of the Punjab Regional and Town Planning and Development (Amendment) Act 2006)



Thus it can be concluded that the section titled “Regional Setting and Historical Background” has deliberated sufficient detail on the various aspects. These aspects gave clarity about the status of the city with respect to the state and various historical events which have come in the past history of the city. Hence one come to know that the city has underwent urbanized trends in the past.

3.3. Previous Attempts

Previously the State Government promulgated the Punjab Regional and Town Planning Ordinance 1976 vide Notification No. 24 reg/76 dated 7th May 1976 with the purpose to provide for planning and regulating the development and the use of land in regions or areas delineated for that purpose, for the constitution of a State Regional and Town Planning Board for guiding, directing and assisting the entire planning and development authorities in the state, for the constitution of Planning and Development Authorities for effective development of particular areas or new towns and for other matters connected therewith or incidental thereto. But this ordinance could not be converted into an Act and lapsed after the expiry of six months period and the urban and regional development of the state continued in an unplanned and haphazard manner and as a result, slums, uncongenial environment, nominal civic amenities, choked city roads, encroached public lands, polluted city environment and congested highways have become a common feature visible everywhere.

PART II

EXISTING SITUATION

4 POPULATION GROWTH AND CHARACTERSTICS

4.1 POPULATION GROWTH

According to 2001 census the population of Hoshiarpur city is 1, 49,668 persons. The male population is 79,454 and females are 70,214. The male are 53.8 Percent and 46.2 percent are females. The population of Hoshiarpur Municipal Committee grew from 57691 persons in 1971 to 149668 in 2001, which comes out to be 2.6 times within a period of 3 decades. Most of the city growth is haphazard and unplanned except few planned colonies resulting in highly uneconomical use of agriculture land for urban purpose. Outcome of such a development was visible in serious shortfall in urban infrastructure.

Local Planning Area of Hoshiarpur

Hoshiarpur Local Planning Area spread over Hoshiarpur M.C. and 29 villages, where Hoshiarpur M.C. includes 12. In local planning area Hoshiarpur. The decadal growth of population shown in the following Table;

Table 4.1: Population growth rate of Local Planning Area

S. No.	Year	Population	Decadal growth rate(%age)
1.	1971	92337	-
2.	1981	116311	24.10
3.	1991	154041	32.44
4.	2001	187402	21.66

(Source: District Census, Hoshiarpur)

Hoshiarpur City

Hoshiarpur City had a population of 1, 49,668 persons in the year 2001, in the year 1991-2001 decade registered growth rate 21.66%. The city growth is dynamic and continuous process due to growth of trade and commerce and consequent urbanization. The city today faces multifarious physic-socio-economic and infrastructural problems. These, in turn, lead haphazard growth, overcrowding, congestion, insanitation, housing shortage, acute traffic problems, thereby further deteriorating the healthy living environment.

Table 4.2: Growth trends - Urban Population in Punjab and Hoshiarpur

Year	Urban Population Of Punjab		Population Of Hoshiarpur City		
	Persons	Decadal Growth Rate	Persons	Decadal Growth Rate	As %age of Total Urban Population Of Punjab
1971	3216179	25.27	57691		01.79
1981	4647757	44.51	85648	32.64	01.84
1991	5993220	28.95	122705	43.06	02.04
2001	8245566	37.58	149668	22.15	01.82

4.2 POPULATION DENSITY

Table 4.3: Population Density in Hoshiarpur City

Year	Population Density		
	Population	Area (hectares)	Persons/ hectare
1971	57691	1071	53.87
1981	85648	3500	24.47
1991	122528	3500	35.01
2001	149668	3500	42.76

The density of Hoshiarpur City decreases from 53.87 persons per hectare in 1971 to 24.47 in 1981 due to expansion of Municipal Committee limit during 1971-1991 and then increased to 35.01 and 42.76 during 1981-1991 and 1991-2001 respectively.

4.3 SEX RATIO

The following table shows sex ratio

Table 4.4: Sex ratio of Hoshiarpur city

Year	Total	Males	Females	Sex ratio
1971	57691	30844	26847	870
1981	85648	46018	39630	861
1991	122705	65378	57327	876
2001	149668	79454	70214	883

(Source: District Census, Hoshiarpur)

The above table shows that according to 1981 census, there were 861 females for every 1000 males in Hoshiarpur city which shows slight decrease in sex ratio from 1971 when the number of females were 870 as compared to 1000 males. In the following years sex ratio improved to 876 and 883 in 1991 and 2001, which show that the sex ratio has

increased from 1991 to 2001. The sex ratio of Punjab state is 876 in 2001, which is on lower side as compared to Hoshiarpur city.

4.4 CASTE COMPOSITION

The table given below shows the population of Schedule Caste in Hoshiarpur M.C. area:

Table 4.5 Schedule Caste Population

Sr. No.	Year	Total population	Schedule caste population	%age of SC population to total population
1.	1971	57691	7219	12.51
2.	1981	85648	9237	10.78
3.	1991	122705	29750	24.25
4.	2001	149668	36315	24.26

(Source: District Census, Hoshiarpur)

Total population is 1,49,668 persons which is 24.26% of the total population in the year 2001. Where as the average schedule caste population of Punjab State is 28.85% of the total population. Which show that the percentage of the schedule caste population in Local Planning Area is less than state average

4.5 LITERACY

The following table shows the literates in Hoshiarpur M.C. along with the literacy of male and female:

Table 4.6: Literacy Rate in Hoshiarpur City

S. No.	Year	Total Pop	Total literates	%age of total pop	Males		Females	
					Number	%age	Number	%age
1	1971	57691	35658	61.81	21041	59.01	14617	40.99
2	1981	85648	53488	62.45	31846	59.54	21642	40.46
3	1991	122705	83801	68.29	47593	56.79	36208	43.21
4	2001	149668	115348	77.07	62988	54.61	52360	45.39

(Source: District Census, Hoshiarpur)

Above table depicts that the literacy rate is increasing. According to 2001 census the total literacy rate of Hoshiarpur city is 77.07%. Out of the total literate population 54.61% are male and 45.39% are females. In comparison with 1981 and 1991 the rate is growing. In 1991 male literates were 57 % and female were 43% where as in 1981 male literates were 60 % and female were 40% respectively.

Literacy rate is high in comparison with Punjab state i.e. 70 % in 2001; this means the people of this city are more aware about education. The literacy rate is high in Hoshiarpur city because its resources are been utilized properly and it is developing at a fast pace and people of Hoshiarpur are aware. Due to N.R.I status of most of the families which

also contribute toward literacy rate. The increasing literacy rate is also a potential for the city because with this the civic sense is increasing along with the optimum use of resources. It affects physical and economic development in a positive way.

4.6 OCCUPATIONAL STRUCTURE

The following table shows the occupational structure of the workers in Hoshiarpur Municipal Committee:

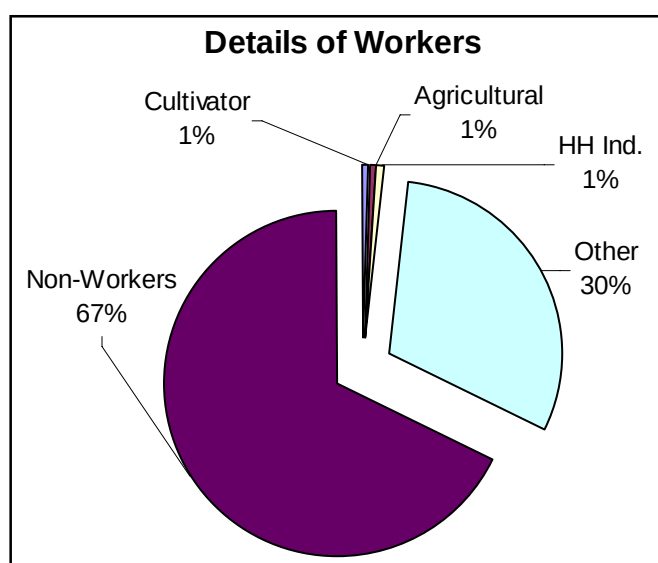
Table 4.7: Detail of Workers

Year	Total Population	Total workers		Cultivators		Agricultural Labour		Household Industries		Others		Non workers	
		No.	%age	No.	%age	No.	%age	No.	%age	No.	%age	No.	%age
1981	85648	25299	29.53	84	0.33	276	1.09	147	0.58	3746	14.81	60349	70.47
1991	122705	36217	29.51	1437	3.97	2882	7.96	955	2.64	10283	28.39	86488	70.49
2001	149668	48307	32.27	772	1.60	977	2.02	983	2.03	45575	94.34	101361	67.73

(Source: District Census, Hoshiarpur)

It helps to determine the economic status of the town. There are only 32.27% workers in Hoshiarpur city and 67.73% are non workers. This shows burden on the working population and economy. The percentage of cultivators and agricultural laborers is decreasing due to increasing urbanization and industrialization.

Others workers i.e. workers involved in commercial, transport and communication sectors are growing in number as well as percentage i.e. 28.39% in 1991 and 94.34% in 2001. This change is due to the development of malls, multiplexes, showrooms and due to promotion in communication & transport sectors. Percentage of non workers is decreasing i.e. 70.47% in 1991 to 67.73% in 2001. It has a



positive impact on the economy. 35% of population comes under working class, which requires various facilities and services.

5 ECONOMY AND EMPLOYMENT

5.1. SALIENT FEATURES OF PUNJAB'S ECONOMIC GROWTH

Punjab being an agrarian state, Agriculture has played a vital role in the economic development of the state. Through green revolution, in the sixties. Punjab took a major

stride in increasing its productivity of food grains, especially of wheat and rice. It contributed significantly towards strengthening India's self sufficiency by contributing a major share in the central pool over time. During 2006-07, it contributed 75.3% wheat and 31.2% rice. However the growth of secondary sector especially of manufacturing sector is not of satisfactory level. Neighboring states got an edge over Punjab in the growth of manufacturing sector-due to Location advantages and more incentives offered by other state. Punjab has grown at the rate of 5.08% during tenth 5-year plan, as compared to 7.77% at All India level. Its secondary sector has grown at 8.40% as compared to 9.46% at all India level.

TABLE No.5.1: KEY ECONOMIC INDICATORS

Item	Unit	2004-05	2005-06	2006-07
GSDP at 1999-2000 prices	Rs. Crores	81229.39	85729.29	91148.12
Growth rate of GSDP at 1990-2000 prices	Percent	5.20	5.54	6.32
Per capita income at 1999-00 prices	Rs	27851	28872	30158
Food grain production	000 Tonne	25662	25180	25309
Contribution to Central pool	Lakh Tonnes			
Wheat	Lakh Tonnes	92.4	90.1	69.5
Rice	Lakh Tonnes	91.1	88.6	78.3
%age share to Central pool	Lakh Tonnes			
Wheat	Lakh Tonnes	55.0	60.9	75.3
Rice	Lakh Tonnes	36.9	32.0	31.2
Electricity Generated	Mk W.h.	21296.00	24641.00	23965.00
Per capita power consumption	K.w.h.	871	906	968
Fiscal deficit	Crores	4114.94	2653.94	4388.58
Revenue Deficit	Crores	3390.55	1240.25	1748.69
Committed Expenditure	%age of /Receipt	93.55	77.99	80.15
Net Irrigated area	Ooo Hect.	4035	4060	4078
Cropping intensity	%age	189.00	189.00	187.88

(Source: Economic survey of India 2007-08)

As per provisional estimates, the overall economy of Punjab has witnessed a growth rate of 54% of constant (1990-00) prices during 2005-06 and it is expected to grow by 6.32% during 2006-07 as per quick estimates.

The Gross state Domestic Product (GSDP) at Constant (1990-00) prices has increased to Rs. 85779 crores in 2005-06 from Rs. 81229 crores in 2004-05 showing a growth rate of 5.54% in 2005-06 as compared to 5.20% in 2004-05, quick estimate of GSDP at constant prices for 2006-07 is Rs. 911.48 crore showing the growth rate of 6.32%.

The GSDP from primary sector which comprises mainly of agriculture and livestock activities has increased from Rs. 27541 crore in 2004-05 to Rs. 28004 crore during 2005-06 registering a growth rate of 1.68% at constant prices as compared to 2.16% in 2004-05 according to quick estimates, it will further increase to Rs. 29138 crore in 2006-07 showing a growth rate of 4.05 percent.

The GSDP from the secondary sector which covers the manufacturing, construction and power sectors has increased from Rs. 19086 crore in 2004-05 to Rs. 21408 crore in 2005-06 showing a growth rate of 12.17% at Constant Prices as compared to 9.66% in 2004-05. Its share in 2006-07 is Rs. 23609 crore registering a growth rate of 10.28%.

The tertiary sector which comprises of trade, transport, banking and insurance and public administration etc. recorded a growth rate of 4.95% during 2005-06 against a growth rate of 5.34% in 2004-05. Quick estimates show a growth rate of 5.74% during 2006-07. Under this sector, transport, storage and communication and banking and insurance have shown the growth rate of 10.45% and 9.00% respectively during 2006-07 over the previous year.

The per capita income at constant prices in Punjab is Rs. 28872 during 2005-06 as against Rs. 27851 during 2004-05 registering an increase of 3.67%. It is expected to increase to Rs. 30158 as per quick estimates in 2006-07 showing a growth rate of 4.45%. The per capita income at current prices is Rs. 36759 in 2005-06 as against Rs. 33158 in 2004-05 showing an increase of 10.86%. As per quick estimates, per capita income is Rs.40566 during 2006-07 registering a growth rate of 10.36 percent.

5.2. MAJOR BUSINESS TREND & RETAIL

Business trend & Economic Base

The function of Hoshiarpur city since its inception had been “Agriculture & Trade”. Before the reorganization of state in 1, Nov.1966 most of the trade of Hoshiarpur city with now called Himachal Pradesh. The record of 2001 census shows that 1.6% worker are Agriculture laborers and 2.0% are in house hold industries 94.3% are other worker. Table below shows the proportion of various categories of worker during the last three decades

Table 5.2: Details of Workers

Year	Total workers	Cultivators		Agricultural labor		Household industries		Others workers		Marginal workers	
		Total	%age	Total	%age	Total	%age	Total	%age	Total	%age
1981	23594	947	1.6	1537	2.00	729	2.00	22096	94.5	75	1.7
1991	36217	1437	3.96	2882	7.95	—	—	10343	28.5	334	0.9
2001	48307	772	1.6	977	2.00	983	2.00	45575	94.3	1025	1.7

5.3. EMPLOYMENT

The economy of the town is based mainly trade, services and the economy of local planning area is based on agriculture activities and industries like Saw Mills, Brick Kilns and other small scale industries which contribute to the economic wellbeing of people and its surrounding area. The employment data covering categories such as agriculture, Forestry, Fishing , Mining and Quarrying, Manufacturing, Construction, Wholesale and Retail Trade, Transport, Storage and communication, education and Social work, Other community, Social and personal service activities, Private Households with employed persons.

5.4. MANUFACTURING INDUSTRIES

Industries have been found to be the Prime movers of the physical and economic growth of the urban areas. Rapid growth and development of Hoshiarpur experienced after the establishment of some heavy industries in and around the city. The major industries which impacts in economy of the city area, Sonalika tractors ltd. J.C.T.Filament division Chohal, Usha Martin Chohal, Hawkins Presser Cooker ltd. Mahavir Spinning Mills etc. In other words. The growth rate remained positive over the years. But slowly and gradually the population growth become positive and now it is moving constantly at the same rate . Following is the detail of various important activities:

1. BRICK KILNS

- | | |
|------------|--|
| a) Bajwara | Outside M.C. limit on Hoshiarpur-Una Road. |
| b) Bajwara | Outside M.C. limit on link road. |

2. SAW MILLS

- | | |
|---|---------|
| a) Jalandhar road near Pharbhat Ch owk | 2 No's. |
| b) Sutheri road | 3 No's |
| c) Kamalpur Chowk | 1 No. |
| d) Opp. J.R. Polytechnic College Jalandhar road | 1 No. |
| e) Govt. College Chowk. | |

3. ICE FACTORY

- | | |
|---|--------|
| a) Tanda road | 2 No's |
| b) Near old Sabji Mandi | 1No. |
| c) Near Shimla Pahari | 1 No. |
| d) Near Govt. College girl hostel on Phagwara rd. | 1 No. |

5.5. TRADE AND COMMERCE

Hoshiarpur city is basically a service town which is catering the service need of town and its adjoining villages. As per the data collected for the M.C. there are 34 industrial units in the shape of small and medium industries are operating from here, which shows the dependency of surrounding villages on the town. 16 Marriage Palaces, 35 Banks, 42 Govt. elementary School, 21 high/ Senior Secondary school, 23 Petrol Pumps and two heavy industries viz. Hawkins Pressure Cookers, Mahavir Spinning Mills are running in the town.

5.6. AGRICULTURE ACTIVITIES

The main function of the local planning area is still agriculture and allied activities over 45% workers are totally dependent and agriculture and activities related to agriculture.

5.7. KEY ISSUES

With a view to rationalize the growth and development of industries in Hoshiarpur a supportive and enabling environment which would attract higher investment, generate more employment and improve productivity of the industrial units, following key issues have been identified:-

- a) Agro-based planned industrial development needs to be taken up to provide for existing short fall and future land requirement of the industrial units.
- b) The infrastructure and services within the existing Industrial Establishments needs to be upgraded in order to improve the environment and productivity of the existing units.
- c) Open spaces present within the industrial establishments should be developed / landscaped. Large scale plantation of trees should be taken up along the road berms and the open spaces.
- d) Approach to the existing industrial establishments needs to be appropriately upgraded to facilitate the movement of traffic within and outside these units.
- e) All polluting industries operating from the residential areas needs to be shifted on priority to the defined industrial zones.
- f) All polluting industries should be provided with Effluent Treatment Plants in order to treat the toxic industrial waste. The treated industrial waste should be recycled to be used by the industrial units in order to minimize pollution of the ground water or surface water sources.

- g) All polluting industries should be located and segregated from the residential areas by creating appropriate green buffer so as to maintain the healthy living environment.
- h) Special areas are to be earmarked for brick-kiln, rice shellers & saw mills to utilize the potential of the area.

5.8. EMERGING ECONOMIC DRIVERS OF THE LOCAL PLANNING AREA

There are numerous economic drivers which will be playing an eminent role in the near future. These are listed as follows;

1. Strong regional linkages –With the surrounding important places of tourist interest in Himachal Pardesh and G.T. Road corridor in state of Punjab has opened new avenue for economical development.
2. Rich heritage related to Ancient period, Sikh history & center of attraction for large number of pilgrims
3. Integral part of Religious Tourist Circuit which includes large no of pilgrims places in Himachal Pardesh and other places of scenic beauty along river Beas and availability of wetland - a potential for tourism development.
4. Rich agricultural hinterland – A potential for industrial, trade and commerce development
5. Employment – Good employment generator due to Agriculture, Trade and Commerce.
6. A reasonably good public transport system.

6 REVIEW OF MAJOR EXISTING LAND USES

Hoshiarpur is districts head-quarter town of District Hoshiarpur. It has Municipal Council in existence since 1885. Presently area under Municipal Limits is 35 sqkm. The description given in the table below in which existing land use pattern 2009 is detailed out in the Existing Land use Plan Drg. No. D T P (H) 122/2009 dated 09-09-2009.

Table: 6.1 Existing Land Uses of Municipal Area of Hoshiarpur -2009

Sr. No.	Land Use Categories	Area in Hectares	%age Total M.C. Area	%age to Developed Area
1.	Residential	768.61	21.96	53.44
2.	Commercial	116.35	03.32	08.09
3.	Industrial	78.33	02.24	05.46
4.	Traffic and Transportation	274.13	07.84	19.06
5.	Public and Semi Public Facilities	200.70	05.73	13.95
	Total Developed Area	1438.12	----	----
6.	Rural/Agriculture	2061.88	58.91	----
	Total	3500.00 Hectare	100.00	100.00

The following table shows the details of area of Hoshiarpur Local Planning Area:

Table: 6.2 Existing Land Use of Local Planning Area of Hoshiarpur -2009

Sr. No.	Land Use Categories	Area (in Hectares)	%age to Developed Area	%age to Total Area
1.	Residential	825.11	48.83	08.15
2.	Commercial	111.94	06.62	01.11
3.	Industrial	78.88	04.67	00.78
4.	Traffic and Transportation	422.10	24.98	04.17
5.	Public and Semi Public Facilities	251.94	14.90	02.49
	Total Developed Area	1689.97	----	----
6.	Rural/Agriculture/Forest/Waste Land/River/Canal/Orchards	8428.03	----	83.30
	Total	10118.00	100.00	100.00

Note:

- Area shown at column No. 6 includes area falling in water bodies including area under Choes, Waste Land, Vacant land, area under Agriculture use.
- Area detail for 2009 is as per extended Municipal limits.

6.1 RESIDENTIAL USE

Out of 3500 hectare area falling within municipal limit, 768.61 hectare area falls under residential use which is 21.96% of the total area falling under municipal limit. Gross town density comes to 42.76 persons per hectare. In case of local planning area of Hoshiarpur, residential area contributes to 825.11 hectares accounting to 08.15% of the total 10118 hectares area. But the development is unplanned. The gross density comes to be 18.52 persons per hectare. Interior residential areas are congested and densely populated whereas the outskirts are comparatively less dense but the growth pattern is unplanned.

The major pattern of use of the, existing housing stock is residential which comprise of nearly $\frac{2}{3}^{\text{rd}}$ of the total housing stock (64.7%). Mixed use of houses has also been observed in large number of cases. Every 8th house in the city is being used both for residential and commercial/office purposes. In addition, every 22nd house has been found to have additional use besides serving for residential purposes. Despite the fact that the occupation density in the housing is very high, every 11th house in the city remains a vacant or unoccupied. Thus it has been observed that the available housing stock is also not being put to optimal use. In order to facilitate the construction of housing, large number of schemes has been framed by the Department of Housing & Urban Development, PUDA, Improvement Trust, House fed and Municipal Council Hoshiarpur colonies. In Hoshiarpur these agencies have provided developed plots by framing Housing Schemes in. Improvement Trust, Hoshiarpur has so far promoted 3 number of development schemes in the city. Municipal Committee has contributed by framing 17 Town Planning Schemes.



6.2 COMMERCIAL USE

There is no planned commercial area in the city. Major commercial area has been developed around existing bus stand area. In addition on all the major roads commercial development has come up in the form of ribbon development without the provision of parking and other amenities required for commercial area. Even planned grain market is having narrow approach. There is no planned market for wooden material, although it is peculiar characteristics of trade and commerce of the town. There are over 10,000 commercial units of various levels in the town.



An area of 111.94 hectares is under commercial use within municipal limit which is 03.20% of the total municipal area. It also includes area under grain market and godowns.

6.3 INDUSTRIAL USE

Total area under industrial use is 78.88 hectare which is 2.25% of the total municipal area. Major industrial concerns are Mahaveer spinning Mill, Hawkins Pressure Cooker. One Industrial Focal Point is also functioning in the city. Hoshiarpur is also known for Cane furniture and wooden furniture. Wood carving is a peculiar art in this area. However the town is considered backward in industrial development, although it has got the potential.

HAWKINS PRESSURE COOKER FACTORY



INDUSTRIAL FOCAL POINT



6.4 TRAFFIC AND TRANSPORTATION:-

The road system in Hoshiarpur is not well defined and suffers from congestion and heterogeneous traffic which causes traffic problems, and economic loss. Over 270 hectare of land is covered under the roads.



Bus stand at Hoshiarpur is short of space and at present it is functioning in a small site of 0.9

acres. The Bus Stand is situated in the center of the city, which is under renovation. Bus terminal not only lacks in public facilities & utilities, improper maintenance but its location and size causes lot of public inconvenience. Detail of major roads in local planning area is as under:-

1. Hoshiarpur-Garshankar-Chandigarh road.(SH-24) Scheduled Road
2. Hoshiarpur-Dharamshala road.(NH-70) Scheduled Road
3. Hoshiarpur-Jalandhar road.(NH-70) Scheduled Road
4. Hoshiarpur-Una road.(SH-22) Scheduled Road
5. Hoshiarpur-Tanda road.(SH-22) Scheduled Road
6. Hoshiarpur-Dasua road.(SH-24) Scheduled Road
7. Hoshiarpur-Phagwara road.(MDR-Scheduled Road)

Hoshiarpur is properly linked with surrounding area with various levels of link roads. Because of the presence of number of choes, accessibility becomes difficult during rainy season when all of these choes are in spate.

Encroachment on Road



Mixed Traffic in Shopping Street



City lacks in planned commercial area, it has come up along the major city roads. Extension of the shops along with the on street parking even on the paved portion of the roads cause hindrance in the smooth flow of the traffic

6.5 RECREATIONAL:

Hoshiarpur town lacks in parks, play grounds and open spaces. One stadium, one indoor stadium is available. Almost all the major education institution are having their own playground. In addition one Herbal Park, one Van Chetna Park along with small parks and open spaces are available but the facility is inadequate as for as norms and standards are concerned.



6.6 PUBLIC AND SEMI-PUBLIC FACILITIES

6.6.1 Educational

Hoshiarpur has 42 elementary schools, 21 senior secondary/high schools along with seven colleges and four industrial training institutes. Department of Sanskrit of Punjab University is also functioning here. Govt. College, DAV College, SD College, JR Polytechnic College are the important Institutions in the town. Total area under Educational use within Municipal limits is 5.57 hectare.

Government College



J.R. Government Polytechnic College



6.6.2 Medical

There is one civil hospital with 200 beds capacity; one T.B. hospital, one EHSC, five homeopathic dispensaries and one police hospital are functioning in Hoshiarpur with covering an area of 9.28 hectare. Large number of private hospital/nursing home is also extending health services to the inhabitant of this area.

The town has one veterinary polyclinic & one veterinary dispensary each are located in Railway Mandi area within M.C. limits. It covers an area of 1.15 hectare. For town level facilities, the existing situation seems to be satisfactory but people are largely dependant to major surrounding urban centers like Jalandhar, Ludhiana & Chandigarh for specialized facilities.

6.6.3 Public Utilities

Water Supply: Water supply in Hoshiarpur is not up to the mark. There 61 no of tube wells with 8 no of OSHR available and the town is not fully covered by piped water supply. The water demand is supplemented by the people through deep wells and hand pumps. The area under water works located in the town is 2.39 hectare.

Sewerage: Hoshiarpur lacks in underground sewerage systems. About 1/3rd area is not covered under sewerage system. The solid wastes are carried manually and thrown at different places in the town which create unhygienic conditions in the town and encourages breeding of mosquitoes and flies. Overflow from domestic septic tanks can be seen here & there on the roads and streets.

Electric Power House: One 132 K.V. Electric Grid Station and two 66 K.V. Electric Sub Station are functioning. This Electric Sub Station covers an area of 1.59 hectare.

Other Utilities: Newly Constructed District Administrative Complex is functioning on Chandigarh Road. There are 35 Banks, one Telephone Exchange, Post & Telegraph Office, one police station are functioning in the Town.

6.6.4 Cremation

Hoshiarpur has sufficient cremation ground and grave yard located on various places. Area under the cremation ground is 4.31 hectare within M.C. limits.

6.6.5 Government Use

Almost all the state offices are hosed in newly constructed District Administrative Complex with an area of 6.35 hectare. Judicial Complex is yet to be constructed. Certain other offices of state and centre government are still located in scattered location.

6.6.6 Religious & Heritage

The legends associate several places in the district with pandavas. Dasua is mentioned in epic of Mahabharata as the seat of Raja Virat in whose services the Pandavas remained for thirteen years during their exile. Bham, about 11 km west of Mahalpur is said to be the place where the Pandavas passed their exile. Lasara, about 19 km north Jaijon, also contains a stone temple stated to date back to the time of Pandavas. According to the chinese pilgrim, Hieun Tsang, the area of Hoshiarpur was dominated by a tribe of Chandrabansi Rajputs, who maintained an independent existence for centuries before the Muhammadan conquest.

Majar Pir Mati Shah



The religious places falling within the local limits cover an area of 2.42 hectare which also includes Gurdwara Mitha Tiwana Sahib, Gurdwara Bhai Joga Singh, Gurdwara Kalgidhar, Kesho mandir & Majar pir Mati Shah are important Religios places. It also has 4 Gurdwaras, 10 Mandirs and one Mosque. Apart from this there are 5 Takias located in different parts of the town and there is one Mazar known as Takia Shah Mana.

6.6.7 Rural/Agriculture

Remaining land is covered under agriculture, waste land, river and other water bodies and forest area in addition to rural settlements. Total area under rural category is 2061.88 hec in municipal limits accounting to 58.91% and 8428.03 hectare (83.30%) in local planning area. Major portion of this area is covered under agriculture land, waste land, water bodies etc. Wheat, Rice, Maize and Sugarcane are the major crops of the area. The area under cultivation is served with canal water and tube-wells. The agriculture is also dependent on natural rains. The intensive irrigation, fertilization and mechanized farming would certainly increase the agricultural produce in this area. Thus it is anticipated that Hoshiarpur would continue to be the nodal point in its regional background. Besides, a large tract of land is covered under Beas River.

7 PLANNING PROBLEMS & OBJECTIVES

7.1 PLANNING PROBLEMS

Hoshiarpur town has experienced remedial growth during last couple years but the overall growth patterns are unsystematic and unplanned in all these areas. Main problems of the town are as under:

7.1.1 Residential Areas and Housing Problems

Most of the core area of town is thickly built-up with the highest level of density. In

addition dilapidated structure in these areas has become major phenomena. The new residential areas are coming up without planning and haphazard way.

7.1.2 Mixed Landuse

All major land uses viz. Residential, Commercial and Industrial etc. are mixed with the other creating more quash confusion in the overall land use pattern of the town. In laniary areas mainly around the bus stand is greatest prominent areas in this regard.

7.1.3 Faulty Road Pattern

Road pattern is faulty and has developed without any conceived pattern road junction and geometric are creating more confusion. Mixing of slow and fast vehicles traffic is creating more problems. Railway crossing is also creating hurdle in smooth flow of traffic.

7.1.4 Environmental Pollution

All kind of pollution including Noise pollution and Air pollution is the peculiar characteristics of the area which need to be care. Stagnant water and heaps of garbage can be seen here and there in the town.

7.2 PLANNING OBJECTIVES

Considering the role, impact, growth and contribution made by the city of Hoshiarpur to the economy, employment and productivity of the State of Punjab, the future growth and development strategies of Hoshiarpur city needs to be viewed in the larger canvas of regional context. Therefore, the task of preparation of Master Plan, Hoshiarpur with the perspective year 2021 has been undertaken with the following objectives:

- i) To make Hoshiarpur city as the most vibrant economic centre to promote the balanced growth.
- ii) To promote state of art, physically planned environmentally sustainable and socially equitable development of the city.
- iii) To minimize haphazard, unplanned and sub-standard growth and development of the city and to achieve planned growth to create healthy environment.
- iv) To effectively manage the traffic and transportation within the city thorough the mechanism of rationalizing the land use pattern defined in the Master Plan.
- v) To ensure safety, mobility and efficiency of inter and intra-city traffic.
- vi) To improve regional road, rail and air connectivity of the city to make it a Regional industrial and economic hub.
- vii) To minimize travel within the city by creating self contained and self sufficient communities.

- viii) To rationalize the distribution of physical and social infrastructure in order to ensure appropriate quality of life to all the residents of the city.
- ix) To make land market more effective and efficient by making available sufficient amount of developed land for urban purposes at the most affordable cost.
- x) To optimize the use of available land resource through well defined development norms and to minimize diversion of valuable agricultural land for non-agricultural purposes.
- xi) To check the growth of slums by making informal sector integral part of city planning and development process.
- xii) To create an efficient, comfortable and cost effective road/rail based rapid mass transportation system to minimize use of personal vehicles and to meet the existing and future travel needs of the city.
- xiii) To improve the capacity of the existing road net work through redesigned, improved road geometry and removal of encroachments.
- xiv) To promote better urban governance and resource generation for urban infrastructure and planned development.
- xv) To provide adequate opportunities for creating affordable and cost effective shelter for all sections of society through the mechanism of cooperative housing.
- xvi) Adequate parking spaces to be created in the city as an integral part of commercial, industrial and institutional planning and development process.
- xvii) To decongest the central core of the city through the mechanism of relocation and decentralization of economic activities and to rationalize the distribution of population, community facilities and services across the city.
- xviii) The Master Plan Endeavors to promote an improve living environment and micro climate of the city by :
 - Creating city forest on the land available within the city.
 - Reducing pollution caused by large movement of vehicles within the core areas.
 - Creating green buffer around the city.
- xxiii) To identify man-made and natural heritage and to make heritage conservation as integral part of the city planning and development process.
- xxiv) To promote and preserve culture of the city and its special characteristics and to encourage tourism appropriate to city culture and environment.
- xxv) Shifting of dairies from the city to outer areas to make city clean.

PART III

VISION 2031

8 POPULATION PROJECTIONS & DISTRIBUTION

8.1 POPULATION PROJECTION

As per census record Hoshiarpur town registered population of 149668 persons in 2001 and 122705 persons in 1991 with net growth rate of 21.60%. This growth rate was mainly due to construction of bridge across river, various choes & other economic activities which has given new dimension to the development of this belt which was earlier ignored because of poor accessibility. It is expected that the town would grow faster in the next 20 years because of its improved connectivity, religious background, rich heritage and fertile agriculture land. It would also continue to perform commercial, industrial, educational, medical and administrative function in this region. Thus it is anticipated that there would an increase in the population due to improved linkages & connectivity

For preparation of Master Plan of Hoshiarpur, the present population of the M.C .limits of the town and the villages falling in Local Planning Area and their average growth rate of population has been kept as basis. While formulating this long range plan, the characteristic of population, sex composition, its employment pattern and migratory status have also been given the significance.

The analysis of the past population trend, geographical potentialities of the region have also been kept as the basis for projecting the future population for a period of 20 years. The population projection has been made by adopting various methods. However, mean of projected population by different methods have been kept as the projected population for the purpose of Master Plan. The details of the population projections of the Local Planning Area are tabulated in the table 10.1 below:

Table 8.1 Population Projection for Local Planning Area Hoshiarpur.

Sr. No.	Name of Villages.	H.B. No.	Population as per census 1991	Population as per census 2001	Decadal growth rate	Actual Growth Rate 1991-2001	Population Projection 2011	Population Projection 2021	Population Projection 2031
1	2	3	4	5	6	7	8	9	10
1.	Hoshiarpur(MC)	--	122705	149668	26963	21.97	182550	222656	271574
2.	Bassi Nau	180	1055	1202	147	13.93	1369	1560	1777
3.	Hardo Khanpur	224	2853	3385	532	18.65	4016	4765	5654
4.	Dagana Khurd.	230	114	123	9	7.90	134	146	159
5.	Dagana Kalan.	231	1317	1474	157	11.92	1650	1847	2067
6.	Kahri.	242	1069	1248	179	16.74	1457	1701	1985
7.	Korangna	243	195	223	28	14.35	255	292	334
8.	Singriwala	245	1964	1991	-53	20.41 Av.	2301	2771	3336
9.	Shergarh.	250	2162	2456	294	13.60	2790	3169	3600
10.	Dholanwal.	252	736	870	34	4.62	910	952	996
11.	Attalgarh	253	354	340	-14	20.41 Av.	409	492	592
12.	Kaimpur.	254	322	360	38	11.80	402	449	502
13.	Maruli Brahamana	256	1354	1536	182	13.44	1742	1975	2242
14.	Bassi Daulatkhan	257	1796	1789	-7	20.41 Av.	2154	2594	3123
15	Punga.	258	74	71	-3	20.41 Av.	85	102	123
16	Chhauni Kalan.	348	1808	2373	565	31.25	3115	4088	5366
17.	Kila Berun	350	864	1213	349	40.39	1702	2389	3354
18.	Bajwara.	355	5753	7516	1763	30.64	9819	12828	16758
19	Kotla Jhiri.	361	131	7	-124	30.41 Av.	8	10	12
20	Bassi Gulam Husain	362	2599	2741	147	5.58	2892	3059	3230
21	Bassi Purani.	363	717	762	47	6.28	810	860	914
22	Kotla Gonspur	369	522	955	433	82.95	11747	3196	5847
23	Ajjowal	371	1833	2768	935	51.00	4180	6312	9531
24	Bassi Khizar Khan.	372	71	120	49	69.01	203	343	580
25	Brahmjit	373	433	515	82	18.94	612	728	866
26	Akahlasapur	374	186	294	108	58.06	465	735	1162
27	Kakon	375	1301	1333	32	2.46	1366	1400	1434
28	Khakhali.	383	162	146	-16	20.41 Av.	175	210	252
	TOTAL	--	154450	187462	--	--	230023	281630	347370

SAY 3, 50,000 persons

The study of population projection reveals that the mean projected population of the Local Planning Area in the year 2011 works out to be 230023 persons, 281630 in the year 2021 and 347370 persons (say 3,50,000 person) in the year 2031 as shown in the table 10.1.

8.2 PROPOSED POPULATION DISTRIBUTION

The above table reveals that the mean projected population of Hoshiarpur Local Planning Area for the year 2031 would be 3,50,000 person , out of which the population of Hoshiarpur M.C. is worked out to be 271574 persons, which is going to be part Urbanisable area. It is anticipated that 30% population of remaining villages falling in Local Planning Area would migrate to Urbanisable Area during Plan Period. Thus the total population which would be required to be accommodated in the Urbanisable limits by the year 2031 worked out to be 3,00,000 persons.

Two residential slabs have been proposed so as to accommodate 3,00,000 persons in urbanisable Area with high density of above 201 persons per acre and a low density of 151 – 200 persons per acre. Thus the total requirement for residential purpose comes to 275 hectare. However, keeping in view the potential of the area, it is anticipated that almost equal amount of additional residential area can also be put into same use for giving more avenues and options to the inhabitants and optimum utilization of land resources. Other land use zones are also calculated in the same pattern.

As already stated informal sector is proposed to be made an integral part of planning process. Accordingly the informal sector trade would be incorporated in the planned development in various use zones. The provision of informal sector trade units should be ensured at the time of sanction of building plans/layout plans as per the norms given in the table below:

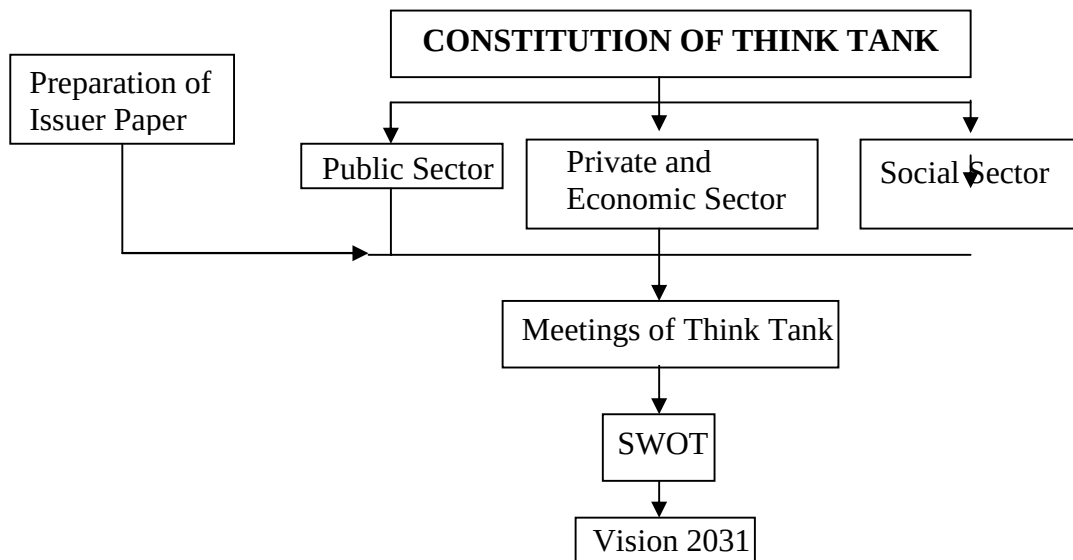
Table 8.2: Planning Norms for Informal Sectors

Sr. No.	Use zones/use premises	No. of informal shops/units
i	Retail trade:	
	Metropolitan city centre, district centre, community centre, convenience shopping centre	3 to 4 units per 10 formal shops(to be provided in informal bazaar/service market components)
ii	Government and commercial offices	5 to 6 units per 1000 employees
iii	Wholesale trade and freight complexes	3 to 4 units per 10 formal shops
iv	Hospital	3 to 4 units per 100 beds
v	Bus terminal	1 unit for 2 bus bay
vi	Schools	
	Primary Secondary/	to 4 units
	Senior secondary/integrated	5 to 6 units
vii	Parks	
	District parks	8 to 10 units at each major entry
	Neighbourhood parks	2 to 3 units
viii	Residential	5 unit/1000 population
ix	Industrial	5 to 6 units per 1000 employees

9 CONSTITUTION OF THINK TANK COMMITTEE

For the Master Plan, it is necessary to develop a long term (2031) vision for the city that takes in to account the present strengths, opportunities, weaknesses and threats (SWOT) emanating in the region. For visualizing future city – “**Think Tank**” under the chairmanship of Worthy Deputy Commissioner, Hoshiarpur has been constituted. The basic objective of formulating this committee is to discuss SWOT for the Master Plan, Hoshiarpur and ensure the stakeholder participation so that the Master Plan so prepared is technically sound, takes care of the requirements of all sections of the society and is readily acceptable to the public.

As directed by the Govt., the “**Think Tank**” has been constituted in such a way that almost all sections of the society viz., public sector, private economic sector and social sector had been given due representation.



9.1. S W O T Analysis

STRENGTHS

- Strategic location in terms of linkages.
- Important Urban centre of district Hoshiarpur and of adjoining districts of Jalandhar, Kapurthala, Saheed Bhagat Singh Nagar and Gurdaspur in Punjab & Dharamshala , Kangra, Chintpurni, Chamunda Devi, Una in Himachal Pardesh.
- Balance growth rate of population.
- Existence of industrial units like Agro based units such as Rice Shellers, Floor Mills etc.
- Diversified economic activities.
- Rich heritage and various places of tourist importance.
- Important Educational center of Regional Level.

WEAKNESSES

- Located away from Developed belt of state known as G.T Road corridor.
- Lack of cohesive environment for small scale industries and negligible Share of household industry.
- Unplanned commercial development along main roads.
- Lack of connectivity of infrastructure due to non -existence of proper rail links.
- In- adequate parking spaces.
- 25% population not served by piped water supply.
- Sewerage facility not adequate.
- No sewerage treatment facility available.
- Absence of Storm water drainage.
- Unscientific disposal of solid waste causing pollution and unhealthy environment.

OPPORTUNITIES:

- Strengthening of major roads of LPA such as Hoshiarpur-Jalandhar Hoshiarpur-Phawara road, Hoshiarpur-Una road, under various projects initiated by central & state agencies.
- Construction of bridge across Bhangi Choe in the town.
- Development of places of tourist interest.
- Availability of large chunks of land along the various Choes, which can be put into optimum utilization for various purposes including forestation, leisure valley and sports activities.

THREATS:

- Present Scenario of commercial development along major roads will create more parking problems.
- Through traffic creates burden on interior roads.
- Unplanned growth in & around town area.
- Large chunks of waste land.
- Flood prone area in & around the town.

9.2. Vision 2031

Hoshiarpur town after partition has recorded a phenomenal increase in population as well as in physical growth. At the time of partition of the country, a large number of refugees from Pakistan were rehabilitated in this town as a result of which new industrial and commercial activities were started. With the passage of time, people from other parts of the state also came to this town in search of employment and ultimately settled in this town. In order to come with increasing demand for housing, water supply, sewer, education, health, shopping etc., new areas were developed. Although in the initial stages, a few planned colonies like Urban Estates, Model Town, Development Schemes by Improvement Trust and a few industrial focal points were planned by the govt. but this development was not sufficient to bear the load of population pressure and subsequently a large number of unplanned colonies came to be set up which not only resulted in the haphazard growth of the town but also lacked proper road network, parks and open spaces, spaces for education, health and other social infrastructure. A number of areas were devoid of portable water supply and sewerage facilities etc. The town also lacked planned shopping centers with organized parking which gave birth to mushrooming of commercial activities along the frontage of important roads/streets and the traditional bazaars came to be set up without adequate parking and loading and unloading facilities. The new industrial area also came up in an unplanned manner without required industrial infrastructure.

The area of present Hoshiarpur District was also part of Indus Valley Civilization. Recent excavations at various sites in the district have revealed that the entire area near the Shiwalik foothills was selected for habitation not only by the early Paleolithic man but also by those in the pre-historic and historic periods. In the explorations, seven early Stone Age sites at Atbarapur, Rehmanpur and Takhni, 30-40 km north of Hoshiarpur District in the foothills of Shiwalik, have been discovered where the stone artifacts have been found. Besides these excavations, among the archaeological remains in the Hoshiarpur District, the

remains of temples at Dholbaha, 24 km north of Hoshiarpur, and especially the local legends throw valuable light on the ancient history of the district. Following objectives have been kept in mind while preparing master plan of Hoshiarpur.

- Developing the town of Hoshiarpur in the light of its heritage and glorious past.
- Preserving natural resources to achieve a more wholesome vibrant and sustainable lifestyle;
- Introducing critical strategic economic growth initiatives including Agro based Industries.
- Promoting a comprehensive planned township that will enhance quality living, ensuring accessibility and managing overall growth
- The key development strategies shall includes all the important place of interest in the nearby areas.
- Safeguarding and providing land for development to meet all needs.
- Encouraging sustainable economic growth and coordinating infrastructural development;
- Enhancing the quality of life; Live, Work, Learn and play.

PART IV

THE MASTER PLAN

10. PROPOSED LAND USE PLAN – (2009-2031)

The proposed Land Use Plan for Hoshiarpur takes into account the topographical features, existing road pattern, the built up area and the existing land uses. The natural features of low lying belt along river Beas have been proposed as recreational track. The arrangement of all these land use and the manner in which they interact, determine the distinctive character and form for the projected development of the town.

The land use plan in essence is the translation into physical form of the planning policies and principles. The land use plan will ensure the success of the urban plan by positive development of surrounding villages and regulatory measures in the inter mediate areas.

In order to accommodate the projected population of 350,000 persons in local Planning Area by the planned period up to 2031, as worked out in the fore going paragraph, 3,00,000 persons population is to be accommodated in the urbanisable area of Hoshiarpur. The urbanisable area has been conceived by assuming gross town density of 50 persons per hectare. Thus an urbanisale area of 6602 hectare has been proposed for various land uses so as to cater to the requirement of projected population by the end of the planned period i.e. 2031.

The draft for Master Plan of Local Planning Area Hoshiarpur 2009-2031 bearing drawing number DTP (H) 146/ 2010 dated 07-10-2010 was prepared and published on 04-12-2010 for public objections under Section 70(3) of the Punjab Regional and Town Planning and Development (Amendment) Act 2006. The publication invited 5 public objections which were considered in a meeting of “The Punjab Regional and Town Planning and Development Board” held on 04-04-2011 headed by Honourable Chief Minister Punjab. After careful consideration of the objections, the Master Plan, Hoshiarpur was approved with minor changes. In the light of decisions taken in the meeting of “The Punjab Regional and Town Planning and Development Board” held on 04-04-2011 amendments have been carried out in published Drawing no DTP (H) 146/ 2010 dated 07/10/2010.

The proposed land use plan Drawing No. DTP (H) 151/2011 dated 02-05-2011 has been prepared which is the amended version of published drawing no. DTP (H) 146/ 2010 dated 07/10/2010. The proposed land use plan illustrates related town functions and projected land uses for a period of 22 years (2009-2031) with the objective of securing

balanced development & thereby achieving proper relationship between places of living, work & recreation.

Analysis of various proposed land uses such as residential, commercial, industrial, recreational, traffic & transportation, governmental, public and semi public etc. as shown in proposed land use plan/ DRG. No. DTP (H) 151/2011 dated 02-05-2011 is given as under in the Table no. 10.1.

Table 10.1 Proposed Land Uses of Local Planning Area of Hoshiarpur-2031

Sr. No.	Land Use Categories	Area (Hectares)	%age of Urbanisable Area	%age of Local Planning Area
1.	Residential	4230.94	64.09	41.82
2.	Commercial	131.74	2.00	1.30
3.	Industrial	368.12	5.58	3.64
4.	Recreational	26.14	0.40	0.26
5.	Traffic and Transportation	664.67	10.07	6.57
6.	Public & Semi Public Facilities/ Designated Use	231.51	3.51	2.29
7.	Mixed Land Use	248.55	3.76	2.46
8.	Agriculture/Water Bodies/orchards within Urbanisable Limit	700.33	10.61	
9.	Urbanisable Area	6602.00	100.00	
10.	Rural/ Agriculture (Villages and Residential Areas)/ Green Buffer/ Sewerage Disposal/ Solid waste/ Treatment Plant etc./ Cremation Ground, Industry/ Forestation Outside Urbanisable Boundary	3516	----	41.67
	Total Planning Area of Hoshiarpur Master Plan	10118.00	-----	100

Areas at a Glance

❖ Area within the Municipal Limit of Hoshiarpur	=	3500.00 Hec
❖ Area within the Urbanisable Limits	=	6602.00 Hec
❖ Local Planning Area of Hoshiarpur	=	10118.00 Hec

10.1 PROPOSED LAND USE

Brief description of various land uses is shown in the Proposed Land Use plan drawing no. DTP (H) 151/2011 dated 02-05-2011 is given as under:-

10.1.1. Residential Use

Two residential slabs have been proposed in the residential sectors; RD1- High Density Zone (above 201 persons / acre) and a low density has been proposed as RD2 – Low Density Zone (151 – 200 persons/ acre) The total area has been proposed for

residential was comes out to 4230.94 hectares.i.e.64.09 % of urbanisable area whereas 41.82% of the local planning area. The proposed residential area has been enhanced to provide better options & to have a control on land Economics of the area. For earmarking the residential area existing requirements as well as future requirements and prevailing trend has been kept in mind. All the areas ripe for development especially on major roads such as Chandigarh road, Jalandhar road, Dasuya road etc. have been given sue consideration. As the topography has played an important role in this area, it has been studied for allocating various land use especially residential areas.

To encourage flatted residential development and to preserve the valuable agricultural land, residential density @ 60 dwelling units per acre shall be permissible for stand alone group housing projects, irrespective of the density of zone.

The subdivision of residential use zone into use premises and subsequent approval of layout plans shall be governed by following norms:

The residential area can have both the plotted and group housing. In case of group and plotted development, minimum plot size, ground coverage, FAR, Height, Parking standards and other norms shall be as per building bye laws of the concerned local body / JDA and Govt. instructions issued from time to time if any. The provision of requisite social infrastructure shall be governed by the norms prescribed by concerned municipal body / JDA and as per instructions issued by the State Govt. from time to time. However, the following will be taken into consideration:

Rainwater harvesting shall be an integral part of the storm water drainage plan at the time of sanction of layout plan for all the plots.

The natural drainage pattern is not to be disturbed.

Dual pipe system of recycled water is recommended in new areas and redevelopment schemes.

Electric sub stations shall be provided as per requirement.

Pole mounted electric transformers for augmenting electric supply in already developed areas are recommended.

Non- conventional sources i.e. solar energy etc is recommended for public areas in all the establishments.

Provisions for decentralized sewerage treatment plant and segregated waste disposal arrangement should ensure that no untreated effluent is allowed to exit/ spill out of the scheme area.

Suitable landscape plans for the neighborhood shall be prepared, for the landscape development of the parks and roadside plantation etc

Suggestive norms/lower norms could be adopted in specially identified built up areas etc.

Building Controls

Residential plot- plotted housing and Group Housing

Maximum ground coverage, FAR, set backs, height and number of dwelling units for different size of residential plots shall be as follows:

Within M.C. Limits: For sites falling within municipal limits area requirement, planning norms, ground coverage, set backs, height and FAR etc. shall be applicable as per norms and building bye-laws of the local/municipal body concerned.

Outside MC limits: For sites falling outside municipal limits area requirement, planning norms, ground coverage, set backs, height and FAR etc shall be applicable as per norms and building bye-laws of JDA and instructions / guidelines issued by the State Govt. from time to time.

Note: The development controls for residential clusters / group housing have been detailed in Section 14 titled “Special and Detailed Controls”.

Land use zoning regulations:

Uses permissible in residential zone are given in the Part 12.2.2 titled “Use provisions in land use zones”.

10.1.2. Commercial Use

The existing commercial areas falling around Bus Stand, old district offices, railway road, Jalandhar road, Phagwara road and their surroundings commercial areas have been retained where-ever is possible. An area of 131.74 hectare for retail shopping, general business and commerce has been proposed at various locations. The grain market developed by the Colonization Department has been spot zoned and an additional area contiguous to this site has also been [proposed for the expansion of this wholesale business areas. It is further proposed that the commercial area shall be provided with adequate parking facilities, open spaces and other public amenities in the detailed zoning/sector plans. Thus a total area of 131.74 hectares i.e.2.0% of the urbanisable areas and 1.30 % of the local planning area has been proposed for commercial use. While preparing the zoning plan adequate area as per norms and keeping in view the requirements shall be earmarked.

10.1.3. Industrial Use

Hoshiarpur is located in an agricultural belt along the Beas River. The town has, therefore, potential for agro-based industries and the industries based on the long grass grown on the low-lying banks of the river. Thus Hoshiarpur has potential to develop in the field of light and service industries. Keeping in view the potentials, an industrial area of 368.12 hectare accounting to 5.58% of urbanisable area and 3.64% of the local planning area has been proposed including the existing industrial area. The industrial zone has been proposed keeping in view the prevailing wind direction and location of residential zone. Green buffer/ belts have also been proposed between the village abadies and the proposed industrial zone, from environmental point of view.

Incentives for shifting of existing industries:

Industries existing within the non-designated industrial zone, which are in operation as on date of Master Plan notification, shift outside this zone to any of the designated industrial zone within the state of Punjab or within the designated industrial zone of the master plan and generate at least the same number of jobs at the new location, will enjoy the following benefits:

- 1) No CLU, EDC or Licence Fee on the present site if used for plotted residential purposes provided the industry shifts within three years of the notification of the Master Plan. If used for any permissible land use other than plotted residential, the difference between CLU, EDC and Licence Fee of the new land use and plotted residential has to be paid. In case that particular land is put to a land use for which CLU, EDC or Licence Fee is less than the plotted residential, the difference between these fees/ charges for the plotted residential and proposed land use shall not be payable by the Government/ Urban Development Authority.
- 2) If the industry shifts in the subsequent two years of the above mentioned period of three years, it will enjoy 50% discount on CLU, EDC and Licence Fee on the present site if used for plotted residential purposes. If used for any permissible land use other than plotted residential, the difference between the CLU, EDC and Licence Fee of the new land use and that of 50% of plotted residential has to be paid. In case that particular land is put to land use for which CLU, EDC or Licence Fee is less than the plotted residential, the difference between these fees / charges for the plotted residential and proposed land use shall not be payable by the Government / Urban development Authority.

- 3) No CLU, EDC or Licence fee on the new industrial site if the industry shifts within five years of the notification of the Master Plan.
- 4) After shifting to the new location, the type of such industry may change.

The prescribed distance for residential development in the non-designated industrial zone from existing red industries shall be as prescribed by the Department of Environment, Government of Punjab or Punjab Pollution Control Board.

Note:

- i. No industry in the Master Plan shall be permitted on a road having less than 40'-0" ROW. In case, the existing road is less than 40'-0" width, then it shall be widened to 40'-0" by taking equal strip of land from both sides of the road.
- ii. A minimum buffer of 15 meters of broad leaf trees shall be provided for segregating industrial zone from the residential zone. The provision of buffer strip shall be made by the owner of Land use which comes later.
- iii. The standards prescribed by Punjab Pollution Control Board from time to time would have to be met by all industrial units in addition to other specific conditions in terms of plot size, ground coverage, F.A.R., height, parking norms etc.
- iv. The existing industrial units falling under red category (as classified by Punjab Pollution Control Board) located in non – designated industrial areas need to relocate to designated areas themselves within period of 10 years from date of publication of this Master Plan.

10.1.4. Recreational

Major public Parks/open spaces shall be proposed while preparing Sector zonal plan. Continuous green belts/buffers have also been proposed almost in all the sectors for providing better residential facilities and to provide healthy environ. Apart from this considerable area along the various choes has been proposed for forestation, landscaping and recreational activities with special emphasis on sports activities.

10.1.5. Traffic and Transportation

The total area proposed under traffic and transportation is 664.67 hectare i.e. 10.07% of the urbanisable area and 6.57% of the local planning area. It also includes 40.99 hectare area under railways. The details of this use area described as under: -

Bus Stand

The existing bus stand already functioning in town has been proposed to be retained. However, for the future requirement, site of bus stand shall be shifted as decided by site

selection committee constituted for the above said purpose.

Truck Terminal

A truck terminal shall be proposed in proposed Industrial zone on the northern side of the Chandigarh Road. With the increase of goods movement, the town is going to have a huge amount of passenger and goods traffic passing through it. In view of this the truck terminal has been proposed on an appropriate site. This will serve the town from unnecessary traffic congestion.

Ring Road Proposed

The present road system in the town is based on major regional roads viz. Jalandhar Hoshiarpur Dharamshala, Tanda Hoshiarpur Una, Dasua Hoshiarpur Balachaur and Hoshiarpur Phagwara roads, which are coping with the local and the regional traffic. The widths of these roads vary at certain points and have a lot of congestion in the interior of the city. In order to remove congestion in the interior of the town and to provide for smooth and efficient flow of traffic, a peripheral Ring Road of 60 mtrs width is proposed linking all the above four regional roads around the urbanisable area, thereby serving as a bye-pass. The above mentioned road network complete the major traffic system of the town. A ring road 60 mtr wide is proposed to join all the regional links in exterior of the city.

Proposed Road Widening

The categories of the road system proposed in the Master Plan of Hoshiarpur are given below:

Table No. 10.2: Proposed Width of Regional Roads

Sr. No.	Category of Road	Right of Way
1.	Ring Road National Highway (R-1)	60 mtr wide
2.	National Highway (R-1)	60 mtr wide
3.	Hoshiarpur Tanda Una (R-2)	45 mtr wide
4.	Hoshiarpur Una (R-2)	45 mtr wide
5.	Hoshiarpur Dasua (R-2)	45 mtr wide
6.	Hoshiarpur Balachaur(R-2)	45 mtr wide
7.	Hoshiarpur Phagwara Road (R-3)	45 mtr wide

Note:

The existing link roads which are not becoming the part of road hierarchy of R-1 to R-3 shall be widened to minimum 60'.

The proposed road widening as shown on the plan shall be equally wide on both sides of the existing road except where habitation/ settlement come in alignment. In that case, widening shall be on the other side of habitation/ settlement.

The road widening wherever proposed along the canal/ drain/ railway line shall be on that side of the drain as shown on the plans.

Similarly other infrastructural projects to improve connectivity of Local Planning Area by the Union or State Governments or their instrumentalities shall be incorporated as such.

Proposed Flyovers

Following flyovers are proposed for the smooth flow of traffic in the city:

- Intersection of proposed bypass and the following regional roads:
 - o Hoshiarpur Tanda Road
 - o Hoshiarpur Dasayua Road
 - o Hoshiarpur Dharmshala Road
 - o Hoshiarpur Una Road
 - o Hoshiarpur Chandigarh Road
 - o Hoshiarpur Hoshiarpur Phagwara Road
 - o Hoshiarpur Jalandhar Road
 - o Railway Crossing between Phagwara and Jalandhar Road

Note: The location of above mentioned Flyovers/ ROB's has been shown on drawing No DTP (H) 151/2011 dated 02-05-2011.

10.1.6. Mixed Land Use Zones

The co-existence of residential with commercial and residential with industrial activities is a common character of our cities. This character is more prevalent in inner zone of the city. This character of land use generally called "Mixed Land use" has developed over a period of time necessitated by the socio-economic habits of the people. This juxtaposed character of land uses have compact built form, narrow street circulation and low rise-high density development accommodating a mixture of land uses in a single building. The economic role played by these areas cannot be ignored. Hence an attempt is made in the present Master Plan to make these areas continue to play an active economic role and the strategy is to provide suitable framework for allowing mixed use activities appropriate to the character of the areas with greater flexibility in terms of permitting a variety of uses like commercial (retail shops), household and green category industry or outlets for specialized services etc. along with residential use.

Mixed Land Use Zones along Major Roads

The areas along all the major roads i.e. Hoshiarpur Phagwara road, Hoshiarpur Jalandhar road, Hoshiarpur Tanda road, Hoshiarpur Dasua road, Hoshiarpur Dharmshala Road, Hoshiarpur Una road and Hoshiarpur Chandigarh road upto the depth of 200 mts. or as shown on proposed landuse plan Drg. No. DTP (H) 151/2011 dated 02-05-2011 is marked as mixed landuse zone where all the uses are permitted i.e. Residential, Commercial,

Industrial (except Red and orange category industries). The area under the Mixed Zone is 248.55 hectares accounting to 3.76% of urbanisable area and 2.46% of total LPA area.

Governing Principles for Mixed Land Use

The principles governing the mixed land use in residential area shall be:-

- Mixed use means the provision for non-residential activity in residential premises.
- The proposal aims to balance the socio-economic need for such activity and minimize the environmental impact of the said activity on residential areas.
- Mixed use allows access to commercial activity and industrial activity (as permitted by Punjab Pollution Control Board in non-industrial zone (except approved residential areas) in the proximity of the residences and reduces the need for commuting across zones in the city i.e. walk to work principle. However, at the same time, it needs to be regulated in order to manage and to mitigate the associated adverse impact related to congestion, increased traffic and increased pressure on civic amenities.
- Mixed use shall not be permitted in approved Town Planning Schemes, residential development schemes developed by Improvement Trust Hoshiarpur, residential Urban Estates set up by Punjab Urban Planning and Development Authority (now JDA), Government housing, Institutional/ staff houses of public and private agencies and buildings and residential colonies developed by private developers after due approval of competent authority. However, the streets/ roads declared as commercial by Department of Local body before the final approval of this Master Plan may continue to be treated as commercial streets irrespective of the fact that whether they form a part of Town Planning/ Development Scheme etc.
- The mixed use shall not be permissible in the streets / roads having width less than 10 meters. However the existing mixed use in the streets having width less than 10 meters may continue (excluding obnoxious, hazardous, inflammable, non-compatible and polluting substance or process) without any further extension / expansion. These streets should be declared as pedestrian mixed use streets and should not be open to motorized transport. However, this need to be debated and the inhabitants of the area are provided with workable alternatives of mobility. The Municipal Committee may evolve a package after consensus on the issue.

Note: However, the commercial activity existing in commercial mix use streets / localities at the time of final approval of this Master Plan may continue to exist without any further

extension / expansion. But in case of approval of new commercial activity / any addition to the existing commercial activity, the condition of minimum width of 10 meters shall apply.

Mixed Use in Residential Areas – Need for differentiated approach:

The need for differentiated approach to mixed use policy arises due to the fact that Hoshiarpur being a center of economic and industrial activity has a large diversity in the typology of residential areas. There are unauthorized unplanned residential areas within and outside the urban limits of the city. There are also regularized unauthorized colonies, unauthorized colonies as well as slums and jhugi jhompris, cluster in various parts of Nawanshahr.

Moreover, the extent of non-residential activity, as being necessary or desirable by the residents themselves, varies from area to area based on the socio economic status of the residents as well as the past pattern of development in the area. While certain colonies may need non-residential activity as an integral part of their livelihood, some others may wish to preserve the residential character of their colonies and neighborhood.

Identification of mixed use in existing urban and urbanizable areas in future:

The identification of mixed use areas/ streets in both the urbanized as well as urbanizable areas of Hoshiarpur in future would be as follows:

In already urbanized areas/ urban areas, mixed use (except industrial use) shall be permissible in the following areas:

- i) On all streets/ roads already declared commercial by the department of Local Government Punjab subject to the decision of case/ cases pending in Honorable Court if any.
- ii) Streets/ areas where commercial use was allowed in the previous Master Plan of Hoshiarpur shall continue to the extent as permissible in the previous Master Plan, Hoshiarpur.

Future identification and notification of mixed use streets/ areas falling in (i) and (ii) above shall be based on the criteria and procedure prescribed below and given vide publicity by the concerned local body/ authority/ any other Competent Authority.

Mixed use Areas/ streets in Urbanizable areas in future

The mixed land use in future shall be permissible in the following areas:

- Roads and localities earmarked in the Master Plan as mixed use streets and areas where abutting road shall have ROW 18 meters or above.

- The layout plan in newly developed urban extension shall earmark such stretches / plots and notify them under the mixed use category at the time of grant of permission for layout plan, provided provision of adequate parking as per norms specified is provided. However in such cases 50% of such area shall be counted towards the commercial area subject to the overall limit of commercial component permitted.

The notification/ declaration of mixed use areas / streets by the government would necessitate compliance to the following terms and conditions:

- The layout plan/ scheme for such areas / streets shall be subject to the prior approval of the local body/ JDA.
- The layout plan / scheme for such areas / streets should indicate adequate provision for circulation, parking, open spaces and other planning norms.
- Common parking areas shall be provided as per norms considering the additional load of traffic and parking consequent upon declaration of area/street as mixed use.
- The plot owners / allottee on these areas / streets will have to pay land use conversion and other fees/ charges at the rates fixed by the government for that particular category of land use at the time of approval of their building plans from the local body / GLADA or any other concerned agency.
- Any other condition that may be prescribed by the government from time to time.
- Permission for mixed use can be cancelled or revoked by the concerned local body / Government in case of violation of any of the conditions under which such mixed use was permitted or considering the larger interest of the locality / community / city.

General Terms and Conditions Governing Mixed Use in Individual Plots

Mixed land use shall be permitted subject to the following terms and conditions:

- No encroachment shall be permitted on the streets or public land.
- Development controls/ norms as applicable for the particular residential use will continue to be applicable, even if the plot/ dwelling unit are put to mixed use.
- Where service road is available or provided by the concerned authority then mixed use premises should have approach from such service road and not directly from the main road.
- The parking as per prescribed norms by the State Govt./ concerned development authority from time to time shall be provided within the premises. The existing norms are as under:

Commercial -	2 ECS / 100 square meters covered area
Industrial -	1 ECS / 100 square meters or fraction thereof
Institutional -	1 ECS / 100 square meters

- However, in case the project is approved by Municipal Committee/ Local Body than the parking norms as prescribed by the local body shall be applicable provided that the land use proposals of the Master Plan are adhered to.
- If no parking space is available, land / plot on the said street, parking should be made available by the applicant or trader association either by acquiring additional area for construction or by creating multilevel parking. Development of such parking facilities shall be done by either the applicant solely or traders association of that area or by the local body subject to the payment of the cost by the beneficiaries.
- No industry other than those permitted by Punjab Pollution Control Board shall be allowed in the industrial mix areas.
- The existing obnoxious, hazardous, inflammable, non-compatible and polluting industries shall have to move out to the designated industrial zone within a period of ten years from the publication of notification of the Master Plan.
- However, in case of voluntary shifting of this industry before the specified period, to designated industrial zones, the owner shall be eligible to put his/her plot, so vacated, to any other compatible use (including commercial use) subject to the provision of building bye laws and Master Plan conditions applicable for that particular land use in that particular area by paying conversion charged as fixed by the Local Body / government from time to time besides providing incentive as may be decided by the government.
- The conversion of land use shall be subject to the payment of defined charges.

Mixed use premises and payment of charges

In case of residential premises already under mixed use or intended to be put to mixed use in mixed land use as earmarked in the Master Plan Nawanshahr, the owner / allottee of the dwelling unit/plot shall be liable to pay such fee and charges on the rate to be fixed by the State Government.

No modification to the building for using residential premises for non residential activities under mixed use zone shall be permitted unless owners/ allottee has obtained sanction of revised building plans and has paid necessary fee and charges.

10.1.7. DESIGNATED USE

All major public & semi public uses including Educational, Medical, Public & Govt. offices, utilities, facilities and services have been clubbed under designated use. Most of the existing sites have been spot zoned with proposed enhancement of facilities and levels. Description is as under:

Water Supply

Presently the 75% town is served by pipes water supply system. There exists 61 tube well with 8 OHSR are existing within the Municipal Limits of Hoshiarpur. These sites have been spot-zoned with an area measuring 2.39 hectare at their respective places for water works. Augmentation of water supply system in the town would be required to be done to meet the requirements of the existing as well as the projected population, for which new sites are not being proposed. Such sites would be suitably carved out during detailed planning.

Sewerage

The under-ground sewerage system in the town is not adequate. One third area is completely unserved. It is proposed to provide the underground sewerage system along with effective storm sewer in the town. A site for sewerage Treatment Plant has been proposed on the outside the Urbanisable Area.

Electricity (Power House, Grid Station)

The expansion of the 132 KV & two 66 KV Electric Sub-Station already existing, has been spot zoned in the Master Plan on an area of 5.11 hectares.

Governmental

The State government's offices are already housed in newly constructed District Administrative complex. However certain offices of state & central Govt. along with judicial complexes are located at scattered places and are mostly housed in private buildings. Therefore, sites shall be earmarked for this purpose while preparing.

Medical & Health:-

Existing health facilities have been spot zoned. New areas shall be purposed while detailing the zonal plan.

Educational:

Existing Educational facilities have been spot zoned. New areas shall be purposed while detailing the zonal plan.

Religious & Cultural:

The historical and other important religious places have been spot zoned. The area under this use is 5.30 hectare.

10.1.8. AGRICULTURE AND WATER BODIES:

Rural/Agriculture/ Horticulture/ Forest Zone (Village & Residential Area & River)

The remaining area left between the urbanisable area and the planning area boundary has been left for Rural/Agriculture/Horticulture & Village and Residential abadis. Area along various choes and waste land along the banks of river has been proposed to be developed as thick forest. Area under water bodies including canal & distributaries has also been put in the same category i.e. rural zone.

11 SPECIAL AND DEVELOPMENT CONTROLS

11.1 ZONING REGULATIONS

Chief Town Planner, Punjab being the planning agency designated under Section 57 of the Punjab Regional and Town Planning and Development (Amendment) Act, 2006 for the Local Planning Area declared under Section 56 of the said Act, following the requirement under clause (d) of sub section 1 of Section 70 of the Punjab Regional and Town Planning and Development (Amendment) Act, 2006 hereby makes following Zoning Regulations as a part of the Master Plan prepared for the Local Planning Area.

The zoning regulations proposed under this Master Plan are primarily concerned with the control of land use. The proposed land use plan includes following land use zones:

- ☐ Residential
- ☐ Commercial
- ☐ Industrial
- ☐ Recreational
- ☐ Rural and Agricultural

In addition specific designated uses have been shown in respect of proposed traffic and transportation, utilities, governmental and public and semi public facilities.

As explained earlier since sub – division of land, design and construction of buildings is being controlled through well established building byelaws / regulations by the concerned authorities. The zoning regulations under the Master Plan are seen as the guiding parameters for these agencies to ensure that the development permitted by them is in conformity with the Master Plan.

The Development Controls/ Guidelines/ Norms & Standards revised from time to time by the Government shall have overriding effect on the Development controls mentioned in the master plan.

11.1.1 Use and Development of Land to be in Conformity with Master Plan

As provided under Section 79 of the Punjab Regional and Town Planning and Development (Amendment) Act 2006, after coming into operation of this Master Plan, no person shall use or permit to be used any land or carry out any development in any area otherwise than in conformity with this Master Plan.

Provided that the competent authority may allow the continuance of any use of any land, for a period not exceeding ten years. Upon such terms and conditions as may be provided by regulations made in this behalf, for the purpose and to the extent, for and to which it was being used on the date on which this Master Plan came into operation.

11.1.2 Short Title, Scope, Extent & Commencement

1. Title

These regulations shall be called the Zoning Regulations for Local Planning Area Hoshiarpur (herein after referred to as “these regulations”).

2. Scope of the regulations

The scope of these regulations is limited to defining permissible land uses in various land use zones depicted in the proposed land use plan forming part of the Master Plan. Other aspects of development such as sub - division and layout of land or intensity of development measured through FAR, ground coverage, parking requirements, building design and construction etc will be governed by other Acts and regulations promulgated by Government from time to time. Competent Authorities under such regulations shall ensure that the developments permitted by them are in conformity with these regulations.

3. Jurisdiction

These regulations shall apply to all “development” in the Local Planning Area Hoshiarpur declared under Section 56 (i) of the Punjab Regional and Town Planning and Development (Amendment) Act, 2006 vide Notification No. 12/75/2006-4HG1/4385 dated 07.07.2008.

4. Date of coming in to force

These regulations shall come into force on the day on which the designated Planning Agency publishes the final Master Plan along with these regulations in the Official Gazette after obtaining the approval of the State Government under sub section (5) of Section 70 of the Punjab Regional and Town Planning and Development (Amendment) Act, 2006. Till such approval, the Authorities considering the application for permission for development shall give due regard to the draft proposals including these regulations.

11.1.3 Definitions

For the purpose of these zoning regulations, the following definitions, unless the context otherwise requires, shall apply:

- a) **“Act”** means the Punjab Regional and Town Planning and Development (Amendment) Act, 2006 (Punjab Act No.11 of 1995).
- b) **“Government”** means the Government of the State of Punjab.
- c) **“Chief Town Planner”** means the Chief Town Planner of the Department of Town & Country Planning, Punjab or any other officer to whom his powers are delegated.
- d) **“Planning Agency”** means the Chief Town Planner, Punjab designated as such under Section 57 of the Punjab Regional and Town Planning and Development (Amendment) Act, 2006 for Local Planning Area Hoshiarpur vide notification no. 12/75/2006-4 HG 1/4391 dated 07-07-2008.
- e) **“Existing Land use Plan”** means the plan showing the different land use existing at the time of preparation of the Existing Land Use Plan of Local Planning Area, Hoshiarpur and as indicated on Drawing No. DTP (H) 122/09 dated 09.09.09.
- f) **“Local Planning Area”** means the Local Planning Area declared under section 56(1) of the Punjab Regional and Town Planning and Development (Amendment) Act, 2006 vide notification No. 12/75/2006-4HG1/ 4385 dated 07.07.08.
- g) **“Non-Conforming Building or Use”** means use in respect of any land or building in the Local Planning Area, the existing use of which land or building is contrary to the prescribed land use in the Master Plan.
- h) **“Proposed Land use Plan”** means the plan showing the proposed / admissible uses for different areas and land use zones covered in the Local Planning Area, Jalandhar and as indicated on Drawing No. DTP (H) 151/2011 dated 02-05-2011.
- i) **“Sector Plan” (Zonal Plan)** means the detailed plan of a sector as delineated in the Master Plan and approved by the Chief Town Planner, Punjab showing all or any of the following:-
 - Major road network, location of main utilities sites, green belts/buffers, water bodies or other restrictions imposed on the development.
 - Area temporarily or permanently prohibited for the building operation.
 - Permissible land uses
 - Any other detail provided in the layout plan.
- j) **“Zoning Plan”** means the plan of an area or part thereof or supplementary layout plan approved by the Chief Town Planner, Punjab and maintained in the office of Competent Authority showing the permitted use of land and such other restrictions on the

development of land as may be prescribed in the zoning regulations for any part or whole of the area such as sub-division of plots, open spaces, streets, position of protected trees and other features in respect of each plot, permitted land use, building lands, height, coverage and restrictions with regard to the use and development of each plot in addition to such other conditions as laid down in these regulations hereafter.

- k) **“Knowledge Park”**: Such parks in residential land use zones can have only such activities which are absolutely non - polluting, non hazardous environment friendly, free from noise & vibrations, having no polluting effect on air and water and causing no public nuisance whatsoever. Uses in such parks will be determined by Chief Town Planner, Punjab.
- l) **“Logistic Park”** is an integrated facility to serve as a business hub for storage, insurance and distribution purposes for the trading of manufactured products.
- m) **“Farm House”** means a building allowed on a holding of agricultural land for residential and agricultural activity of the land holder.
- n) **“Atta Chakki”** is categorized as service industry where:
 - Grinding of only food grains is carried out through the process of crushing under the load and rotational movement of two plates or blocks.
 - The maximum electric load does not exceed 20 kW.
 - The Atta Chakki shall be used for grinding food grains supplied by the consumers only and no sale / purchase of food grains / flour shall be carried out by the Atta Chakki owner at commercial level.
 - The Atta Chakki shall only be permitted on roads having minimum 12 m ROW.
- o) **“House Hold Industry”** means house hold occupation / industry conducted only by family members / persons residing in the dwelling with or without power and not contrary to the provisions of the Water Pollution (Prevention and Control) Act 1974, Air Pollution (Prevention and Control) Act 1981 and Environment (Protection) Act 1986.
- p) **“Industry”**: Means a specific branch of manufacture and trade which includes green, orange and red category and any other category as categorized by PPCB/Department of Industries or as amended from time to time. It excludes mining and quarrying.
- q) **“Cottage Industry”**: Industrial units employing less than 10 workers, not creating excessive traffic and not omitting fumes, noise and effluents injurious to the existing sewers and not contrary to the provisions of the Water Pollution (Prevention and Control) Act 1974, Air Pollution(Prevention and Control) Act 1981 and Environment (Protection) Act 1986.

- r) **“Public and semi public activities”** means governmental / semi governmental offices, educational / cultural, religious and medical / health institutions, community centres etc excluding privately run establishments.

Terms and phrases used, but not defined in these regulations, shall have the same meaning as assigned to them in Act.

11.2 LAND USE ZONES

The proposed land use plan incorporated in the Master Plan of Hoshiarpur LPA depicts the following land use zones

- Residential
- Commercial
- Mixed land use
- Industrial
- Recreational
- Rural and Agricultural

Land Use Classes

For the purposes of these Regulations various land uses are grouped into following land use classes.

Sr. No.	Land Use Class	Use Class Code
1	Housing	A
2	Trade and Commerce	B
3	Manufacturing	C
4	Transport, Storage & Warehousing	D
5	Offices	E
6	Education, Training and Research Institutes	F
7	Healthcare facilities	G
8	Recreation, Entertainment	H
9	Public utilities and services	I
10	Agriculture, forestry and fishing	J

11.2.1 Use Provisions in Land Use Zones

Following table describe the land use classes and their further sub-classes permitted in various land use zones. The shaded cells in the table indicate that the use is generally permissible. A number in the cell indicates the conditions listed at the end of the table subject to which the use is permissible.

LAND USE ZONES AND PERMISSIBLE LAND USES							
Use class			Land use zones				
Sub code	Description	Residential	Commercial	Mixed land use	Industrial	Recreational	Rural and Agricultural
A	Housing						
A-1	Residential houses in the form of plotted development, group housing, farm houses for customary residence including household industry, EWS Housing				1		2
A-2	Old age homes, Orphanages, Hostels for students, working women etc.						
A-3	Service apartments, Hotels including Star Hotels, Motels, Guest Houses, Dharamshalas, Lodging Houses				3		
A-4	Jails, asylums, reformatories and the like						
A-5	Residences for watch and ward staff, residences for industrial workers/ management						
A-6	Housing not classified above						
B	Trade and Commerce						
B-1	Retail trade including markets for fruits and vegetables, meat and fish; super markets						
B-2	Department stores, Malls including super market, retail trade, restaurants and multiplexes						
B-3	Personal and community services like laundry, hair dressing, beauty parlors, tailoring, coaching classes, cyber cafes, Atta Chakki, Repair of Household Appliances, Bank Branches, ATM						
B-4	Wholesale trade with storage of commodities	4					4
B-5	Filling Station **						
B-6	Kerosene Storage/Gas Godown						
B-7	Gas Distribution (without storage of cylinders)						
B-8	Trade Fares, Exhibition and Conventional centers						
B-9	Showroom of Mills/ Factory Retail Outlets						
B-10	Trade not classified above						
C	Manufacturing (NIC Section C) *						
C-1	Manufacture of food products (NIC Division 10)	10		9			
C-2	Manufacture of beverages (NIC Division 11)						
C-3	Manufacture of textiles (NIC Division 13)						
C-4	Manufacture of wearing apparel (NIC Division 14)			9			
C-5	Manufacture of leather and related products (NIC Division 15)						
C-6	Manufacture of wood and products of wood and cork, except furniture; (NIC Division 16)			9			
C-7	Manufacture of paper and paper products (NIC Division 17)						
C-8	Printing and reproduction of recorded media (NIC Division 18)						
C-9	Manufacture of coke and refined petroleum products (NIC Division 19)						
C-10	Manufacture of chemicals and chemical products (NIC Division 20)						
C-11	Manufacture of pharmaceuticals, medicinal chemical and botanical products (NIC Division 21)						
C-12	Manufacture of rubber and plastics products (NIC Division 22)						
C-13	Manufacture of other non-metallic mineral products (NIC Division 23)						5
C-14	Manufacture of basic metals (NIC Division 24)						
C-15	Manufacture of fabricated metal products, except machinery and equipment (NIC Division 25)						
C-16	Manufacture of computer, electronic and optical products (NIC Division 26)						
C-17	Manufacture of electrical equipment (NIC Division 27)						
C-18	Manufacture of machinery and equipment n.e.c.(NIC Division 28)						
C-19	Manufacture of motor vehicles, trailers and semi-trailers (NIC Division 29)						
C-20	Manufacture of other transport equipment (NIC Division 30)						
C-21	Manufacture of furniture (NIC Division 31) (except saw mill)						
C-22	Other manufacturing (NIC 32)						
C-23	Repair of machinery and equipment (NIC Division 33)						

LAND USE ZONES AND PERMISSIBLE LAND USES							
Use class			Land use zones				
Sub code	Description	Residential	Commercial	Mixed land use	Industrial	Recreational	Rural and Agricultural
C-24	Milk Chilling(independent plot), Pastuerization plant, Cold Storage	11					
C-25	Rice Shellers, Processing of Farm Products, Brick Kilns, Lime/ Charcoal Kilns						
C-26	Cottage Industry, Repair of Household Articles, Cycles and scooters						
C-27	I.T. Parks, Knowledge Park						
C-28	Cement, Sand and Concrete Mixing Plant(Batching plant), Bitumen, Sand, Concrete Mixing Plant(Hot Mix Plant)						
C-29	Manufacturing and Storage of Fire Works						
D	Transport Storage and Warehousing						
D-1	Warehousing and storage activities for transportation (NIC Division 52) and Loading & unloading yard						6
D-2	Rail and Air Freight Terminals						
D-3	Truck Terminals						
D-4	Bus Terminals, Auto-Rickshaw/ Taxi Stand						
D-5	Warehousing, Logistic Park, Storage & Godowns, Freight complex, Container Yards						
E	Offices						
E-1	Publishing of books, periodicals and other publishing activities (NIC Group 581) Software publishing (NIC Group 582)			9			
E-2	Motion picture, video and television programme production, sound recording and music publishing activities (NIC Division 59)						
E-3	Broadcasting and programming activities (NIC Division 60)						
E-4	Telecommunications (NIC Group 61), Govt/ Semi-Govt / Private Business offices						
E-5	Computer programming, consultancy and related activities (NIC Division 62)						
E-6	Information service activities (NIC Division 63)						
E-7	Finance, Banking and insurance (NIC Section K)						
E-8	Real estate activities (NIC Section L)						
E-9	Professional, scientific and technical activities (NIC Section M)						
E-10	Administrative and support services (NIC Section N)						
E-11	Public administration and defence; compulsory social security (NIC Section O)						
E-12	Professional Services like Lawyers, Accountants, Architects, Chartered engineers						
F	Educational, Training and Research Institutes						
F-1	Pre-Primary Schools, Play schools Kinder Garten						
F-2	Primary Schools,						
F-3	Secondary Schools, Colleges, Vocational Training Institutes,						
F-4	Research and Training Centres, Universities, Centres of Advanced Education and training like IIM or IIT, Medical Institute						
F-5	Educational, Training and Research Institutes not classified above						
G	Health care facilities						
G-1	Medical and Dental Clinics and Dispensaries	8					
G-2	Hospitals (NIC Group 861) and Health Center	8					8
G-3	Nursing care facilities (NIC Group 871)	8					
G-4	Residential care activities for mental retardation, mental health and substance abuse (NIC Group 872)						
G-5	Residential care activities for the elderly and disabled (NIC Group 873)						
G-6	Veterinary services						
G-7	Health care facilities not classified above.						
H	Arts, entertainment, recreation, cultural and religious activities						
H-1	Arts, entertainment and recreation (NIC Section R) and Multimedia						
H-2	Libraries, archives, museums and other cultural activities (NIC Division 91)						
H-3	Gambling and betting activities (NIC Division 92)e.g. Race Course						
H-4	Sports activities and amusement and recreation activities (NIC Division						

LAND USE ZONES AND PERMISSIBLE LAND USES							
Use class		Land use zones					
Sub code	Description	Residential	Commercial	Mixed land use	Industrial	Recreational	Rural and Agricultural
	93) tot-lots, playgrounds, stadia, golf courses etc.						
H-5	Places of worship						
H-6	Marriage Palaces						
H-7	Arts, entertainment and recreation activities not classified above						
I	Public Utilities and Services						
I-1	Electricity, gas, steam and air conditioning supply (NIC Section D)						
I-2	Water collection, treatment and supply (NIC Division 36)						
I-3	Sewerage (NIC Division 37)						
I-4	Waste collection, treatment and disposal activities; materials recovery (NIC Division 38) and Carcass Disposal Site	7					
I-5	Postal and courier activities (NIC Division 53)						
I-6	Police station						
I-7	Fire Station						
I-8	Public utilities and Services not classified above						
I-9	Cemeteries, Graveyards, Cremation grounds						
I-10	Telecommunication Towers / Antenna						
J	Agriculture, forestry and fishing (NIC Section A)						
J-1	Crop and animal production, hunting and related service activities (NIC Division 01)	12					
J-2	Land Conservation and Preservation measures such as Storage, Check Dams and other water harvesting measures						
J-3	Fishing and aquaculture (NIC Division 03)						
J-4	Quarrying of stone, sand and clay (NIC Group 081)						
J-5	Plant Nursery and Greenhouses related to Nursery, Floriculture						
Notes:							
NIC	National Industrial Classification (All Economic Activities) 2008, Central Statistical Organization, Ministry of Statistics and Programme Implementation, Government of India, www.mospi.nic.in						
A	Shaded areas indicate that the use class is permissible in the zone						
B	Shaded area with number / notation indicates the conditions attached						
	EWS Housing only						1
	Only farm houses permissible						2
	Guest Houses and Star hotels only						3
	Wholesale trade in agricultural commodities only provided it is minimum 200 m away from village abadies / residential areas						4
	Only Manufacture of bricks, earthen pots, country tiles etc.						5
	Warehousing for agricultural commodities only.						6
	Permissible till time the residential or any other activity compatible to residential zone occurs within a radius of 500 meters from the site, after which NOC / permission issued to the applicant shall cease to exist and the activity shall relocate itself to another suitable site / zone.						7
	Subject to fulfillment of conditions of Pb. Govt. Notification No. 17/17/5-Hg2/311 dated 11.01.08 and instructions issued from time to time						8
	Only Green Industries						9
	Only bakery						10
	Outside M. C. limits with the condition that it is located minimum 100 mtr away from the lal lakir/ phirmi or a village abadi. In case, a cold store is to be set up within a distance of 100 mtr from already approved residential area (other than being a village abadi) or an approved residential colony is to be set within 100 mtr of an existing cold store, then the owner of land use which comes later shall be bound to provide a minimum of 15mtr wide green buffer of broad leaves trees to the site in which approved residential area or cold store is located.						11
	Except animal production.						12
* All types of industries permitted in the designated land use zone are subject to the fulfillment of requirements of different departments							
** The siting of petrol pumps shall be subject to instruction / guidelines of IRC/ MORTH/TCPO/Punjab govt. issued from time to time.							
C	Minimum area required for Educational and Health care facilities shall be as prescribed by government or the accrediting authorities from time to time						
	All developments will be subject to Environmental Clearance wherever required.						
	Minimum width of the access road for all public places and involving “Assembly” occupancy shall be 18 m.						

The activities/ uses not mentioned in the above table but found compatible for a particular land use zone shall also be permissible with permission of the competent authority.

11.3 DESIGNATED AREAS

Following areas have been specifically designated in the proposed land use plan.

- Traffic and Transportation
- Utilities
- Public & semi public
- Protected Monuments/Conservation Sites
- Other Special Areas
- Prohibited Areas
- Forest Areas

Following uses are permissible in the designated areas mentioned above.

11.3.1 Traffic & Transportation: Permissible uses

Rail yards, Railway station & sidings, Transport Nagar (including, Post & Telegraph offices & Telephone exchange, Dhabas, Labour yards, Areas for loading and unloading, Stores, Depots, and Offices of goods booking agencies, Petrol Filling Station & Service garages, Parking spaces, public utilities and buildings) Bus Terminus & depot, Bus stop shelter, Taxi/ Tonga/ Rickshaw/Scooter Stands, parking spaces.

11.3.2 Utilities: Permissible uses

Water supply, drainage, storm water, waste processing and disposal, electricity, communication systems and related installations etc.

11.3.3 Public and semi-public activities: Permissible uses

Governmental and semi governmental offices, Governmental administrative centers, Secretariat, Educational- Cultural and Religious institutions including Theaters, Auditoriums etc. Medical Health Institutions, Community Centers, Club, Orphanage, Old Age Home, Banks, Police Stations etc.

11.3.4 Protected/ Conservation Sites: Permissible uses

Only protected monument/ Heritage Building or conservation sites as notified by the concerned authority and the related activities are allowed. All other uses are prohibited

11.3.5 Others Special Areas: Permissible uses

All the uses related to Defense Services and any other use as decided by the Ministry of Defense. No other uses are permitted.

11.3.6 Forest Areas: Permissible uses

This area indicates all Reserved Forests as notified by the Forest Department. No activity other than Forest is permitted in this area unless expressly allowed by the Forest Department

11.3.7 Special Conditions

- i. The siting of Petrol Pump / Filling Stations shall be subject to instructions/guidelines of IRC/MORTH/TCPO /Punjab Govt. issued from time to time.
- ii. Minimum width of access road for warehousing uses shall be 80 feet.
- iii. All public and semi-public uses in residential zone shall be located on independent plots with minimum access of 18 meter.

11.3.8 Exceptions

- i. Any use not listed above under a specific zone will not be permissible in the respective zone
- ii. Notwithstanding the above, the uses specifically provided for in the Sector Zoning Plans shall be permissible or as may be allowed by the Chief Town Planner, Punjab.
- iii. Uses determined by the Chief Town Planner, Punjab as compatible with uses permissible shall be allowed in respective zones.
- iv. Uses of land covered under Optimum Utilisation of Vacant Government Land (OUVGL) Scheme of the State Government shall be determined by the Government at any appropriate time notwithstanding the provisions of these Regulations.
- v. Developments approved prior to coming into force of these Regulations shall be deemed to be in compliance with these Regulations.

11.3.9 Residential Densities

Residential zone is divided into two sub – zones viz. High Density Zone and Low Density Zone and are shown on the Proposed Land Use Plan Drg. No. DTP (H) 151/2011 dated 02-05-2011.

The maximum permissible density in these zones shall be as shown in table below:

Table: Proposed Residential Density

Sr. No.	Zone	Density
1	High Density Zone (RD1)	Above 201 persons per acre
2	Low Density Zone (RD2)	151-200 persons per acre

To encourage flatted residential development and to preserve the valuable agricultural land, residential density @ 60 dwelling units per acre shall be permissible for stand alone group housing projects, irrespective of the density of zone.

11.3.10 Implementation of these Regulations

- i. All authorities competent to grant permission for layout or sub-division of land or construction of building or development of land in any other form shall ensure that the permitted development is in compliance with these regulations.
- ii. Land owners desirous of developing their land can obtain, by applying to the designated authority in writing and giving details of their land along with necessary maps, a list of permissible uses.
- iii. Similarly land owners proposing development of certain uses on their land can obtain a certificate of “Compliance with Master Plan” from a designated authority.

11.4 Section – II: Development Control regulations

The purpose of the Development Control Regulations (DCR) is to assist developers and end – users within the Local Planning Area to strive for a quality and environment – friendly development.

These Development Control Regulations are applicable to new and future developments and developers shall have to abide by the zoning and planning intentions of the Master Plan. ***However, development proposals / projects that have been granted approval (including CLU) by the Competent Authority before coming these into operation will continue to be honoured subject to the terms and conditions of approval and shall not be affected by these controls.***

11.4.1 Residential

a) Minimum plot size

Category	High Potential Zone (I & II)	Medium Potential Zone (I & II)	Low Potential Zone (I & II)	Low Potential Zone III
Residential Plotted	75 acres 25 acres*	50 acres 25 acres*	10 acres	10 acres
Group Housing				
a) General	5 acres independent	5 acres independent	5 acres independent	5 acres independent
b) EWS	2.5 acres	2.5 acres	2.5 acres	2.5 acres
* The minimum area of 25 acres for residential colony is subject to the following conditions: a) where zonal / sector plan has been approved by the government. b) that such chunk of land is compact and contiguous of regular shape, having proper connectivity to (existing and proposed) civic amenities.				

Note:

1. In case of left out pocket, i.e., where on all sides the construction has already taken place that left out area without any minimum stipulation can be developed as a residential colony.
2. In category Low III within Municipal Limits any area of land can be developed as a colony.

Table No. Parking requirements for plotted developments

Plot size	Parking requirements
85 sq m and less (100 sq yd and less)	2 scooter parking spaces
86 – 168 sq m (101 – 200 sq yd)	1.5 car parking spaces within plot area
169 – 425 sq m (201 – 500 sq yd)	2 car parking spaces within plot area
425 sq m and more (500 sq yd and more)	3 car parking spaces within plot area

Note:

1. Deviation of up to 10% of this control is allowed, if it is arising from site conditions / constraints.
2. The minimum width of roads within residential areas shall not be less than 12 m, if the existing road is less than 12 m, the proportionate land on both sides shall be safeguarded for widening to comply with the minimum requirement. The height of buildings on these roads shall not exceed ground plus two (G+2) storeys.
3. Size of the front gate on boundary wall and construction of front boundary wall is optional to meet the parking requirements.

11.4.2 Group Housing

- 1 Minimum Plot size
 - Within MC limits 4000 square meters
 - Outside MC limits
 - a) For General Category 5 acres
 - b) For EWS 2.5 acres
- 2 Minimum Road width For group housing stand alone projects, minimum width of approach road is 60' but the promoter is required to leave space from his own land for widening it to 80' and the space so left shall be public space. In the planned colony, group housing shall not be permissible on a road less than 60' wide.

3	Minimum Frontage	20 meters
4	Permissible FAR	1:1.75
5	Permissible Height	There shall be no restrictions on the height of building subject to clearance from Air Force Authority and fulfillment of other rules such as set backs, distance between building etc. However, structural safety and fire safety requirements as per N.B.C. shall be compulsory.
6	Parking provisions	For group housing developments, the requisite parking provision is 1.5 ECS per 100 sq m of covered area. The maximum provision allowable for group housing projects is 3 ECS per dwelling unit.

Note:

1. Construction of residential houses sold by promoters on floor basis shall also be considered as Group / Flatted housing developments and parking requirements shall be as per the norms applicable to the group housing.

11.4.3 Farm House

Minimum area	2.5 acres
FAR	0.04
Ground Coverage	0.2%
Number of storeys	2
Height	Single Storey 18'-0" Double Storey 28'-0"
Hard Surface	10%

Note:

1. Farm House shall only be allowed to upkeep the farm operations and it shall not be used for independent residential or any other purpose.

11.4.4 Commercial

Commercial uses in residential zones located within the municipal limits shall be allowable along 80 feet wide roads with minimum 20 m frontage. The area requirements for such commercial developments shall be as per the Municipal's rules and regulations. For stand alone commercial complexes with height greater than three storeys within as well as outside the Municipal limits, the additional criteria listed in following table shall apply.

Additional criteria for stand – alone commercial complexes (more than three storeys)

Item	Permissible Norms / Standards
Minimum Plot size	1000 sq m
Minimum frontage	20 m
FAR	1:1.75
Maximum Ground coverage	40%
Parking	For projects with no multiplexes, the minimum parking shall be 2 ECS per 100 sq m of covered area (including circulation area)
	For projects with multiplexes/cinemas/theatres, the minimum parking shall be: b) 3 ECS per 100 sq m of covered area, in respect of the covered area of the multiplex component + 30% of the total covered area of that component and c) 2 ECS per 100 sq m of covered area, in respect of balance commercial component and circulation area
	Parking norms within the municipal limits shall be the same as that notified by the Department of Local Government.
	Total parking requirement shall be provided in the compulsory front set back and within the development site boundary or in the basement.
Landscaping	If the site area is one acre or above, minimum 15% of the total area is to be reserved for landscaping purposes
For movement of fire tender	The minimum setback distance is to comply with the existing norms and standards.

Note: The ECS are counted as below:

- 23 square meters for open parking
- 28 square meters for parking under stilts on ground floor
- 32 square meters for parking in the basement.

At local level

There will be provisions for small scale, double storey commercial facilities at the local level within as well as outside the Municipal limits, subject to the condition that abutting road shall have a minimum width of 18 m with minimum 6 m front setback from road for parking purposes.

These commercial facilities are intended to serve the needs of local residents only and will not be shown separately on the Draft Master Plan. Instead, they are subsumed under the predominant residential land use.

11.4.5 No Construction Zone along major roads

All properties within and outside Municipal Limits that abut **National Highways/State Highway, other intercity roads and proposed ring road – R1 (width 200’ and above)** shall be through service lanes and shall have no construction zone as below:

Sr. No	Category of Road	Right of way of the road (in Mts.)		No construction zone on both sides of the R.O.W.
		Within M.C.	Outside M.C. Limits	
	NATIONAL HIGHWAY			
i.	Hoshiarpur Jalandhar (NH 70)	30	60	5
ii.	Hoshiarpur Dharamshala (NH 70)	30	60	5
	STATE HIGHWAY			
iii.	Hoshiarpur Tanda	20	45	5
iv.	Hoshiarpur Una	18	45	5
v.	Hoshiarpur Dasua	20	45	5
vi.	Hoshiarpur Balachaur	18	45	5
	OTHER INTERCITY ROADS (Major District Roads)			
vii.	Hoshiarpur Phagwara	20	45	5

11.4.6 Institutional Buildings

The development controls for institutional buildings are tabulated as follows:

Item	Permissible Norms / Standards
Plot size	Area and size shall be as per the affiliation authority norms.
Frontage	200 feet
FAR	1:1
Ground Coverage	40%
Road width	The minimum road in front of institutional developments should be 18 m. The only exceptions are nursery and primary schools.
Parking provisions	For institutional developments, the requisite parking provision is 1 ECS per 100 sq m of covered area

Note:

1. Other building regulations shall be governed by the zoning plan approved by the competent authority.

11.4.7 Sports and Recreational use

The proposed development parameters for this zone are listed as follows:

Item	Sports activities	Recreational activities
Minimum size	As per the specification of the concerned authority	As per the specification of the concerned authority
Maximum FAR	1:0.02	1:0.05
Maximum Ground Coverage	1%	3%
Maximum number of storeys	2	2
Maximum height	28 feet	28 feet
Maximum hard surface area	5%	10%

Examples of sports and recreational facilities that can be allowed within this zone include:

- Sports Stadium
- Golf Course
- Open Air Theatre
- Indoor Stadium
- Lifestyle Sports Hub
- Theme Park
- Swimming Complex
- Amusement Park
- Other leisure and recreational spaces

Ancillary commercial uses (for instance Banking and Finance Outlets) may be allowed within this zone to cater to the needs of future users. However, this shall be limited to a maximum of 5% of the total Ground Floor Area. Pure commercial uses such as shopping malls, cinema halls, multiplexes and the like are not allowed in this zone.

11.4.8 Industrial

Site coverage

For the first 2420 sqyds 50% of the site

For the next 2420 sqyds 33% of the site

In excess of 4840 sqyds 25% of the site

FAR 1:1.0

Parking 1 ECS / 100 sq m of covered area

Road width The minimum road width for industrial unit shall be 12 m.

Height There shall be no restrictions on height of building subject to clearance from Air Force Authority and fulfillment of other rules such as set backs, distance between building etc. However, structural safety and fire safety requirements as per N.B.C. shall be compulsory.

Note:

1. The minimum road width for each land use shall be as specified in the Master Plan or by the Government policy/ guidelines issued from time to time. However, in case the existing road width is less than the minimum specified width in the Master Plan/ Government policy then the proportionate land on both sides shall be safeguarded for widening to comply with the minimum requirement. In case, where habitation/ settlement comes in alignment, in that case widening shall be on other side of habitation/ settlement.
2. In case the site of any project is situated within Municipal limits and the project is submitted to Municipal Committee/ Local Body for approval then the building byelaws of the concerned local body shall be applicable provided the land use is in conformity to Master Plan.

3. Residential component in the industrial plot/ premises shall not exceed 5% of the area of the site and shall be within the maximum permissible covered area.
4. Industrial/ IT Park shall have minimum 10 acres area. In IT Park, IT component shall have FAR 2. In industrial park, for an industry component FAR shall be 1 and other components shall have FAR as mentioned under different uses in the Master Plan.

11.4.9 Environmental considerations

1. All the textile/ dying and electroplating units shall set up treatment plants individually or collectively to achieve zero liquid discharge.
2. Minimum buffer of 15 meters green belt of broad leaf trees should be provided around the boundary of village abadies falling in industrial zone of Master Plan. A buffer strip of 15 meters of broad leaf trees shall also be provided between residential areas and red category industries falling in industrial zone of Master Plan, boundaries of which are located within 100 m from the boundary of such areas. It is clarified that 15 meter buffer shall be provided by the owner of the project who comes later.
3. All residential colonies, commercial establishments like shopping malls, multiplexes etc shall maintain a minimum distance of 250 meters from the hazardous (maximum accident hazardous) industries notified by the competent authority. The distance should be measured from source of pollution/ hazard in the industrial premises to the building lines as per zoning plan of the colony/ complex. However for specified type of industry like Rice Sheller/ sella plants, stone crushers, hot mix plants, brick kilns etc standards prescribed by PPCB or any other agency shall apply.

11.4.10 Other development controls and guidelines required

1. Expansion of village Abadies: Contiguous expansion of village abadies in non residential zones and agricultural zones of Master Plan is permissible to accommodate the natural growth, however, for the village abadies falling in residential zone of Master Plan no such limit has been earmarked as the area around them is already earmarked as residential.
2. Regulation for village abadi: Special building regulation shall be prepared for the development and regulation of an area falling within the Lal Dora or phirni of the villages falling in the Local Planning Area.
3. The existing High Tension lines shall be shifted along the road but outside the Right of way to ensure unhindered ROW for traffic and other services for all times.

4. Minimum 10 meters wide green strips on each side of minor drain shall be maintained and other major water bodies shall have minimum 30 meters green strips on each side. Realignment of water bodies shall be permissible wherever feasible, subject to the certification by the Drainage / Engineering Department to ensure free flow of storm water. After any such realignment, the river mouth, the river bed and the green strip on either side shall be maintained at least to the minimum prescribed level. In these green strips, golf course, sports and recreational activities shall be permissible but no construction would be allowed. The supporting facilities for these activities shall be constructed outside the green strips.

11.4.11 Use and development of land to be in conformity with Master Plan:

As provided under Section 79 of the Punjab Regional and Town Planning and Development (Amendment) Act 2006, after coming into operation of this Master Plan, no person shall use or permit to be used any land or carry out any development in any area otherwise than in conformity with this Master Plan.

Provided that the competent authority may allow the continuance of any use of any land, for a period not exceeding ten years. Upon such terms and conditions as may be provided by regulations made in this behalf, for the purpose and to the extent, for and to which it was being used on the date on which this Master Plan came into operation.

Chief Town Planner, Punjab being the planning agency designated under Section 57 of the Punjab Regional and Town Planning and Development (Amendment) Act, 2006 for the Local Planning Area declared under Section 56 of the said Act, following the requirement under clause (d) of sub section 1 of Section 70 of the Punjab Regional and Town Planning and Development (Amendment) Act, 2006 hereby makes following Zoning Regulations as a part of the Master Plan prepared for the Local Planning Area.

11.4.12 Transferable Development Rights

A city typically requires 40 to 50% of its area for variety of public purposes. Where land is owned by the state as in Delhi, Chandigarh or Navi Mumbai it is easier to allocate land of public purposes. However where private land market is active, how to ensure land for public purpose is a major challenge in preparing Master Plans. Conventional master planning relied on the powers of compulsory acquisition of land designated in the master plan for public purposes. However limitations of this approach have been painfully exposed. At the same time not addressing the question of land for public purposes may limit the utility of the master plan itself.

An alternative to compulsory acquisition through monetary compensation could be award of Transfer of Development Rights either to remainder of the land or to a distant location. This could be in three generic cases viz.

Roads and Road widening: Development rights calculated at the FAR permissible in adjoining area may be allowed to be used in the remainder of the plot up to a limit. Development rights that cannot be so consumed can be transferred elsewhere in receiving areas. If FAR is related to width of the road, resistance to widening may get reduced.

Public purposes on open land or exclusive plots: Lands required for parks and playgrounds or exclusive uses like secondary school, fire station etc. can receive TDRs in lieu of compensation. Weight related to price differentials in originating and receiving zones could be considered as an incentive.

Public purposes that require built-up space but not necessarily exclusive plot: Examples of this could be municipal vegetable market, library etc. In such cases landowner may be allowed to fully use his development rights provided that he offers the built up space required for the public purpose.

11.5 SECTION III: EXCEPTIONS

1. Notwithstanding the above, the uses specifically provided in the Sector Zoning Plans shall be permissible or as may be allowed by the Chief Town Planner, Punjab.
2. Uses determined by the Chief Town Planner, Punjab as compatible with uses permissible shall be allowed in respective zones.
3. Use of land covered under Optimum Utilization of Vacant Government Land (OUVGL) Scheme or any other project of the State / Central Government shall be determined by the Government at any appropriate time notwithstanding the provisions of this Master Plan.
4. Development / projects approved prior to coming in to force of these regulations shall be deemed to be in compliance with these Regulations.
5. In the event of conflict in interpretation of data within the study area, the information in the GIS format will be deemed as the accurate version and will prevail.
6. In case the area of a project falls partially under no construction zone along a water body, relaxation of maximum upto 5% on the total area of the project shall be allowed towards calculation of saleable area in lieu of the area falling under the no

construction zone. In case, the area falling under no construction zone is less than 5% of the total area of the project then the relaxation shall be proportionately less.

7. The buildings / premises for which the existing (present) land use has been retained as such in the Master Plan may continue to operate without time limit. However, in case the present use of the buildings / premises is discontinued (partially or wholly) these buildings / premises or part thereof may be put to any compatible use (except industry) with the surrounding use zone in the Master Plan provided it fulfills the other development regulations/ controls as laid down in the Master Plan or as prescribed by the Govt. / Local Body from time to time.

Note : The Development controls/Guidelines/Norms & Standards revised from time to time by the Government shall have overriding effect on the Development controls mentioned in the master plan.

PUNJAB GOVERNMENT
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
(HOUSING BRANCH-1)

NOTIFICATION

DATED...7-7-08

No. 12/75/2006-4HG1/ 4391 Whereas the Governor of Punjab was pleased to declare the Local Planning Area of Hoshiarpur and its surrounding area u/s 56(1) of "The Punjab Regional and Town Planning and Development Act, 1995" vide notification No. 12/75/2006-4HG1/ 4385 dated 7-7-08.

Further the Governor of Punjab is pleased to designate the Chief Town Planner, Punjab as Planning agency for the above Local Planning area under Section 57 of "The Punjab Regional and Town Planning and Development Act, 1995".

Dated, Chandigarh
03-07-2008

Arun Goel
Secretary to Government of Punjab
Department of Housing & Urban Development

Endst. No. 12/75/2006-4HG1/

Dated, Chandigarh, the: ~~7-7-08~~ 194

A copy along with spare copy is forwarded to the Controller, Printing & Stationary, Punjab Chandigarh with the request that this notification may be published in the official gazette (Ordinary) and 50 copies of the printed notification may be sent to the Government for record.

sd/

Additional Secretary

Department of Housing & Urban Development

Endst. No. 12/75/2006-4HG1/ 4393

Dated, Chandigarh, the: 7-7-08.

A copy of the above is forwarded to the following for information & necessary action:-

1. Chief Town Planner, Punjab, Chandigarh.
2. Chief Administrator, PUDA, Mohali.
3. Additional Chief Administrator, PUDA, Jalandhar.

[Signature]

Additional Secretary

Department of Housing & Urban Development

ਨਗਰ ਅਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ, ਪੰਜਾਬ।

ਪਿੱਠ ਅੰਕਣ ਨੰ: 5948-49

ਸੀਟੀਪੀ(ਪਬ)SH-33

ਮਿਤੀ: 14/7/08

ਇਸ ਦਾ ਇੱਕ ਉਤਾਰਾ ਜ਼ਿਲਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਹੁਸ਼ਿਆਰਪੁਰ/ ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਜਲੰਧਰ ਨੂੰ ਸੂਚਨਾ ਅਤੇ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।

[Signature]

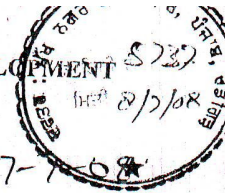
ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ।

ਵਾ:

GOVERNMENT OF PUNJAB
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
(HOUSING BRANCH I)
NOTIFICATION

No. 12/115/2006-4492/ 4385

Dated: 7-7-08



Whereas it appears to Governor of Punjab that to meet the challenge of rapid growth of Hoshiarpur city and to provide for a workable framework for comprehensive planned and regulated development, preparation of Statutory Master Plan of Hoshiarpur city is very essential. Hence in order to develop Hoshiarpur city and its surroundings in orderly manner and to prepare its Master Plan under "The Punjab Regional and Town Planning and Development Act 1995", the Governor of Punjab is pleased to declare the local planning area of Hoshiarpur city within the meaning of sub section(1) of section 56 of "The Punjab Regional and Town Planning and Development (Amended) Act, 2006." The total area proposed for local planning area is 10118 hectares(25062 acres) shown on Drg. No.DTP(H) 96/2008 dated 4.1.2008 which includes Hoshiarpur town and adjoining 29 villages. The schedule of boundary of Local Planning Area is as under:-

SCHEDULE OF BOUNDARIES

- NORTH:-** Starting clockwise from point 'A' which is sarhada of village Hardokhanpur(H.B.No.224), village Khusrupur(H.B.No. 220) and village Chariar (H.B.No. 182) towards East along the Northern boundaries of village Hardokhanpur(H.B.No.224) village Brahmjit(H.B.No.373), village Akhilsapur(H.B.No.374), village Kakon (H.B.No.375) village Bassi Nau (H.B.No. 180) village Khakhli(H.B.No. 383), village Kakon(H.B.No. 375) then North-Eastern boundaries of village aijowal (H.B.No. 371) and village Kotla Gaunspur(H.B.No. 369) upto point 'B' which is sarhada of village Kotla Gaunspur(H.B.No. 369) village Adamwal(H.B.No. 370) and village Thathal (H.B.No. 368).
- EAST:-** Thence starting from point 'B' and moving towards south along the eastern boundary of village Kotla Gaunspur (H.B.No.369), village Bassi Gulam Hussain (H.B.No.362) village Bassi Purani (H.B.No.363), and village Bajwara (H.B.No.355) upto point 'C' which is Sarhaha of village Bajwara(H.B.No.355), village Jahan Khelan(H.B.No.354) and village Balanspur(H.B.No. 356).
- SOUTH:-** Thence from point 'C' and moving towards west along the southern boundary of village Bajwara (H.B.No.355), village Kilan Berun(H.B.No. 350), village Chhauni Kalan (H.B.No. 348), village Shergarh (H.B.No. 250), village Dholanwalk(H.B.No. 252) village Attalgarh (H.B.No. 253) village Kaimpur(H.B.No. 254) village M...

242) upto point 'D' which is sarhada of village Kahri(H.B.No. 242), village Sahri (H.B.No. 241), village Gagnoli (H.B.No. 236) and village Hussainpur (H.B.No. 237).
WEST: Thence from point 'D' towards north- along the Western boundaries of village Kahri (H.B.No.242), village Korangna(H.B.No. 243), village Singriwala(H.B.No.245), village Khawaspur(H.B.No.246),village Dagana Kalan(H.B.No. 231), village Dagana Khurd(H.B.No.230) and village Hardokhanpur(H.B.No.224) upto point 'A' which is the starting point.

The boundaries have been shown on Drg. No. DTP (H)-96/2008 dated 4.01.2008. All the provision laid down u/s 56(2) of the "The Punjab Regional and Town Planning and Development (Amendment) Act, 2006 and all the concerned rules framed have been taken into consideration.

Chandigarh:

Dated: 3-7-2008.

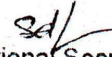
(Arun Goel, IAS)
Secretary to Government of Punjab,
Housing & Urban Development Deptt.


Chief Town Planner,
Punjab, Sector 18-A,
Chandigarh

Endst. No. 12/75/2006-4HG1/

Dated, Chandigarh, the:

A copy along with spare copy is forwarded to the Controlling Printing & Stationary, Punjab Chandigarh with the request that this notification may be published in the official gazette (Extra ordinary) and 100 copies of the printed notification may be sent to the Government for record.


Additional Secretary

Department of Housing & Urban Development

Endst. No. 12/75/2006-4HG1/ 4387 Dated, Chandigarh, the: 7-7-08

A copy is forwarded to the Chief Town Planner, Punjab, Chandigarh w.r.t. his letter No. 5272-CTP (PB)/SH-37 dated 19-06-2008 for information & necessary action.


Additional Secretary

Department of Housing & Urban Development

Endst. No. 12/75/2006-4HG1/

Dated, Chandigarh, the:

A copy is forwarded to the Chief Administrator, PUDA, Mohali for information & necessary action.


Additional Secretary

Department of Housing & Urban Development

Endst. No. 12/75/2006-4HG1/

Dated, Chandigarh, the:

A copy is forwarded to the Deputy Commissioner, Hoshiarpur for information & necessary action.


Additional Secretary

Department of Housing & Urban Development

Endst. No. 12/75/2006-4HG1/

Dated, Chandigarh, the:

A copy is forwarded to the Director Information Technology, Punjab with a request that this notification may kindly be published on the website of Government of Punjab.


Additional Secretary

Department of Housing & Urban Development

LIST OF VILLAGES OF HOSHIARPUR LPA

Sr. No.	Name of Villages	H.B.No.	Area in Hectare	Population as per census 2001
1	2	3	4	5
1.	Hoshiarpur (MC)*	--	3500	149668
2.	Bassi Nau	180	27	1202
3.	Hardo Khanpur	224	372	3385
4.	Dagana Khurd.	230	140	123
5.	Dagana Kalan.	231	268	1474
6.	Kahri.	242	519	1248
7.	Korangna	243	171	223
8.	Singriwala	245	325	1911
9.	Khwaspur	246	121	-
10.	Shergarh.	250	375	2456
11.	Purhiran	251	192	Included in MC
12.	Dholanwal.	252	208	870
13.	Attalgarh	253	120	340
14.	Kaimpur.	254	76	360
15.	Maruli Brahamana	256	220	1536
16.	Bassi Daulatkhan	257	56	1789
17.	Punga	258	42	71
18.	Chhauni Kalan.	348	344	2373
19.	Kila Berun	350	129	1213
20.	Bajwara.	355	761	7516
21.	Kotla Jhiri.	361	98	07
22.	Bassi Gulam Husain	362	634	2744
23.	Bassi Purani.	363	236	762
24.	Kotla Gonspur	369	260	955
25.	Ajjowal	371	323	2768
26.	Bassi Khizar Khan.	372	15	120
27.	Brahmjit	373	94	515
28.	Akahlasapur	374	66	294
29.	Kakon	375	305	1333
30.	Khakhali.	383	121	146
	TOTAL	--	10118	187402

* Hoshiarpur MC includes 12 villages also

**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 (Smudhar 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 and 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 and 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 December – January. ☐ Fairly fast growing and hardy tree with creamy white flowers in March – April.
11	Chakassia Tabularis	☐ Tall spreading tree, evergreen and hardy. ☐ Excellent for shade. ☐ Flowers are greenish, white in April – May.
12	Chorisia Speciosa (Mexican Silk Cotton Tree)	☐ Medium in height, pyramidal in shape, leafless from October to January, fast growing and 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 January – March. ☐ Fast growing, very ornamental creates mass 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 November and December.

16	Hetrophragma Roxburghii (Marour Phaly)	☐ Tall columnar tree, evergreen, 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. ☐ Fast growing flowers are of crimson, yellow and brown colour in April – May.
19	Lagerstroemia Frosreginae (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 December – February, flowers of mauve colour from June to December.
21	Lagerstroemia Rosea	☐ Medium in height, columnar tree, very pretty. Leafless in winter (December – February) with deep pink flowers from April to September.
22	Pongamia Glabra (Karanj)	☐ Tall spreading and fast growing tree, leafless in March. ☐ Bears mauve colour coloured flowers in April – May.
23	Pterospermum acerifolium (Kanak Champa)	☐ Tall columnar tree, ever green, handsome, bear's 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, evergreen, 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 February and March.
26	Schleichera Frijuga (Kusum)	☐ Tall columnar shaped tree, evergreen, good for shade, leaves become red in March and April and again in July and September. ☐ Flowers are of green colour in February and March.
27	Sweitnia (Mahogany)	☐ Evergreen, shady, attractive foliage, very hardy, tall tree with columnar shape, blooms in April and tree is slowing growing and very good for avenues.
28	Tabebuia Rosea	☐ Small in height, columnar in shape, deciduous from December to February, scanty foliage and flower colour is purple – pink in February to 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 to October.
30	Terminalia Chebula (Bahera)	☐ Tall, columnar shaped tree, leafless in March, pale – yellow flowers all the year round.

Annexure 5

COMPARATIVE STATEMENT OF NORMS AND STANDARDS SUGGESTED BY MASTER PLAN ZONING REGULATIONS / PUNJAB GOVT. POLICIES, UDPFI GUIDELINES AND DELHI MASTER PLAN

Aspect	As per zoning regulations and sub division clauses for Master Plans in Punjab / Govt. Policies	UDPFI Guidelines	Delhi Master Plan
Primary School	Population: 3,000-4,000 Number of students: 600 Area a) Old city (over 650 ppha): 0.2 ha b) Outer areas (less than 650 ppha): 0.5 ha	Population: 5,000 Number of students: 500 Area per school: 0.4 ha Covered area: 0.20 ha Minimum play field area: 0.20 ha	Population: 10,000 Area: 2000-4000 sq m
Senior Secondary School	Population: 12,000 to 20,000 Number of students: 1000 Area a) Old city (over 650 ppha): 1.00 ha b) Outer areas (less than 650 ppha): 2.5 ha	Population: 7,500 Number of students: 1,000 Area per school: 1.60 ha Covered area: 0.60 ha Minimum play field area: 1.00 ha	Population: 10,000 Area: 6000-8000 sq m
College	Population: 30,000 Number of students: 800 Area a) Old city (over 650 ppha): 2.50 ha b) Outer areas (less than 650 ppha): 5.00 ha	Population: 1,25,000 Number of students: 1000-1500 students Area per college: 4.00 ha Covered area: 1.80 ha Play field area: 1.80 ha Residential / hostel area: 0.40 ha	Population: 5,00,000 Area: As per UGC Norms
University	N.A.	New University Area: 60.00 ha	4 sites in urban extension to be provided at city level Area: Up to 20.00 ha
Technical Education Centre	N.A.	Population: 10,00,000 Area per centre: 4.00 ha Area per technical centre: 2.10 ha Area per ITI: 1.40 ha Area per coaching centre: 0.30 ha	Population: 5,00,000 Area: 4000 sq m
New Engineering College	Number of students: 300 Area a) Old city: (over 650 ppha): 1.00 ha b) Outer areas (less than 650 ppha): 2.50 ha	2 numbers to be provided in urban extension Number of students: 1500-1700 Area per college: 60.00 ha	Population: 5,00,000 Area: As per AICTE norms
Medical / Pharmacy College	Area: 5 acres (Rural) Area: 2.5 acres (Distt. Headquarter Corporation Limit)	2 site of 15 ha each in urban extension including space for specialized general hospital.	Population: 10,00,000 Area: As per Medical Council of India / Regulatory Body
Dispensary	Population: 5,000 Area: 0.1 ha	Population: 15,000 Area: 0.08 to 0.12 ha	Population: 10,000 Area: 800-1200 sq m
Primary Health Center			
Nursing Home	N.A.	Population: 45,000-1,00,000 Capacity: 25 to 30 beds Area: 0.20 to 0.30 ha	Population: 50,000 Area: 1000-2000 sq m
General Hospital	Population: 50,000 Area: 2.5 ha	Population: 2,50,000 Capacity: 500 beds Area for hospital: 4.00 ha Area for resi accommodation: 2.00 ha	Population: 5,00,000 Capacity: 501 beds and above Area: 25,000-45,000 sq m

		Total area: 6.00 ha	
Veterinary Hospital	N.A.	N.A.	Population: 5,00,000 Area: 2,000 sq m
Community Hall and Library	N.A.	Population: 15,000 Area: 2,000 sq m	N.A.
Club	N.A.	Population: 1,00,000 Area: 10,000 sq m	Population: 5,00,000 Area: 5000 sq m
Amusement Park	N.A.	N.A.	Up to 10 ha
City level park	N.A.	N.A.	Population: 5,00,000 Area: 10 acres
Neighborhood level park	N.A.	N.A.	Population: 10,000 Area: 10,000 sq m
Golf Course	N.A.	N.A.	Population: 10,00,000 Area: 10-30 ha
Sports Centre / Stadium	N.A.	N.A.	Population: 5,00,000 Area: 3-10ha
Post and Telegraph Office	Population: 10,000 Area: 0.1 ha	N.A.	Population: 10,00,000 Area: 2,500 sq m
Religious Building	Population: 15,000 Area: 0.1 ha	N.A.	Population: 10,00,000 Area: 40,000 sq m
Old Age Home	N.A.	N.A.	Population: 5,00, 000 Area: 1,000 sq m
Orphanage / Children Centre	N.A.	N.A.	Population: 5,00,000 Area: 1,000 sq m
Multipurpose Ground (Exhibition cum Fair Ground)	N.A.	N.A.	Population: 1,00,000 Area: 20,000 sq m
Burial / Cremation Centre	N.A.	N.A.	Population: 10,00,000 Area: 10,000 sq m
Electric Sub Station	Population: 50,000 Area: 0.4 ha	N.A.	Population: 5,00,000 Area: 29,600 sq m
Police Post	N.A.	Population: 40,000- 50,000 Area: 0.16 ha (area inclusive of essential residential accommodation)	Population: 1,00,000 Area: 1000 sq m
Police Station / Police Division	Population: 50,000 Area: 0.8 ha	Population: 90,000 Area: 1.5 ha Area inclusive of essential residential accommodation 0.05 ha additional to be provided for civil Defence and home guards	Population: 2,50,000 Area: 10,000 sq m
Police Line	N.A.	Population: 20,00,000 Area: 4.00 to 6.00 ha	1 for each administrative zone to be provided at city level Area: 2.0 ha
District Jail	N.A.	Population: 10,00,000 Area: 10.00 ha	Population: 25,00,000 Area: 5.0 ha
Fire Station	N.A.	1 fire station or sub-fire station within 1 to 3 km to be provided for 2 lakh population Area for fire station with essential residential accommodation: 1.00 ha Area for sub-fire station with essential residential accommodation: 0.60 ha	3 Fire Stations for 5,00,000 population within radius of 5 to 7 km Area: 10,000 sq m

From the comparative table of norms and space standards as given above, the norms suggested by UDPFI Guidelines have been found more suitable for the preparation of Master Plan Jalandhar because of the following reasons:

The norms and standards suggested by UDPFI Guidelines are more detailed and cover almost each physical and social infrastructure as compared to Master Plan Zoning Regulations / Govt. policies.

Norms and standards suggested by UDPFI Guidelines are more realistic and suit to local conditions such as prevailing development controls, availability of land, land prices etc.

UDPFI Guidelines suggest different norms and standards for different category of towns like small and medium towns, large cities and hill areas which is not available in other guidelines. The Norms and standards of Master Plan Zoning Regulations are not detailed and do not cover the whole range of activities, hence are not being adopted.

Norms and standards suggested by Delhi Master Plan have not been found suitable for Local Planning Area Jalandhar because these norms are of higher level, formed especially for Mega city like Delhi, where development controls are very tight, population is more than 1.25 crores and the land is scarce and costly.

Note:

- i. The norms and space standards as suggested by Punjab Govt policies from time to time shall have the over riding effect on the norms and standards of UDPFI Guidelines adopted for the preparation of Master Plan, Jalandhar.
- ii. For the aspects which are not covered under UDPFI Guidelines, the norms and standards as suggested by Master Plan Zoning Regulations in Punjab shall be adopted and where these zoning regulations are also silent, only in that case, the norms and standards suggested by Delhi Master Plan shall be followed.
- iii. For core areas of Jalandhar and Phagwara the norms and standards as suggested by Delhi Master Plan shall be adopted.

NORMS AND STANDARDS FOR TRAFFIC AND TRANSPORTATION

The norms and standards for Traffic and Transportation as suggested by UDPFI Guidelines are listed as follows:

Road Hierarchy

R1: 200' and above

R2: 150'

R3: 100'

Footpath

The width of footpaths is listed as below:

Minimum width	1.5 m
Adjoining shopping frontage	At least 3.5 m
Longer shopping frontage	Minimum 4.5 m
Width should be increased by 1m in business / shopping areas	

Cycle Track

The minimum width of cycle tracks should be 2m. Each additional lane, where required, should be one meter. The capacity of cycle tracks recommended is as below:

Width of Cycle Track	Width in meters	Capacity (Cycles / hr)	
		One way	Two way
Two lanes	3	250-600	50-250
Three lanes	4	>600	250-600
Four lanes	5		>600

Passenger Car Units (PCU)

Recommended PCU factors for various types of vehicles on urban roads:

Sr. No.	Vehicles	Equivalent PCU Factors	
		Percentage composition of vehicle type in stream of traffic	
		10%	10%
Fast Vehicles			
1	Two wheeler motor cycle or scooter	0.5	0.75
2	Passenger Car, pick up van	1.0	1.0
3	Auto rickshaw	1.2	2.0
4	Light commercial vehicle	1.4	2.0
5	Truck or bus	2.2	3.7
6	Agricultural Tractor Tractor	4.0	5.0
Slow Vehicles			
7	Cycle	0.4	0.5
8	Cycle rickshaw	1.5	2.0
9	Tonga (Horse drawn vehicle)	1.5	2.0
10	Hand - Craft	2.0	3.0

(Source: IRC Code: 106-1990)

Design Service Volume

The design service volumes for different categories of urban roads are shown in the table given below:

Recommended Design Service Volumes (PCU's per hour)

Sr. No.	Type of Carriageway	Total Design Service Volume for different road categories		
		Arterial	Sub – arterial	Collector

1	2-lane (one way)	2400	1900	1400
2	2-lane (two way)	1500	1200	900
3	3-lane (one way)	3600	2900	2200
4	4-lane undivided (two way)	3000	2400	1800
5	4-lane divided (two way)	3600	2900	-
6	6-lane undivided (two way)	4800	3800	-
7	6-lane divided (two way)	5400	4300	-
8	8-lane divided (two way)	7200	-	-

Parking

Group Housing	2 ECS per 100 square meters covered area on all floors subject to maximum 3 ECS per dwelling unit
Commercial	2 ECS per 100 square meters covered area
Institutional/Hotel/Hospital/Multi-media center	1 ECS per 100 square meters of the covered area if the project is covered under notification no. 17/171/5-Hg2/311 dated 11-01-08, otherwise the parking norms meant for commercial uses i.e., 3 ECS / 100 square meters covered area shall apply.

Note:

The E.C.S. shall be counted as below:

23 square meters per open parking

28 square meters for parking under stilts on ground floor

32 square meters for parking in the basement

Bus Stand

Area: 20-25 acres

Truck Terminal

Area: 80-100 acres