

**BEFORE THE NATIONAL GREEN TRIBUNAL,
PRINCIPAL BENCH, NEW DELHI.**

Original Application no. 161 of 2023

In the matter of

Rana Iqbal Singh Jolly &Ors.

.....Applicants

Versus

State of Punjab &Ors.

.....Respondents

Compliance report of Punjab Pollution Control Board through Er. Rantej Sharma, Environmental Engineer, Regional Office, SAS Nagar (Mohali) in pursuance of order dated 16.10.2024.

Respectfully Showeth:

1. That the above-mentioned case is pending for adjudication before the Hon'ble National Green Tribunal. In compliance to the order dated 22.08.2024, the Environmental Engineer, Punjab Pollution Control Board and the Member Secretary, Punjab Pollution Control Board had filed separate replies before the Hon'ble Tribunal. After consideration of the matter, the Hon'ble Tribunal vide order dated 09.09.2024 has asked the Member Secretary, Punjab Pollution Control Board to revisit the action and pass appropriate order within three weeks, in view of the fact that the Central Pollution Control Board guidelines do not relate to farm houses.
2. That in compliance to the orders dated 09.09.2024, the case has been examined by the Member Secretary of the Punjab Pollution Control Board and it was observed that the Hermitage is an open Farm land where the project proponent is conducting marriages and other functions but, in the guidelines, framed by the Central Pollution Control Board for marriage palaces there is no mention of any open farm land. The Member Secretary, Punjab Pollution Control Board has passed an office order no. 405 dated 26.09.2024 thereby constituting a team of officers to examine the entire case and suggest and recommend the guidelines for such open space land

farms which are being used for commercial gains by conducting marriage functions, birthday parties, social gatherings and other such functions in which large number of people participate. The committee of officers has been asked to give its report with recommendations within three weeks. A copy of office order dated 26.09.2024 for constitution of a Committee of Officers is enclosed as **Annexure-R2/A**.

3. That the Environmental Engineer, Regional Office, SAS Nagar has filed status report dated 27.09.2024 before the Hon'ble Tribunal requesting for grant of one month time to decide the case considering all the facts and circumstances. The status report was considered by the Hon'ble Tribunal and vide order dated 16.10.2024 the Punjab Pollution Control Board was directed to take a final decision in the matter and submit compliance report by 04.11.2024.
4. That the committee of officers constituted by the Board has given interim report vide letter no. 25374 dated 08.10.2024 and recommended to get a clarification in reference to notification no. 6515-41-CTP(Pb)/SP-135 dated 18.10.2018 of the Department of Town and Country Planning, Punjab. A copy of the interim report of the committee of officers given vide letter no. 25374 dated 08.10.2024 is enclosed as **Annexure-R2/B**. The said notification of the Department of Town and Country Planning, Punjab does not mention about the holding of commercial activities by the farm houses.
5. That a letter bearing no. 5359 dated 11.10.2024 was written by the Punjab Pollution Control Board to the District Town Planner, SAS Nagar requesting to clarify as to whether the open farm houses can hold functions, marriages, social gathering etc. for commercial gains. A copy of letter no. 5359 dated 11.10.2024 is enclosed as **Annexure-R2/C**.

In reference to the PPCB letter dated 11.10.2024, the District Town Planner (P), SAS Nagar of the Department of Town and Country Planning, Punjab vide letter no. 1805 DTP(SAS Nagar/MCP2 dated 14.10.2024 has informed the Environmental Engineer, Punjab Pollution Control Board, Zonal Office-1, Patiala that notification no. 6515-41-CTP(Pb)/SP-135 dated 18.10.2018 of the Department

of Town and Country Planning, Punjab provides that Farm House means a building allowed on a minimum holding of 2.5 acres of agriculture land for residential activity of the land holder. According to the said definition, the conducting of functions, marriages, social gatherings etc. are not allowable in farm house. A copy of English translation of letter no. 1805 DTP(SAS Nagar)/MCP2 dated 14.10.2024 of District Town Planner, SAS Nagar is enclosed as **Annexure-R2/D**.

6. That the committee of officers constituted by the Board has given its report in the matter vide letter no. 26264 dated 22.10.2024 concluding that as per the clarification received from the District Town Planner, Department of Town and Country Planning, SAS Nagar no commercial activity such as holding marriage functions, social gatherings for commercial benefits are not permissible in open space farm houses and as such there is no requirement for framing of guidelines for open space farm houses which are being used for commercial gains by conducting marriage functions, birthday parties, social gatherings and other such functions. A copy of the report of the committee of officers given vide letter no. 26264 dated 22.10.2024 is enclosed as **Annexure-R2/E**.
7. That it is relevant to mention here that the Additional Deputy Commissioner, SAS Nagar has also convened a meeting on 21.10.2024 of the concerned departments with regard to the grant of permission to hold marriage functions at The Hermitage. During the said meeting held on 21.10.2024 various departments had given comments in the matter. The comments given by the representative officer of the Department of Forest and Wildlife Preservation are reproduced herein below for kind perusal of the Hon'ble Tribunal:

"It was informed during the meeting dated 27.09.2024 that the Short Reply on the behalf of the Forest Department has been filed in the Hon'ble National Green Tribunal on 22.08.2023 (Annxure-4) wherein it was informed that the land M/s Hermitage Farm has been delisted vide Notification dated 13.08.2010 from section 4 and 5 of PLPA, 1900. It is further informed that delisting the land under cultivation and habitation from preview of section 4 and 5 of PLPA, 1900 has been done on the basis of following conditions:

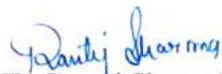
- a) The State Government shall ensure that no Commercial activity is permitted on such delisted land.
 - b) The delisted land shall be used only for bona fide use for agriculture and for sustaining the livelihood of the people/owner of the land."
8. That in view of the above stated facts, it is observed that the Department of Forest and Wildlife Preservation is also a respondent in the present case (O.A No. 161 of 2023) and has filed reply before the Hon'ble National Green Tribunal. It has also came on record during the meeting of various departments held on 21.10.2024 under the Chairmanship of Additional Deputy Commissioner, SAS Nagar that the land of the Hermitage Farm House is delisted land u/s 4 and 5 of the Punjab Land Preservation Act (PLPA) 1900 by the Government of Punjab, Department of Forest and Wildlife Preservation vide notification dated 13.08.2010. It is pertinent to mention here that while issuing permission for delisting the land u/s 4 and 5 of the PLPA 1900, Ministry of Environment, Forest and Climate Change, Government of India has laid down the conditions that no commercial activity is permitted on such delisted land and that the delisted land shall be used only for bona fide use for agriculture and for sustaining the livelihood of the people/owner of the land.
9. That in view of the facts and circumstances of the case mentioned and explained in the preceding paragraphs, the Board has decided to revoke and cancel the consent earlier granted to the Hermitage Farm House under the provision of the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981.

Accordingly, consent to operate granted to the Hermitage Farm House under the provisions of the Water (Prevention and Control of Pollution) Act, 1974 has been revoked vide letter no. 3931 dated 29.10.2024 and the consent to operate granted under the Air (Prevention and Control of Pollution) Act, 1981 has been cancelled vide letter no.3933 dated 29.10.2024. A copy of letter no. 3931 dated 29.10.2024 is enclosed as **Annexure-R2/F** and a copy of letter no. 3933 dated 29.10.2024 is enclosed as **Annexure-R2/G**.

10. That the compliance report is hereby submitted in pursuance of order dated 16.10.2024 for kind consideration of the Hon'ble Tribunal.

Submitted by

Date: 30/10/2024
Place: SAS Nagar


(Er. Rantje Sharma)
Environmental Engineer,
Punjab Pollution Control Board
Regional Office, SAS Nagar (Mohali).

ਪੰਜਾਬ ਪ੍ਰਦੂਸ਼ਣ ਰੋਕਥਾਮ ਬੋਰਡ
PUNJAB POLLUTION CONTROL BOARD

No. 405
Date 26/9/2024

Office Order

The Board has granted consent to operate under the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981 to the Hermitage Farm, Village Karoran, Karoran-Baddi Road, Tehsil Kharar, District SAS Nagar from pollution angle under orange category vide consent letter dated 08.07.2024 valid upto 30.05.2025 with certain conditions as mentioned therein.

2) It is relevant to mention here that the Hermitage Farm is a open space farm without any constructed building (except two office rooms) but is carrying out marriage functions and other social gatherings at the premises of the farm.

3) Considering the report of the Punjab Pollution Control Board, the Hon'ble National Green Tribunal by passing an order dated 09.09.2024 in O.A No. 161 of 2023 titled as Rana Iqbal Singh Jolly v/s State of Punjab and Others has directed the Member Secretary to revisit the entire action and to pass appropriate order within three weeks.

4) The undersigned being Member Secretary of the Punjab Pollution Control Board, has examined the case of the Hermitage Farm. In the consent application submitted by the project proponent with the Punjab Pollution Control Board, the category / type of the industry was mentioned as Orange/2999-Miscellaneous. The un-depreciated value of the fixed assets of the industry was mentioned as Rs. 206.01 lakhs and the name of the product produced / to be produced was mentioned as Farm House. Water consumed for domestic purpose was shown to be 27.0 KLD and source of water supply was shown as Tubewell Borewell with quantity @ 27.0 KLD and wastewater generation was mentioned as 22.0 KLD. Septic tank was mentioned in the column of water treatment details and domestic effluent was shown to be utilized onto green area 26719.3675 sqm within the premises of the farm.

5) Upon examination of the case, it is observed that the Punjab Pollution Control Board has placed reliance on Central Pollution Control Board guidelines which categories orange industries and mentions specifically the marriage palaces. However, there is no mention of a farm house in these guidelines.

6) The consent dated 08.07.2024 granted by the Punjab Pollution Control Board in the name of Saurabh Gupta, Partner to the Hermitage Farm, A unit of Orchard Space Design LLP, Village Karoran, Tehsil Kharar, Karoran-Baddi Road, Distt. SAS

Nagar, mentions the "**Farm House @ 1 no.**" in the product column and category of industry is mentioned as "**Orange 2999- Miscellaneous**" having investment of "**206.01 lakh**". In the column of Raw materials, it is mentioned "**Not Applicable being Farm House**". In the column relating to the details of the Effluent Treatment Plant and mode of disposal it is written "**Domestic Effluent @ 22.0 KLD – After treatment in STP of capacity 25 KLD, Treated Wastewater @ 22 KLD will be utilized onto land for plantation in an area of about 6.6 acre inside the premises**". The project proponent has to achieve the "**Effluent standards as prescribed by the PPCB/ CPCB and MoEF&CC from time to time**" in the case.

7) It is pertinent to mention here that the Hermitage is an open Farm land where the project proponent is conducting marriages and other functions but, in the guidelines, framed by the Central Pollution Control Board for marriage palaces there is no mention of any open farm land.

8) In view of the facts and circumstances of the case I hereby Constitute a team of following officers to examine the entire case and suggest and recommend the guidelines for such open space land farms which are being used for commercial gains by conducting marriage functions, birthday parties, social gatherings and other such functions in which large number of people participate.

- a) Chief Environmental Engineer, HQ, Patiala.
- b) Senior Environmental Engineer, HQ-1, Patiala.
- c) Environmental Engineer, Regional Office-2, Jalandhar.
- d) Environmental Engineer, HQ 2/1, Patiala (Convener Member)

9) The Committee will give its report with recommendations within three weeks.

Endst. No. 24355-24359

Dated 26/9/2024


o/c Member Secretary

A copy of the above order is forwarded to the following for appropriate action in time bound manner.

- 1) The Chief Environmental Engineer, Punjab Pollution Control Board, HQ, Patiala.
- 2) Senior Environmental Engineer, Punjab Pollution Control Board, HQ-1, Patiala.
- 3) Environmental Engineer, Punjab Pollution Control Board, Regional Office-2, Jalandhar.
- 4) Environmental Engineer, Punjab Pollution Control Board, HQ 2/1, Patiala.
- 5) Environmental Engineer, Punjab Pollution Control Board, Regional Office, SAS Nagar. He will provide complete record of the case relating to O.A No. 161 of 2023.


o/c Member Secretary

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Endst. No. 24360

Dated 26/9/2024

A copy of the above order is forwarded to the Chairman, Punjab Pollution Control Board, Vatavaran Bhawan, Nabha Road, Patiala for information please.

o/c 
Member Secretary



ਪੰਜਾਬ ਪ੍ਰਦੂਸ਼ਣ ਰੋਕਥਾਮ ਬੋਰਡ

ਵਾਤਾਵਰਣ ਭਵਨ, ਨਾਭਾ ਰੋਡ, ਪਟਿਆਲਾ-147001



Tele: 0175-5018350

Web: www.ppcb.gov.in

No./CEE/HQ 25374

Date 08/10/24



To

The Member Secretary,
Punjab Pollution Control Board,
Patiala.

23
08/10/24
CEE P
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Subject: Minutes of the meeting of the committee constituted under the chairmanship of Chief Environmental Engineer (HQ), PPCB, Patiala for examining the entire case of O.A no. 161 of 2023 titled as Rana Iqbal Singh Jolly Vs State of Punjab and Others and recommending guidelines for open space land farms which are being used for commercial gains by conducting marriage functions, birthday parties, social gatherings and other such functions in which large number of people participate, held on 07.10.2024 in his room at Head Office, PPCB, Patiala.

Reference: PPCB office order no. 405 dated 26.9.2024

In reference to the above referred letter a meeting of the committee was held on 07.10.2024. The minutes of the meeting are enclosed herewith for your information and further necessary action please.

DA/- As above

Signature
Chief Environmental Engineer

Minutes of the meeting of the committee constituted under the chairmanship of Chief Environmental Engineer (HQ), PPCB, Patiala for examining the entire case of O.A no. 161 of 2023 titled as Rana Iqbal Singh Jolly Vs State of Punjab and Others and recommending guidelines for open space land farms which are being used for commercial gains by conducting marriage functions, birthday parties, social gatherings and other such functions in which large number of people participate, held on 07.10.2024 in his room at Head Office, PPCB, Patiala.

List of the participants is as per Annexure- A.

At the outset, Environmental Engineer (HQ-2/1), PPCB, Patiala brought out that an application OA no. 161 of 2023 titled as Rana Iqbal Singh Jolly v/s State of Punjab and others was filed in Hon'ble NGT regarding noise pollution by 'The Hermitage' located village Karooran, Teh. Kharar by organizing functions/ Marriages.

Hon'ble NGT vide its orders dated 09.09.2024 in the matter has ordered as under:

"In compliance of order dated 22.08.2024 affidavits have been filed by Environmental Engineer, PPCB and Member Secretary, PPCB. Reliance has been placed on CPCB guidelines, which categorize 'Orange Category' industries and specifically mention 'marriage palaces'. However, when confronted, it was admitted that these guidelines do not talk of a farmhouse. Under these circumstances, Member Secretary stated that the entire action would be revisited and appropriate order shall be passed within three weeks.

Learned Counsel appearing for project proponent stated that he had applied for grant of CTO for commercial place to be used for holding marriage etc and not by showing his premises as a farm house, however, his application submitted for grant of CTO is not on record. As prayed, he may place relevant documents on record within 2 months. List for further consideration on 01.10.2024".

Copy of the orders of Hon'ble National Green Tribunal dated 09.09.2024 is as per Annexure-

The matter was last listed for hearing before Hon'ble NGT on 01.10.2024, wherein the matter has been adjourned to 16.10.2024.

In compliance of the orders dated 09.09.2024, the Board constituted a committee vide its order no. 405 dated 26.09.2024 comprising of following officers to examine the entire case of O.A no. 161 of 2023 titled as Rana Iqbal Singh Jolly Vs State of Punjab and Others and



recommending guidelines for open space land farms which are being used for commercial gains by conducting marriage functions, birthday parties, social gatherings and other such functions in which large number of people participate:

- A) Chief Environmental Engineer, HQ, Patiala
- B) Senior Environmental Engineer, HQ-1, Patiala
- C) Environmental Engineer, Regional Office-2, Jalandhar
- D) Environmental Engineer, HQ-2/1, Patiala

Copy of the office order is as per **Annexure-C**.

Accordingly, meeting of the committee was held on 07.10.2024.

The Committee referred to notifications issued by GMADA, Department of Town & Country Planning, Department of Tourism and PPCB pertaining to subject matter before arising at any conclusion:

- a) **Periphery Policy Notification dated 20.01.2006 issued by Chief Administrator, GMADA-** The Policy consist of guidelines for permitting institutions, recreational activities (including sports) and Farm Houses which are reproduced as under:
 1. Subject to the other conditions mentioned hereinafter, setting up of Farmhouses, institutions, infrastructure relating to recreational and leisure activities, including sports shall be permitted in the Periphery Controlled Area, except in the :—
 - (a) Area Governed by the Outline Master Plan/Draft Comprehensive Master Plan/Comprehensive Master Plan, prepared under the Punjab Regional Town Planning and Development Act, 1995, unless the prescribed land use is compatible with the use in question ; or
 - (b) Area notified for compulsory land acquisition for any public purpose; or
 - (c) Area notified under the Indian Forest Act, 1927 or the Forest Conservation Act, 1980 and under sections 4 and 5 of the Punjab Land Preservation Act, 1900, or under any other law which prohibits such activity.
 2. The institutions to be permitted would generally be associated with education, including medical education, research, art and culture. Sports infrastructure could be confined to recognized games and sporting activities, whereas recreation and leisure

infrastructure may include amusement parks, openair theatres, theme parks etc. but not shopping malls, cinema halls, multiplexes and the like.

3. The minimum area required for any of these activities would be as described in the chart at the end. However, if at any stage, the total area of site falls below the stipulated limit, the permission granted shall automatically lapse and building, if any, constructed shall be deemed to be illegal and unauthorized.

4. Land shall be in the shape of a single compact unit, held in single or joint ownership of natural or artificial juridical persons, or combination thereof.

5. The institutional and recreational sites shall have an independent access from a public road having a minimum width of 40 feet. In case of sites not abutting a public road, a connecting passage of not less than 40 feet width (which would be used as public thoroughfare) shall be mandatory. If access is required to be taken from a National/State Highway, it shall be taken through a service lane to be developed at the expense of the applicant. However, in case of Farmhouses, an independent access from a revenue "rasta" or public road shall suffice.

6. The building shall have a minimum setback of 200 feet from the National/State Highway and at least 100 feet from any other metalled road. The minimum setback on other sides shall be equivalent to the height of the building.

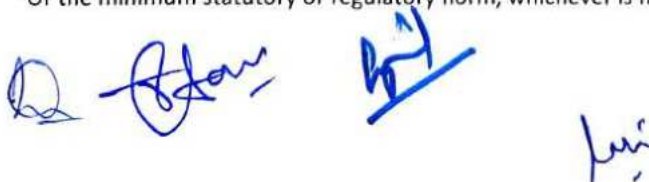
7. No sub-division of the land would be subsequently permitted.

8. Adequate provision for parking shall be made within the site.

9. Minimum Area and Development Norms :

Building	Minimum Type surface	Floor-size	Ground area (acres) (FAR)	No. of coverage ratio	Height storeys (%age)	Hard (feet) %age
Farm houses	2.5	4%	2%	2	Single (18) Double (28)	10%
Institutions	5 ¹	30%	15%	3	38	30%
Recreational activities	10 ²	5%	3%	2	28	10%
Sports activities	10	2%	1%	2	28	5%

¹Or the minimum statutory or regulatory norm, whichever is higher.



Copy of the notification dated 20.01.2006 is as per Annexure-D.

- b) **Department of Town and Country Planning, Punjab notification no. 6515-41-CTP(Pb)/SP-135 dated 18.10.2018-** The notification is regarding uniformity in the zoning regulations of the State of Punjab. **As per the said notification, Farm Houses are defined as a building allowed on a minimum holding of 2.5 acre of agricultural land for residential activity of the land holder and the farm houses are allowed in Residential, Mixed Landuse & Rural and Agricultural Zones.**

Copy of the notification is as per Annexure-E.

- c) **Govt. of Punjab, Department of Tourism Notification dated 05.10.2012-** It notifies modified scheme for Punjab Farm Tourism to be implemented by Punjab Heritage and Tourism Promotion Board, Chandigarh. The scheme notifies the criteria for registration of farm houses and its guidelines as under:

1. Where to apply:
Applications should be submitted to:
Chief Executive Officer,
Punjab Heritage and Tourism Promotion Board
Plot No 3 Sector 38 A Chandigarh- 160036
Offices of the Respective Deputy Commissioner.
2. The registration of farm houses will only be done in those cases where the farm houses are fully developed and worth visiting from the tourism point of view.
3. It is mandatory to have a minimum of one room with toilet for let and to provide full meal service for registration of the farm house to be granted.
4. The registration shall be valid initially for five years from the date of issue of the registration, subject to inspection by a committee constituted by Punjab Heritage and Tourism Promotion Board.
5. It is mandatory to maintain a visitors' book and remarks obtained from the guests to be available for inspection by Punjab Heritage and Tourism Promotion Board. Additionally details of any foreigner staying in a farm house must be advised within 24 hours to the Foreigner's Registration Officer on the form prescribed. It is mandatory that statistical data on guests shall be forwarded every quarter in the prescribed format to Punjab Heritage and Tourism Promotion Board.

6. The farm houses applying for registration will have to provide all the information supported by required documents as per the following formats:-
 - a) Application Form
 - b) Checklist of facilities
 - c) Declaration
 - d) Undertaking
 - e) Police verification
7. The ownership documents of property to be used as farm/farm house are to be furnished at the time of submission of application to Punjab Heritage and Tourism Promotion Board. In case there are more than one owner of the property in question, a "No Objection Certificate" from all owners is to be submitted along with the application form to Punjab Heritage and Tourism Promotion Board.
8. The application fee shall be payable to the Punjab Heritage and Tourism Promotion Board, Chandigarh through Demand Draft.
9. The owner of the Farm House is responsible for any casualty, which may occur during the stay of the visitors and is liable to provide immediate medical and transportation assistance. Any loss sustained during the casualty will be compensated to the victim by the farm owners. The farm owner will be required to give an affidavit to this effect at the time of registration and to take out Public Liability Insurance.
10. Punjab Heritage and Tourism Promotion Board may cancel the registration, if any serious and Justified complaint of any nature, but particularly about standards of service, cleanliness, courtesy towards guests, standard of food, or any other violation complaint as per the listed out items in Annexure II is received against the farm owner. The registration shall also be cancelled for the FARM HOUSES that are found to be misusing their registration under this scheme by allowing the use of their premises for hosting of events such as marriage parties, commercialization of their property by allowing its use other than stay etc.
11. The availability of facilities and services will be evaluated as per the enclosed checklist (checklist will have to be duly filled in and Signed on all pages and submitted to Punjab Heritage and Tourism Promotion Board).



12. An inspection committee of Punjab Heritage and Tourism Promotion Board will inspect the farm houses and recommend its registration and thereafter inspection shall be carried out at regular intervals to monitor the progress/condition.
13. Energy and water tariff will be levied at domestic rates as per the Punjab Industrial Policy 2009 which will only be available as long as the property remains a registered member of the scheme and abides fully by its terms and conditions:
14. No sign boards or logo or name of Punjab Heritage and Tourism Promotion Board, except as stated below, will be displayed in any form including printed publicity material, cash receipts, letter heads, rubber stamps etc. by the farm owners. Violation of this condition will attract cancellation of registration
15. A registration certificate shall be issued by Punjab Heritage and Tourism Promotion Board which shall be displayed at the entrance area of the farmhouse. Approved farm owners may use the term Member Punjab Farm Tourism Scheme on their sign boards or their other printed materials together with the scheme logo.
16. Any change in tariff, discontinuation of activity or inclusion of new activity from the tourism point of view implemented by the farm owner should be conveyed to Punjab Heritage and Tourism Promotion Board.
17. A police verification report is required to be submitted by the farm owner before registration of the farm house on the prescribed proforma (Annexure-V).
18. The Rules and Regulations of the concerned departments/agencies of the Government shall be strictly adhered to by the farm owners. They should ensure that no rules or norms are violated in any manner. It will be the sole responsibility of the farm owner to face the consequences if any action is initiated by these departments.
19. Any illegal activity carried out on the farm premises in violation of the provisions of any law will entail exclusion from the Punjab Farm Tourism Scheme as well as liability to prosecution under the statute concerned.
20. Punjab Heritage and Tourism Promotion Board reserve the right to modify these guidelines / terms and conditions from time to time.

Copy of the notification is as per **Annexure-F**.

d) Govt. of Punjab, Department of Tourism Notification no. 10/111/2013-ITC/830 dated 28.07.2021- The notifications categorizes the Farm Stays into two categories i.e Gold Category and Silver Category and prescribes following eligibility criteria:

a. Eligibility for Gold category

The Farm stay units having:

- An area of more than 5 acres with comfortable accommodation of not more than 9 lettable rooms (18 beds) built in it as per standards prescribed in the annexure-II to this scheme.
- Facility for providing cooked meals for the tourists
- Facility for hygienic storage of the food.
- Facility can be managed by a Manager also.

b. Eligibility for Silver Category

The Farm Stay units having:

- an area up to 5 acres having comfortable accommodation of not more than 9 lettable rooms (18 beds) built in it as per the standards prescribed in Annexure - II to this scheme
- Facility for provision of cooked meals for the tourists.
- Facility for hygienic storage of the food.
- Facility to be operated by owner only.
- The unit can be run in any existing house in a village also.

Copy of the notification is as per **Annexure-G**.

e) PPCB has issued guidelines for Control of Pollution and Enforcement of Environmental Norms at Individual Establishments and the Area/Cluster of Restaurants/ Hotels/ Motels/ Banquets etc. vide office order no. SEE(HQ-2)/2021/64 dated 02.02.2021.

Copy of the office order is as per **Annexure-H**.

Observations

The Committee observed that the project proponent has not submitted copy of Land Use Classification Certificate / Change of Land Use Certificate (CLU) issued by the Competent Authority to the Board. The project proponent has submitted permission from the

Punjab Heritage and Tourism Promotion Board vide certificate no. PHTPB/FT/2021/34 dated 04.10.2021 under Gold category. Copy of certificate is as per **Annexure-I**

On the basis of pollution control arrangements made by the project proponent, the Board has granted consent to operate under Water Act, 1974 and Air Act, 1981 under orange category from pollution angle for operating Farm House subject to conditions mentioned therein and following one of the special condition:-

1. *The consent to operate is being only granted from pollution angle and the project proponent has to obtain relevant permission from the concerned departments including the Forest Department and GMADA under the relevant laws. If any dispute in future arises with regard to ownership of the land for the construction raised thereon, then the consent to operate granted by the Board will not be a deciding factor.*

Copy of the consent to operate granted by the Board under the Water Act, 1974 and Air Act, 1981 is as per **Annexure-J-1 & J-2**.

Conclusion

After perusal of the above mentioned notifications/guidelines of various departments, the Committee concluded as under:-

1. As per the notification issued by Department of Town & Country Planning dated 18.10.2018 regarding uniformity of the Zoning Regulation of the State of Punjab, the Farm House means the building allowed on a minimum holding of 2.5 acres of agricultural land for the residential activities of the land holder.
2. The project proponent has obtained Gold category certificate under the scheme for Registration of Punjab Farm Tourism. As per the scheme a farm stay unit will be the property having an area of atleast 2.5 acres or above with suitable accommodation built inside for providing comfortable stay to the guests/ tourists as per the standards prescribed in this scheme. The construction must be compliant with policies and limits prescribed by Department of Housing & Urban Development, Govt. of Punjab. The farm stay scheme will provide benefit to the registered owner of the property as a useful source of additional income to the farm owners of the registered farm stay units.

In the above referred notifications/schemes there is no mention as to whether any other commercial activities like holding of private functions/ marriages/other social gatherings etc. in farm house are allowed.

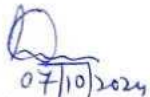
Recommendations

The above conclusion has been made by the Committee on the basis of above referred documents, notifications, schemes & guidelines available on internet of the respective departments.

Before taking final decision in the matter, it is recommended that necessary clarification may be obtained from the Department of Town & Country Planning, Punjab whether any amendment/revised guidelines has been issued by the department in this regard.



Er. Piyush Jindal,
Environmental Engineer (HQ-2/1)
Patiala



Er. Gursharan Dass,
Senior Environmental Engineer (HQ-1),
Patiala



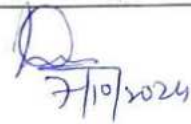
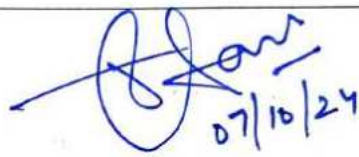
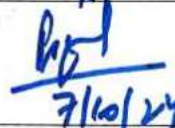
Er. Jatinder Soni,
Environmental Engineer,
Regional Office-2, Jalandhar



Er. Paramjit Singh,
Chief Environmental Engineer (HQ)
Patiala

Attendance Sheet

Meeting of the Committee constituted regarding O.A. No. 161 of 2023 titled as Rana Iqbal Jolly Vs State of Punjab (The Hermitage Farm, Village Karoran-Baddi Road, Tehsil Kharar, District SAS Nagar) under the Chairmanship of Er. Paramjit Singh, Chief Environmental Engineer (HQ) on 07.10.2024 11.30 AM in Head Office, Patiala

Sr. No.	Name & designation of the Officer	Signature
1.	Er. Gursharan Dass, Senior Environmental Engineer (HQ-1)	 7/10/2024
2.	Er. Jatinder Soni, Environmental Engineer, Regional Office-2, Jalandhar	 07/10/24
3.	Er. Piyush Jindal, Environmental Engineer (HQ-2/1)	 7/10/24

Item No.02

Court No. 2

**BEFORE THE NATIONAL GREEN TRIBUNAL
PRINCIPAL BENCH, NEW DELHI**Original Application No.161/2023
(IA No.837/2023, IA No. 356/2024)

Rana Iqbal Singh Jolly

Applicant

Versus

State of Punjab through Chief Secretary

Respondents

Date of hearing: 09.09.2024

**CORAM: HON'BLE MR. JUSTICE SUDHIR AGARWAL, JUDICIAL MEMBER
HON'BLE DR. AFROZ AHMAD, EXPERT MEMBER**

Applicant(s): Mr. Vasu Bhushan Advocate for Applicants

Respondent(s): Mr. Karan Sharma, Mr. Mohit Siwach and Mr. Harshit Kumar
Advocates for respondent no. 1, 3 to 5 and 7
Ms. Sunieta Ojha, Counsel for respondent no. 2-PPCB with
Mr. Er. Gurindar Singh Majithia, Member Secretary (through
VC) and Mr. Rajeev Gupta, Senior Environmental Engineer
PPCB
Mr. Dinesh C. Pandey, Mr. Vipul Joshi and Mr. Dushyant
Dahiya, Advocates for Respondent No. 8**ORDER**

1. In compliance of order dated 22.08.2024 affidavits have been filed by Environmental Engineer, Punjab Pollution Control Board (hereinafter referred to as 'PPCB') and Member Secretary, PPCB. Reliance has been placed on CPCB guidelines, which categorize 'Orange Category' industries and specifically mention 'marriage palaces.' However, when confronted, it was admitted that it these guidelines do not talk of a farmhouse. Under these circumstances, Member Secretary stated that the entire action would be revisited action and appropriate order shall be passed within three weeks.

2. Learned Counsel appearing for project proponent stated that he had applied for grant of CTO for commercial place to be used for holding marriages etc., and not by showing his premises as a farm house however, his application submitted for grant of CTO is on not record.
3. As prayed, he may place relevant documents on record within two weeks.
4. List for further consideration on 01.10.2024.

Sudhir Agarwal, JM

Dr. Afroz Ahmad, EM

September 09, 2024
Original Application No.161/2023
M

ਪੰਜਾਬ ਪ੍ਰਦੂਸ਼ਣ ਰੋਕਥਾਮ ਬੋਰਡ
PUNJAB POLLUTION CONTROL BOARD

ANNEXURE-C

No. 405
Date 26/9/2024

Office Order

The Board has granted consent to operate under the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981 to the Hermitage Farm, Village Karoran, Karoran-Baddi Road, Tehsil Kharar, District SAS Nagar from pollution angle under orange category vide consent letter dated 08.07.2024 valid upto 30.05.2025 with certain conditions as mentioned therein.

- 2) It is relevant to mention here that the Hermitage Farm is a open space farm without any constructed building (except two office rooms) but is carrying out marriage functions and other social gatherings at the premises of the farm.
- 3) Considering the report of the Punjab Pollution Control Board, the Hon'ble National Green Tribunal by passing an order dated 09.09.2024 in O.A No. 161 of 2023 titled as Rana Iqbal Singh Jolly v/s State of Punjab and Others has directed the Member Secretary to revisit the entire action and to pass appropriate order within three weeks.
- 4) The undersigned being Member Secretary of the Punjab Pollution Control Board has examined the case of the Hermitage Farm. In the consent application submitted by the project proponent with the Punjab Pollution Control Board, the category / type of the industry was mentioned as Orange/2999-Miscellaneous. The un-depreciated value of the fixed assets of the industry was mentioned as Rs. 206.01 lakhs and the name of the product produced / to be produced was mentioned as Farm House. Water consumed for domestic purpose was shown to be 27.0 KLD and source of water supply was shown as Tubewell Borewell with quantity @ 27.0 KLD and wastewater generation was mentioned as 22.0 KLD. Septic tank was mentioned in the column of water treatment details and domestic effluent was shown to be utilized onto green area 26719.3675 sqm within the premises of the farm.
- 5) Upon examination of the case, it is observed that the Punjab Pollution Control Board has placed reliance on Central Pollution Control Board guidelines which categories orange industries and mentions specifically the marriage palaces. However, there is no mention of a farm house in these guidelines.
- 6) The consent dated 08.07.2024 granted by the Punjab Pollution Control Board in the name of Saurabh Gupta, Partner to the Hermitage Farm, A unit of Orchard Space Design LLP, Village Karoran, Tehsil Kharar, Karoran-Baddi Road, Distt. SAS

1000

Nagar, mentions the "Farm House @ 1 no." in the product column and category of industry is mentioned as "Orange 2999- Miscellaneous" having investment of "206.01 lakh". In the column of Raw materials, it is mentioned "Not Applicable being Farm House". In the column relating to the details of the Effluent Treatment Plant and mode of disposal it is written "Domestic Effluent @ 22.0 KLD - After treatment in STP of capacity 25 KLD, Treated Wastewater @ 22 KLD will be utilized onto land for plantation in an area of about 6.6 acre inside the premises". The project proponent has to achieve the "Effluent standards as prescribed by the PPCB/ CPCB and MoEF&CC from time to time" in the case.

7) It is pertinent to mention here that the Hermitage is an open Farm land where the project proponent is conducting marriages and other functions but, in the guidelines, framed by the Central Pollution Control Board for marriage palaces there is no mention of any open farm land.

8) In view of the facts and circumstances of the case I hereby Constitute a team of following officers to examine the entire case and suggest and recommend the guidelines for such open space land farms which are being used for commercial gains by conducting marriage functions, birthday parties, social gatherings and other such functions in which large number of people participate.

- a) Chief Environmental Engineer, HQ, Patiala.
- b) Senior Environmental Engineer, HQ-1, Patiala.
- c) Environmental Engineer, Regional Office-2, Jalandhar.
- d) Environmental Engineer, HQ 2/1, Patiala (Convener Member)

9) The Committee will give its report with recommendations within three weeks.

sd/ -
Member Secretary

Endst. No. 24355-24359

Dated 26/9/2024

A copy of the above order is forwarded to the following for appropriate action in time bound manner.

- 1) The Chief Environmental Engineer, Punjab Pollution Control Board, HQ, Patiala.
- 2) Senior Environmental Engineer, Punjab Pollution Control Board, HQ-1, Patiala.
- 3) Environmental Engineer, Punjab Pollution Control Board, Regional Office-2, Jalandhar.
- ✓ 4) Environmental Engineer, Punjab Pollution Control Board, HQ 2/1, Patiala.
- 5) Environmental Engineer, Punjab Pollution Control Board, Regional Office, SAS Nagar. He will provide complete record of the case relating to O.A No. 161 of 2023.


Member Secretary

1331

Dated

Endst. No.

A copy of the above order is forwarded to the Chairman, Punjab Pollution Control Board, Vatavaran Bhawan, Nabha Road, Patiala for information please

Member Secretary

ANNEXURE G-D

PERIPHERY POLICY

NOTIFICATION

The 20th January, 2006

No. 18/35/2002-1HG2/499.—In pursuance to the decision of the State Council of Ministers in its meeting of 17th November, 2005 on the subject "**Approval of Periphery Policy Report and other Allied Matters**" and in exercise of the powers vested in him under the Punjab New Capital (Periphery) Control Act, 1952 (Punjab Act No. 1 of 1952), the Governor of Punjab is pleased to accord an in-principle approval to the Report submitted by the Committee headed by the Chief Secretary, Punjab.

The Governor of Punjab is further pleased to declare that the Chief Minister has been authorized to effect amendments in the said Policy in accordance with any felt need and to accord the final approval to the Periphery Policy.

The Governor of Punjab is further pleased to direct the publication of this Report for the information of the general public in Punjab Government Official Gazette (Extraordinary) as well as on Punjab Government/ PUDA's Websites.

1.1 The Chandigarh Periphery Controlled area was created with the twin objectives of ensuring a planned future expansion of the New Capital City and to prevent mushrooming of unplanned construction around it. The Punjab New Capital (Periphery) Control Act, 1952 accordingly aimed at regulating the use of land and preventing unauthorized and unplanned urbanization in a 16 kilometre periphery.

1.2 Since then, planned satellite townships of S.A.S. Nagar (Mohali), and Panchkula have come up in the Periphery in addition to a large cantonment. Further in 1990, the State Government declared an area of 10,000 acres near Dera Bassi, falling within 23 villages of Patiala District, to be a Free Enterprise Zone (FEZ), where the setting up of industries was to be permitted.

1.3 Notwithstanding the regulatory framework, enforcement has been patchy. Appreciating the emerging ground realities, the Punjab Government had in 1998 decided to permit an across-the-board regularization of all unauthorized constructions, which had already come up within the Periphery up to and including 7th December, 1998. Simultaneously, it was also decided to evolve a policy framework which would permit the setting up of institutions related to education, health etc., with low density of built-up area, within the Periphery, apart from permitting activities related to leisure and tourism.

2. The Committee :

2.1 Accordingly, a Committee headed by the Chief Secretary was constituted by the State Government in its order of 10th September, 2003 to suggest an appropriate and transparent policy framework for the Periphery.

2.2 Taking cognizance of this Committee, the Hon'ble Punjab and Haryana High Court in Civil Writ Petition No. 14357 of 2002 directed :

- (i) that the Committee should critically examine the problems and bottlenecks in the proper development of Periphery and to suggest a policy framework which would ensure planned development of the area ;
- (ii) that the issue of regularization of unauthorised constructions which have already come up in Periphery should also be examined by this Committee
- (iii) that on the basis of the recommendations made by the Committee the State Government shall take a decision whether or not to regularize such constructions ;
- (iv) that the State Government shall also examine the reasons for the coming up of unauthorized constructions, rationale for their regularizing and steps to stop such construction in future including imposition of exemplary fine and setting up of Special Courts to deal with such illegal constructions;
- (v) to fix responsibility of the officers/employees responsible for abetting such constructions and setting up a Tribunal headed by a retired Judge of the High Court to deal with the cases of illegal constructions.

2.3. Further, in Civil Writ Petition No. 7187 of 2003 the Hon'ble Punjab and Haryana High Court has also sought the views of the State of Punjab about extending the abadi deh area/lal lakir of the villages in Periphery and this issue was also referred to the Committee.

3. The Deliberations—Broad Policy Framework :

3.1 The Committee held numerous meetings and also formally obtained the comments of relevant Departments of the Government such as Revenue, Industries, Housing and Urban Development and Local Government. Views of the public at large were also sought through placement of advertisements in newspapers to which there was considerable response.

3.2 At the outset the Committee observed that it was first necessary to take into account the changing character of the city of Chandigarh. It was seen in this context that the city was initially conceived as the capital of post partition Punjab and its planning by and large reflected the needs thereof. Over time, however, Chandigarh is not only the administrative capital of two State Governments and a Union Territory but also an important commercial and institutional hub which houses the regional offices of Companies and Institutions catering to several States in the northern region. It has also become an important investment destination for Indian and multinational Companies. The changed character of the city has put considerable pressure on housing and social infrastructure, which was not initially catered for. There is also increased need for connectivity and the provision of civic amenities. A special mention needs to be made of a large population of the city, which is unable to afford housing on account of its very high cost and has gravitated into the villages in the immediate vicinity of the city as well as several unplanned and unauthorized new colonies. It is in this backdrop that a fresh look has to be taken of the regulatory framework that governs the area immediately surrounding the city of Chandigarh so that the future needs of the city can be adequately catered for in a planned manner.

3.3 It is also necessary to take note of the fact that even with all difficulties being faced, Chandigarh is still one of the more liveable cities in the northern region. With its close proximity and easy connectivity to the national capital, it has also become an attractive investment destination. It would, in the view of the Committee, not be realistic for any State Government not to take advantage of this opportunity and leverage its proximity to Chandigarh to its best economic interest. Thus, industrial promotion in the vicinity of Chandigarh has also to be envisaged and provided for.

3.4 In the light of the issues brought out in the foregoing paragraphs, the broad policy framework within which the Committee approached the entire issue of controlling the periphery of Chandigarh are enumerated below:—

- (a) Housing for the increasing population of the city is perhaps the most urgent requirement that has to be provided for. In that context, a realistic view has to be taken of existing unauthorized structures. Policy also needs to cater for the normal growth of village populations as well as migration from outside specially of persons from economically weaker sections.
- (b) It is necessary also to take into account the increased attraction of the city and its environment as an investment destination.
- (c) Catering for further growth would involve heavy investment in road connectivity, provision of civic amenities, electricity, water supply and sewerage. Accordingly, it was considered desirable that the overall policy framework should also generate adequate resources for the provision of such facilities. A multidisciplinary sub-group was asked to advise on the imposition of such charges after studying the existing pattern in neighbouring State of Haryana.
- (d) The Committee noted the wide disparity between the level of civic and urban infrastructure in the city and its surrounding towns and villages. Accordingly, the available resources needed to be suitably deployed to ensure balanced growth. Such resources, it was felt could also be raised and credited towards a dedicated fund which could be used for developing and upgrading basic infrastructure in the periphery area and specially for the settlements therein.

4. Recommendations :

Given the above approach and considering the ground realities, existing status of the Periphery, emerging problems of unregulated and unauthorised development, need for promoting planned development and eliminating unauthorised and illegal constructions, the Committee, proposes to address various issues on the following lines :—

- (a) **Periphery Controlled Area Plan.**—In order to meet the emerging needs of population growth, promote planned and systematic development of the entire area and to check haphazard, unregulated and unplanned development, the Committee suggests the preparation of a comprehensive Land Use Plan for the entire Periphery Controlled Area. Such a broad land use plan could provide for urbanisable zones, industrial parks, institutional and residential areas where such development could be taken up while also highlighting the trunk services and infrastructure to support such development. It should also highlight the sub-areas which need to be preserved

and conserved in order to effectively protect the quality of environment and ecology in the Periphery. However, until such a Plan becomes final in statutory terms, change of land use may be permitted as in interim measure, by the State Government in accordance with other specific recommendations of this Committee. This plan needs to be put in place in the shortest possible time frame as that would then provide the framework for future growth based on well established principles of town and area planning. To implement a plan of this magnitude, it would be advisable to consider setting up of an Independent Statutory Authority with a dedicated initial corpus and full administrative, financial and planning autonomy.

- (b) **Housing Schemes in the Periphery.**—With only limited planned urban areas available in the cities of Chandigarh, S. A.S. Nagar and Panchkula and the growing demand for housing, it was noted that those who could not afford shelter in these urban areas, found place on the fringes of the city, usually in the adjoining settlements/villages, inside or outside the Abadi areas in an unauthorized manner. Considering the above situation, it is proposed that suitable pockets for Housing/Residential use in the Periphery area be earmarked which can be developed by the Private Parties of Government/Semi-Government Agencies. While permitting such development, it must be ensured that adequate provisions are made for public utilities/facilities and services. Special care must be taken to ensure that housing needs of the economically weaker sections are catered for in adequate measure. Detailed policy prescriptions in this respect are at Annexure 'A'.
- (c) **Unauthorized Constructions.**—The Hon'ble High Court in its orders in C.W.P. No. 14357 of 2002 had tasked the Committee to examine the issue of regularization of unauthorized constructions and also desired it to examine the need to set up a Tribunal to deal with cases of illegal constructions, besides suggesting imposition of exemplary fines to stop such constructions in future. The issue relating to unauthorised constructions were discussed in detail. In the absence of any detailed formal survey, a broad figure of about 1500 constructions was estimated based on the number of notices issued by PUDA's Regulatory Wing since 8th December, 1998, the date till which all the previous constructions had been regularized. With a view to preventing large scale demolitions and consequential human problems, the Committee recommends **a strictly one time regularisation of unauthorised constructions, adopting, however, a well defined and selective approach restricting it only to small/medium residential and petty commercial constructions.**

The Committee recommends that such regularization, with a cut-off date should involve the imposition of reasonable composition fees and land use conversion "charges" on a predefined scale, which may be pegged at a lower rates for smaller plots. Large residential units could be considered for regularisation in accordance with the policy proposed for farm houses. Alternatively, such units could be regularized on imposition of substantively higher composition fee. No regularization would be allowed in any case where the construction interferes with the provision of trunk infrastructure. However, no such regularization should be permitted in areas prohibited for development by virtue of being covered under the Indian Forest Act, 1972, the Forest Conservation Act, 1980 or the Punjab Land Preservation Act, 1900 or in areas where construction is not permitted under any other law. To avoid any misuse of such regularisation, the committee proposes to fix the cut-off date with slight retrospective effect like 1st November, 2005.

The Committee feels that the problem of unauthorized constructions needs to be addressed by constant and effective vigil, for which the field officers like Sub-Divisional Magistrates and their staff besides PUDA officers need to be fully involved and held accountable. Clear administrative guidelines need to be put in place bringing out the staff who is to be responsible for detecting illegal construction, taking legal action and enforcing the same. Statutory powers of the Deputy Commissioner under the Periphery Act to carry-out demolitions could also be delegated to designated officers (e.g. S.D.Ms.). A dedicated field enforcement machinery within PUDA or in the Department of Town and Country Planning also needs to be created so that the demolition orders are implemented in letter and spirit and, more importantly, mushrooming of illegal constructions is nipped in the bud. Suitable amendments in the Act may also be made to vest the Deputy Commissioners with statutory powers to issue injunctions against unauthorized construction, in addition to the existing powers to demolish such constructions. It is further suggested that the Act be amended so as to provide a fine which may extend up to Rs. 50,000 instead of Rs. 5,000 presently and in case of continued violation, with a fine of Rs. 5,000 per day instead of the present rate of Rs. 500. Regular monitoring of progress in respect of tackling unauthorized construction cannot be overemphasised. It is felt that atleast a quarterly review needs to be undertaken at Government level.

The Committee is of the view that in case the proposals in the above paragraph are operationalized, there may not be any necessity to set up the Special Tribunal to deal with cases of unauthorized construction. However, the credibility of a sustained campaign in this respect would depend critically on the fairness of the process. Towards that end, the setting up of an Ombudsman could be thought of who would oversee the entire process, entertain complaints from citizens and is empowered to give directions to the concerned authorities. The Ombudsman would have to be vested with suitable powers but care needs, at the same time, to ensure that there is no intervention in matter relating to the hearing of cases and the execution of orders passed by the Competent Authority.

- (d) **Institutions.**—Considering the fact that Chandigarh and S.A.S. Nagar are emerging as fast developing nodes, it is natural that institutions with larger land requirements would tend to get located here. In addition, the area is becoming ripe for establishing sports, recreation, leisure and tourism-related activities. The Committee feels that such institutions and activities, which have requirement of large open/vacant land area but smaller built-up area, can be considered for location within the entire Periphery. Accordingly, it would be appropriate to consider the option of locating such activities within the Periphery, subject to detailed guidelines, land and development norms being put in place, which are brought out in the detailed guidelines placed at Annexure B.
- (e) **Free Enterprise Zone :**
- (i) **Free Enterprise Zone.**—The area declared as Free Enterprise Zone (FEZ) near Dera Bassi should continue to be used for industries, although institutions could also be permitted in accordance with the prescribed guidelines. In order to ensure rational development and provision of basic infrastructure and services in the area, a broad developmental framework needs to be prepared along with a development plan indicating roads/trunk infrastructure, including areas reserved for residential and institutional needs. There shall be no conversion/betterment charge for the new industrial units coming up in the FEZ. However, these shall be liable to pay the External Development Charges.
- (ii) **Industrial.**—Industrial Parks may also be permitted as "mega projects" in areas earmarked as industrial and residential for such uses respectively within the Outline Master Plan area of S.A.S. Nagar (Mohali).

The Empowered Committee on Mega Projects has already permitted integrated mixed use Industrial Parks, where atleast 60% of the land is used for industry, free of external development charges and change of land use charges in the Periphery. This is a major policy incentive for making land available to industry at reasonable rates. In the Committee's opinion such a policy may continue in respect of the industrial sectors in the Mohali sectoral grid and FEZ for general industry and for areas planned in Mohali's Master Plan for IT Industry. The policy on grant of additional incentives to industry would, however, need to be periodically reviewed with a view to the continuation of such benefits.

- (f) **Municipal Towns in Periphery.**—Committee recommends that the existing towns of Kharar, Banur, Zirakpur, Dera Bassi should continue to provide avenues for future growth and development by ensuring adequate supply of developed land for residential, commercial, institutional and industrial purposes. Master Plans of these Towns need to be prepared under the Punjab Regional and Town Planning and Development Act, 1995, within the overall ambit of the Controlled Area Plan. Further expansion in the Municipal limit of these towns has also to be regulated so that it conforms to the overall Development Plan for the Periphery Area. It is proposed that the future expansion of Municipal limits of the existing Periphery towns should be frozen, until these Master Plans have been finally notified. Thereafter, if need arises, such expansion can be considered, strictly in accordance with the approved Master Plan subject, of course, to the payment of the conversion charges as are being proposed in the report. New Municipal Councils or Nagar Panchayats within the Periphery should be notified only after the overall Development Plan has been put in place.
- (g) **Existing Rural Settlements.**—Considering the existing as well as future development needs of the villages falling within the Periphery as well as with a view to cater to their increasing population, it would be prudent to provide a sufficiently compact and contiguous belt of land around the village "phirni" for ensuring the organic growth of these villages. Any area falling between the 'lal lakir' and the 'phirni' of the village shall also be treated as a part of the extended belt. The area should be allowed to be used primarily for meeting individual residential and petty commercial needs of the existing and future population of a village. However, charges for change of land use should be levied on prescribed rates, except in the case of bonafide residents. No industry should be

permitted in such area. Similarly, formal colonization shall also not be permitted in the extended 'abadi' area on the pretext of this recommendation alone.

With these caveats, the Committee proposes to allow the village "Abadi" area extension by 60% subject to a minimum of 50 metres and maximum of 100 metres in radial length from the 'phirni'. However, where the existing Abadi Deh or a part thereof is an area which forms a part of the rural/agriculture and afforestation zone of the Outline Master Plan/Draft Comprehensive Master Plan/Comprehensive Master Plan prepared under the Punjab Regional and Town Planning and Development Act, 1995, the extent of such area shall be limited to 50 metres. Permitting construction in the notified forest areas falling in these villages would, of course, be subject to due approval as regards change of land use. No permission should, however, be granted in any area which falls within the Sectoral Grid of S.A.S. Nagar (Moliali), as reflected in the Outline Master Plan. The extent of area where such constructions are to be permitted will be demarcated and certified for each village falling within the Periphery by the Revenue Authorities, subject to the final approval of PUDA. In order to promote planned development, it is proposed that construction in the area should be regulated by a set of simple building norms, subject to payment of Land Use conversion charges and in accordance with other details as contained in Annexure C. However, to avoid hardship to villagers and land owners, the area in the extended abadi deh shall be exempted from the provisions of the Punjab Apartment and Property Regulation Act, 1995.

- (h) **Farm Houses.**—With a view to encouraging low-density development and to meet the basic residential demand of land owners in the area, Farm houses were permitted as far back as 1966. However, they could come up only beyond the 8 kilometre belt, in cases where land holding was more than 5 acres. Keeping in view the high land values, it would be appropriate that the norms for Farm houses are liberalised, with the area requirements brought down to 2.5 acres and construction being permitted within the 8 kilometre belt as well. However, the construction of Farm houses should be regulated by guidelines as per Annexure B.
- (i) **Land use Conversion Charge—Periphery Development Fund.**— As has been earlier observed, any optimal development of the Periphery has necessarily to be accompanied by considerable State-led investment in urban infrastructure. Similarly, the existing urban and rural settlements must also become beneficiaries in any resource-raising that might be leveraged through a system of granting land use change permissions. It would be neither fair nor just to burden the State exchequer alone with the responsibility of funding such development works, without any concomitant additional resource mobilization. On the other hand, ignoring this aspect at the policy formulation stage would result in irretrievably losing the best opportunity for providing supporting infrastructure at optimal cost.

In view of this, the Committee suggests that conversion of land use and betterment charge should be imposed if need be through an amendment of the Periphery Act. The Committee recommends that there should be an inbuilt betterment charge applicable to lands abutting the road network within the conversion charges itself. This is fully justifiable because of the initial investment by the Government in the form of land acquisition and construction of National/State highways, Sector roads and other roads. Betterment charge could be in the form of a percentage premium over and above the conversion charge. These "charges" should be credited to the Government Treasury and should be dedicated to the provisions and maintenance of physical infrastructure in the Periphery. The Department of Housing and Urban Development in consultation with the Finance Department, may work out the administrative and legal details to manage this Fund. However, the model adopted by the State Government for regular release of Social Security pensions may serve as a useful prototype to ensure that receipts on account of this charge are released in the ordinary course of business to the Nodal Agency. The Governing Body of this Fund should be a high level body, headed preferably by the Chief Minister, and in addition to Ministers and the Administrative Secretaries concerned, may also have representation of the elected representatives like M.L.As., Presidents of the Municipal Bodies and Panches/Sarpanches whose territorial jurisdiction falls with the Periphery. While the Governing Body would, no doubt, be in the best position to settle competing demands for resources, it is suggested that the first charge on this Fund should be the basic development works in the village from which revenue receipts arise. The imposition of a fair and optimal level of conversion charge is crucial to the success of this policy package which must be adequate to generate enough funds to finance creation of new roads and other physical and social infrastructure in the Periphery Area.

The multidisciplinary group has worked out the details of External Development Charges based on basic infrastructure requirements (Annexure D-II) which need to be put in place to provide

facilities broadly comparable to Chandigarh. The scale of conversion charge is similar to the one being levied by Haryana Government in the satellite town of Panchkula. The Committee generally agrees with the scale of these charges including the licence fee proposed by the sub-group (Annexure D-I) as it provides a reasonable competitive edge to Mohali compared to the charges being levied in Panchkula (Annexure D-III). It is also worth mentioning that while suggesting the different charges, the differential between the permissible FARs between Mohali and Panchkula has been duly taken care of.

These charges are proposed for the outline Master Plan of Mohali and can be suitably adjusted for remaining areas of the Periphery. Such charges would, however, not be imposed when land is provided for public utilities and other services such as Government Schools, Dispensaries, Veterinary Centres, Post Offices, Police Stations and the like. The aforesaid conversion charges and other fees should be in addition to, and not in substitution of, the External Development Charges (EDC) that are payable within the framework of the Punjab Apartment and Property Regulation Act, 1995.

- (i) **Total Repeal of the Periphery Act not Recommended.**—The Committee has received suggestions from different quarters to totally repeal the Periphery Act. In this context, attention is drawn to the changing character of the city of Chandigarh, alluded to in paragraph 3.2 of this report. This transition also necessitates a fresh look at the regulatory framework governing the Periphery. However, the Committee, even after due deliberation, is unable to recommend the total repeal of the Act, as it would remove all curbs on sub-optimal construction and haphazard urban development in the Periphery.

The Committee noted that the process of drawing up Master Plan in the State as a whole has yet to effectively take off and towards that end, the State Government is contemplating to amend the Town and Country Planning Act with a view to permitting quick finalization of such plans. However, it will be several years before Master Plans would be in place and till then, it is necessary to have a legal framework effective in the Periphery of Chandigarh, which is currently provided by this Act. It would, therefore, be inadvisable to remove the legal umbrella, which is available to exercise control over land use till such time as detailed planning is put in place. The Committee has also separately suggested the imposition of EDC and conversion charges in reasonable measure with a view to generating resources for providing requisite infrastructure for urbanization which will and is inevitably taking place. It would not be possible to levy such charges if there is no umbrella legislation, which provides for it and in the absence of the levy of such charges planned growth in the Periphery area would not be possible. For all these reasons, the committee is of the view that it would be inadvisable to repeal the Punjab New Capital (Periphery) Control Act, 1952.

7. Conclusion :

The Committee had to balance and optimise between divergent and often conflicting demands and requirements. For instance, the purist view of freezing the Periphery as agricultural was contradictory to the very reasonable demand to allow for the expansion of the 'abadi dehs' or for permitting housing in a planned manner. Similarly, although institutions and leisure facilities have been recommended, the norms of FAR and built-up area, have been pegged on the lower side.

Conversion charges were also deemed necessary to raise resources for the overall development of the Periphery, although the Committee was acutely conscious that it may add to overall project cost. While the Committee recommends strict compliance with the up-to-date Outline Master Plan of S.A.S. Nagar, it also suggests the speedy formulation of an Over-arching Periphery Development Plan for the entire region. Nevertheless, pending finalization of the latter, the Committee recommends that limited change of land use may be permitted as per the recommendations contained in this Report.

Even though existing constructions have been proposed to be regularised on purely humanitarian grounds, the Committee has strongly recommended a zero tolerance enforcement and regulatory regime, in the Post-Policy Phase. However, enforcement of the regulatory regime would only be sustainable in the long run if total Area Planning of the Periphery is taken up in right earnest and brought to its logical conclusion at the earliest.

The prescription proposed by the Committee is to be viewed as a comprehensive package, which needs to be comprehensively implemented. The Committee sincerely hopes that it would have addressed the concerns of all the stakeholders in a judicious, balanced and practical manner. It is now for the State Government to consider, approve and implement both the regulatory and development aspects of this policy in prescribed time frames.

ANNEXURE A**GUIDELINES FOR PERMITTING PLANNED AND ORGANIZED RESIDENTIAL DEVELOPMENT IN THE PERIPHERY**

Planned residential development shall be permitted in the Periphery only in :—

- (a) The area delineated as "residential" in the Outline Master Plan/Draft Comprehensive Master Plan/Comprehensive Master Plan, prepared under the Punjab Regional Town Planning and Development Act, 1995, subject to a minimum area of 100 acres ;

- (b) The area beyond 10 kilometres of the Chandigarh boundary, as a completely self contained and integrated residential townships, subject to a minimum area of 500 acres. Such townships shall provide independent access from the highways, make sufficient provision for water supply and sewage disposal, provide adequate housing for weaker sections and will have adequate social infrastructure in terms of educational, medical and recreational facilities ;
- (c) The Municipal and Nagar Panchayat towns, as a "Mega Project" or otherwise, subject to compliance with the Master Plan, or any draft Master Plan, of the town.

However, no such permission shall be granted in :-

- (i) The area notified for land acquisition for any public purpose ; or
- (ii) Area notified under the Indian Forest Act, 1927 or the Forest Conservation Act, 1980 and under Sections 4 and 5 of the Punjab Land Preservation Act, 1900 or any other law which prohibits such activity:

Provided the land shall be in the shape of a single compact unit held in single joint or corporate ownership.

2. "Residential" development may include:

- (a) Normal plotted development; or
- (b) High-rise apartments and Group Housing; or
- (c) Commercial development, within the maximum stipulated norms in an approved residential township, or in the mixed land use zone.

3. The developer shall obtain a regular licence from the Competent Authority under the Punjab Apartment and Property Regulation Act, 1995. External Development Charges (EDC), Conversion Charges and Licence Fee shall be payable as per the approved/notified rates, unless specifically exempted by the Competent Authority. The recommendations of the Committee are at Annexure D.

4. Development Norms:

- (a) The prescribed development norms under the PUDA Building Rules, 1996 including all statutory and town planning norms, under the Punjab Apartment and Property Regulation Act, 1995 shall apply.
- (b) Compliance with the Master Plans, including any notified draft Master Plan would also be necessary.

ANNEXURE B

GUIDELINES FOR PERMITTING INSTITUTIONS, RECREATIONAL ACTIVITIES (INCLUDING SPORTS) AND FARM HOUSES

1. Subject to the other conditions mentioned hereinafter, setting up of Farmhouses, institutions, infrastructure relating to recreational and leisure activities, including sports shall be permitted in the Periphery Controlled Area, except in the :-
 - (a) Area Governed by the Outline Master Plan/Draft Comprehensive Master Plan/Comprehensive Master Plan, prepared under the Punjab Regional Town Planning and Development Act, 1995, unless the prescribed land use is compatible with the use in question ; or
 - (b) Area notified for compulsory land acquisition for any public purpose; or
 - (c) Area notified under the Indian Forest Act, 1927 or the Forest Conservation Act, 1980 and under sections 4 and 5 of the Punjab Land Preservation Act, 1900, or under any other law which prohibits such activity.
2. The institutions to be permitted would generally be associated with education, including medical education, research, art and culture. Sports infrastructure could be confined to recognized games and sporting activities, whereas recreation and leisure infrastructure may include amusement parks, open-air theatres, theme parks etc. but not shopping malls, cinema halls, multiplexes and the like.
3. The minimum area required for any of these activities would be as described in the chart at the end of this Annexure. However, if at any stage, the total area of site falls below the stipulated limit, the permission granted shall automatically lapse and building, if any, constructed shall be deemed to be illegal and unauthorized.
4. Land shall be in the shape of a single compact unit, held in single or joint ownership of natural or artificial juridical persons, or combination thereof.
5. The institutional and recreational sites shall have an independent access from a public road having a minimum width of 40 feet. In case of sites not abutting a public road, a connecting passage of not less than 40 feet width (which would be used as public thoroughfare) shall be mandatory. If access is required to be taken from a National/State Highway, it shall be taken through a service lane to be developed at the expense of the applicant. However, in case of Farmhouses, an independent access from a revenue "rasta" or public road shall suffice.
6. The building shall have a minimum setback of 200 feet from the National/State Highway and at least 100 feet from any other metalled road. The minimum setback on other sides shall be equivalent to the height of the building.
7. No sub-division of the land would be subsequently permitted.
8. Adequate provision for parking shall be made within the site.
9. Minimum Area and Development Norms :

Building age)	Minimum Type Surface	Floor- size	Ground Area (acres) (FAR)	No. of Coverage Ratio	Height stories (% age)	Hard (feet)	(%
Farm Houses	2.5	4%	2%	2	Single (18) Double (28)	10%	
Institutions	5 ¹	30%	15%	3	38	30%	
Recreational activities	10 ²	5%	3%	2	28	10%	
Sports activities	10	2%	1%	2	28	5%	

¹Or the minimum statutory or regulatory norm, whichever is higher.

²Except for Golf, where the prescribed norms shall apply.

ANNEXURE C

GUIDELINES FOR PERMITTING CONSTRUCTIONS AROUND ABADI AREA OF VILLAGES

Construction around "phiri" shall be permitted, subject to the following conditions :—

- (i) A strip of 11 feet around the "phiri" will be treated as a "no building zone" and no construction, including a boundary wall, shall be permitted therein.
- (ii) All radial roads emanating from the village will be extended up to the area permitted for construction. A strip of 11 feet on both sides such extended radial roads shall also be treated as a "no building zone" and no construction, including a boundary wall, shall be permitted therein.
- (iii) The buildings permitted shall be governed by the PUDA (Building) Rules, 1996. However, these rules may have to be amended to cater specifically for the requirements or rural areas.

ANNEXURE-DI

Proposed Charges per gross acre of land to be charged from Developers in Mohali (Figures in Rs./Lacs)

Sr.	Type of Recreational	Residential Institutional			Residential No. Category			Commercial (Plotted)			Industrial (Group Housing)				
		Abutting on	Abutting on	Abutting on	Abutting on	Abutting on	Abutting on	Abutting on	Abutting on	Abutting on	Abutting on	Abutting on	Abutting on		
	Other Sector	NH Road	SH/SH/ Road	Other Sector	NH Road Road Road	SH/ Road	Other Sector	NH Road Road	SH/ Sector	Other Road Sector	NH Road	SH/ Sector	Other Road	NH Road	SH/ Road
1.	EDC 15.09 *(FAR 1.00)	15.09 15.09 *(FAR 1.00)	15.09 15.09 *(FAR 1.00)	60.36 15.09 *(FAR 1.50)	60.36 15.09 *(FAR 1.50)	60.36 1.50 *(FAR 1.50)	60.36 1.50 *(FAR 1.50)	60.36 1.50 *(FAR 1.50)	60.36 1.50 *(FAR 1.50)	60.36 1.00 *(FAR 1.00)	30.18 1.00 *(FAR 1.00)	30.18 1.00 *(FAR 1.00)	30.18 1.00 *(FAR 1.00)	15.09 1.00 *(FAR 1.00)	
2.	Conversion 5.00	6.00 4.00	5.00 6.00	4.00 5.00	9.00 4.00	7.50	6.00	48.00 Charges	40.00	32.00	6.00	5.00	4.00	6.00	
3.	Licence Fee FAR 1.50	2.00 FAR 1.50	2.00 FAR 1.50	2.00 FAR 1.00	FAR FAR 1.00	FAR 1.00	FAR 1.00	FAR 1.00	FAR 1.00	FAR 1.00	FAR 1.00	FAR 1.00	FAR 1.50	FAR 1.50	FAR 1.50
	Total 20.59	23.09 19.59	22.09 21.59	21.09 20.59	73.36 19.59	71.86	70.36	258.36	250.38	242.36	36.68	35.68	34.68	21.59	
	Per Sq. Yd. Rs.446	Rs.477 Rs.425	Rs.456 Rs.405	Rs.436 Rs.446	Rs.1516 Rs.425	Rs.1485 Rs.405	Rs.1454		Rs.5338	Rs.5173	Rs.5007	Rs.758	Rs.737	Rs.717	

- Note : 1. These rates are liable to increase on compound basis.
2. *Rates for EDC and Licence Fee increase proportionately for higher FAR,
 3. 25% of External Development Charges (EDC) shall be payable upfront and balance 75% in 6 equated bi-annual instalments with 10% compound interest. Penal interest for delayed payment at the rate of 18% per annum shall also be charged.
 4. The charges have been proposed by keeping Sector (250 acres approx.) as a unit of development.
 5. For mixed land use, proportionate charges for different categories shall apply.

ANNEXURE D-II

External Development Charges for S.A.S. Nagar as per Master Plan prepared by CTP, Punjab

Sr.	Particulars	Area/Length/No.	Estimated Cost (Rs. in crores)	No.
1.	Master roads :			
	(a) R-I.R-2, R-3	130K.M.	369.00	
	(b) High level road bridges	6 No.	24.00	
	(c) Flyovers	6 No.	150.00	
	(d) Rail over Bridge, Rail under	7 No. Bridge	14.00	
2.	Master Horticulture :			
	(a) Road Side Plantation	130 K..M.	3.00	
	(b) Dev. of Parks	1473.11arce	25.00	
3.	Master Electrical :			
	(a) H.T. lines	2023.42 acre	770.00	
	(b) Street lights		130.00	
	(c) Electrical grid sub station		400.00	
4.	Master P.H. Services :			
	(a) Sullage sewer	2023.42 acre.	150.00	
	(b) Water Supply	2023 .42 acre	200.00	
	(c) Water works and supply from Kajauli	23.90 acre	200.00	

	(d) Sewerage Treatment Plant, Disposal channel and laying Estate Irrigation System	70.00 acre	50.00
5.	Master Storm water disposal :		
	(a) Storm Drainage	2023.42 acre	170.00
	(b) Flood Control		50.00
	(c) Rain harvesting structures		50.00
6.	Master Public Facilities :		
	(a) Sports Complex		90.00
	(b) Police Station		60.00
	(c) Educational Buildings		220.00
	(d) Govt. Health Centres		45.00
	(e) Govt. Hospitals		275.00
	(f) Fire Stations		45.00
	(g) Community Center		65.00
	(h) Recreational Facilities		55.00
	(i) Bus Terminus		70.00
	(j) Solid Waste Disposal		75.00
			3755.00
7.	Infrastructural utilities land cost	4873 @ 0.41 Crore per Acre	2000.00
			5755.00
8.	Escalation as per inflation rate @ 7% on Rs. 3755 lacs		262.85
9.	Unforeseen @ 5% on Rs. 4017.85 lacs		200.89
10.	Project Management charges @ 10% on Rs. 4218.74 lacs		421.87
11.	Capitalised maintenance for 10 years :		
	(a) Road works		100.00
	(b) Running and maintenance for electrical work		188.00
	(c) Running and maintenance of P.H. works		500.00
	(d) Maintenance for Horticulture works		30.00
	Grand Total:		7458.61
	Say :		7460 Crores
	Total Area :		28987.21
	Acres Say :		29000 Acres
	Cost per gross Acre =		25.72 lacs

Note.—1. The costs have been worked out on normative basis.

2. Mass Rapid Transit System cost amounting to Rs. 3450 crores approx. has not been added at this stage.

3. Land cost component will be as per actual cost of acquisition including any subsequent enhancements allowed by Courts.

Area as per proposed Master Plan of S.A.S. Nagar

(A) Saleable Area (in Acres) :

(a) Plotted		10200
(b) Group Housing		3000
(c) Commercial	1431	
(d) Industrial		5314
(e) Institutional	1159	
(f) Mixed Land Use		2710
(g) Railway Line/Truck Terminus		300
		24114

(B) Infrastructural Utilities Land Area (in Acres) :

(a) Roads		2023.42
(b) Recreational		1243.11
(c) Sewerage Treatment Plant		70.00
(d) Water Treatment Plant		23.90

(e) Bus Terminus	68.00	
(f) Golf Course	230.00	
(g) Hospital	55.78	
(h) Institutional	1159.00	
	4873.21	
Grand Total (A+B) :	28987.21 Acres	29000 Acres
Say :		

DEPARTMENT OF TOWN AND COUNTRY PLANNING PUNJAB

Notification

Regarding Uniformity in the zoning regulations of the state of Punjab

No..... Whereas Master Plans of 43 towns/ cities have already been notified covering 70 towns, under Section 70 (5) of The Punjab Regional and Town Planning and Development Act, 1995. In order to regulate the area in planned manner Zoning regulations and development controls have been mentioned in various master plans, with these regulations, landuse and the permissible uses are regulated in these areas. But out of 43 notified master plans, approx. 30 master Plans have been prepared by department and rest 13 master plans have been prepared by various consultants like M/s Jurong Consultants Singapore, M/s SAI Consultants, Ahmadabad etc as a result zoning regulations and Development Controls and not uniform in the state of Punjab. Due to variance in the zoning regulations, department is facing problem in implementation of these regulations, besides this real estate developers have also been facing these problems in this regards over the period of time.

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

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

In the light of the above said decision of the Board, the proposal regarding Unified Zoning Regulations and Development Control were published in the newspapers dated 04.07.2018. 12 objections/suggestions were received within the stipulated period of 30 days.


The objections received were discussed in length by The Punjab Regional and Town Planning and Development Board in its 36th meeting held on 11.10.2018, which approved the Unified Zoning Regulations and Development Control for the state of Punjab except New Chandigarh and SAS Nagar Master Plans.




In the light of the above said decision of the Board, Unified Zoning Regulations and Development Controls annexed at Annexure 'A' are hereby notified u/s 70(5) of The Punjab Regional and Town Planning and Development Act, 1995.

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


This issues with the approval of the Government dated 18/10/2018.


Chief Town Planner,
PUDA Bhawan, 6th Floor,
Sector 62, SAS Nagar


Endst. No. Dated,
A copy with a spare copy is forwarded to the Controller, Printing & Stationery, Punjab, Ajitgarh with a request to publish this notification in the Punjab Government Gazette and 100 copies thereof may be supplied to this Department for official use, at office of Chief Town Planner Punjab 6th Floor PUDA Bhawan, SAS Nagar.


Chief Town Planner,
Punjab.


Endst. No. -CTP (Pb)/ Dated,
A copy is forwarded to Additional Chief Secretary, Housing & Urban Development Department, Punjab, Chandigarh w.r.t. approval of the Government dated 18/10/2018..for information.


Chief Town Planner,
Punjab.


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


Chief Town Planner,
Punjab.


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

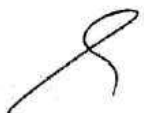

Chief Town Planner,
Punjab.

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


Chief Town Planner,
Punjab.

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


Chief Town Planner,
Punjab.

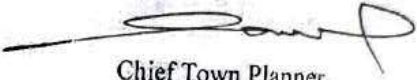


Endst. No. 6515-41 -CTP (Pb) SP-135

Dated 18-10-18

A copy is forwarded to the following for information:-

1. Chairman, Punjab State Power Corporation Ltd. (PSPCL), Patiala.
2. Chairman, Punjab State Transmission Corporation Ltd. (PSTCL), Patiala.
3. Chairman, Punjab Pollution Control Board, Patiala.
4. Chief Conservator of Forests, Punjab, Chandigarh.
5. Managing Director, PIDB, Punjab, Chandigarh.
6. Managing Director, Punjab INFOTECH, Chandigarh.
7. Managing Director, Punjab Water Supply & Sewerage Board, Chandigarh.
8. General Manager (IT), PUDA (along with the copy of notification with a request to upload it on PUDA's Web site www.puda.gov.in and www.pbhousing.gov.in)
9. Chief Town Planner, Local Govt. Punjab, Chandigarh.
10. Senior Town Planner, Patiala, Amritsar, Ludhiana, SAS Nagar, Jalandhar.
11. District Town Planner, Patiala, Amritsar, Ludhiana, SAS Nagar, Jalandhar, Gurdaspur, Hoshiarpur, Ferozepur, Faridkot, Bathinda, Sangrur, Fatehgarh Sahib, Roopnagar.


Chief Town Planner.
Punjab.

**"ZONING REGULATIONS AND
DEVELOPMENT CONTROLS
FOR MASTER PLANS IN THE
STATE OF PUNJAB"**



**DEPARTMENT OF TOWN AND COUNTRY
PLANNING
HOUSING AND URBAN DEVELOPMENT, PUNJAB
GOVERNMENT OF PUNJAB**

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Annexure-'A'

Whereas the Government of Punjab is of the opinion that it is necessary in the public interest and for Ease of Doing Business in the state to bring uniformity in Zoning Regulations and Development Controls of all Master Plans in the state of Punjab. These "**Zoning Regulations and Development Controls**" (herein after referred to as "Regulations") shall be applicable on all Master Plans already notified or to be notified under the provisions of "The Punjab Regional and Town Planning and Development Act, 1995" (here in after referred to as "PRTPD Act 1995") in the state of Punjab.

The nature of land use and control of development within each Master Plan shall be regulated through these regulations. In addition to these, the building rules and other notifications/guidelines/circulars issued from time to time by the state government for regulation and control of development shall also be applicable with in master plan areas.

Since the sub-division of land, design and construction of buildings is being controlled through well-established building byelaws / regulations by the concerned authorities, these Zoning Regulations and Development Controls of the Master Plans are seen as the guiding parameters for the authorities to ensure that the development permitted by them is within the framework of Master Plan provisions.

1. ZONING REGULATIONS**1.1 SHORT TITLE, SCOPE, EXTENT & COMMENCEMENT****1 Title**

These Regulations shall be called the "Zoning Regulations and Development controls" for Master plans in the state of Punjab prepared under the provision of PRTPD Act 1995 in the state of Punjab (herein after referred to as "Regulations").

2 Scope of the Regulations

The scope of these regulations shall be limited to defining Land use zones and the activities permissible in each land use zone depicted in the Proposed Land Use Plan forming part of the Master Plans already notified or to be notified under section 70(5) of "The Punjab Regional and Town Planning and Development Act, 1995"

Other aspects of "development" such as sub-division and layout of the land or intensity of development measured through FAR, ground coverage, parking requirements, building design and construction etc. will be governed by development controls, other acts and guidelines / notifications issued by the 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 each master plan already notified or to be notified in the state of Punjab under section 70 (5) of "The Punjab Regional and Town Planning and Development Act, 1995" except Master Plans of SAS Nagar and New Chandigarh.

4 Date of Coming into Force

These regulations shall come into force on the day on which the Government notifies these regulations under the provisions of the Punjab Regional and Town Planning and Development Act 1995.

1.2 DEFINITIONS

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

1. "Act" means the Punjab Regional and Town Planning and Development Act, 1995 (Punjab Act No. 11 of 1995) as amended from time to time.
2. "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.
3. "Chief Town Planner" means the Chief Town Planner of the Directorate of Town & Country Planning, Punjab or any other officer to whom the powers are delegated.
4. "Competent Authority" means any person or authority appointed by the State Government by notification to exercise and perform all or any of the powers and functions of the competent authority as per section 2 (m) of the Punjab Regional and Town Planning and Development Act, 1995.
5. "Cottage Industry" means industrial units employing less than 10 workers, not creating excessive traffic and not emitting fumes, noise and effluents injurious to the existing sewers & not contrary to the provisions of the Water Pollution (Prevention &

Annexure-'A'

- Control) Act, 1974, Air Pollution (Prevention & Control) Act-1981, Environment (Protection) Act, 1986.
6. **"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.
 7. **"Farm House"** means a building allowed on a minimum holding of 2.5 acre of agricultural land for residential activity of the land holder.
 8. **"Government"** means the Government of the State of Punjab.
 9. **"Household Industry"** means household 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.
 10. **"Industry"** means a specific branch of manufacture and trade, which includes green, orange and red category industries as categorized by PPCB/Department of Industries or as amended from time to time. It excludes mining and quarrying.
 11. **"Inland Container Depot"** are dry ports equipped for handling and temporary storage of containerized cargo as well as empties. Commonly used term in Import/Export in operations is ICD which means Inland Container Depot situated at inland points away from sea ports.
 12. **"Integrated Check Post"**: ICPs are envisaged to provide all the facilities required for discharge of sovereign and non-sovereign functions to enable smooth cross-border movement of individuals, vehicles and goods under an integrated complex. These would facilitate the processes of immigration, customs, security, quarantine, etc.
 13. **"Knowledge Park"** means a platform for interaction and provision of clustering opportunities to all the organizations, institutions, hotels, restaurants, hospitals, Professional offices, real estate agency clubs, business parks, etc. with main objective of facilitation of better technology for public and private sector.
 14. **"Logistic Park"** means an area within which all activities related to transport; logistics and distribution of goods for both national and international transits are carried out by various operators on a commercial basis.

15. **"Local Planning Area"** means the Local Planning Area declared under section 56 (1) of the Punjab Regional and Town Planning and Development Act, 1995 (Punjab Act No. 11 of 1995)
16. **"Mixed Landuse"** means the multiple use of land (except orange & red category industries), which is allowed to co-exist subject to fulfillment of environmental safeguards.
17. **"Non-Conforming Building or Use"** means use in respect of any land or building which is contrary to the prescribed land use in the Master Plan and its zoning regulations.
18. **"Planning Agency "** means the an agency or an officer of the department of the state Government designated as such under Section 57 of the Punjab Regional and Town Planning and Development Act, 1995 (Punjab ActNo.11 of 1995) for Local Planning Area.
19. **"Proposed Landuse Plan"** means the plan showing the proposed admissible uses of different areas and land use zones covered in the Local Planning Area.
20. **"Public and Semi Public Activities"** means government/ semi government offices, educational, cultural, religious, medical and health institutions, community centers, etc.
21. **"Zoning Plan"** means the plan of an area or part thereof or supplementary layout plan approved by the Chief Town Planner, Directorate of Town and Country Planning 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, land, 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 hereinafter.

Terms used, but not defined in these Regulations, shall have the same meaning as assigned to them in the Punjab Building Rules / Related Acts of the Punjab as amended from time to time.

Annexure-'A'

1.3 LAND USE ZONES

The proposed land use plan depicts the following major land use zones

- Residential
- Commercial
- Industrial
- Mixed Landuse
- Rural and Agricultural

Following designated land uses have also been depicted on the Proposed Land use Plan:

- Traffic and Transportation
- Public and Semi Public
- Utilities
- Government

1.4 LAND USE CLASSES

For the purposes of these Regulations various land uses are grouped into following land use classes. Each class of land use has been given a specific code. The Landuse Classes and their Codes are given below:

Table-1: Landuse Classes with Use Class Codes

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

1.5 USE PROVISIONS IN LAND USE ZONES

The following table describes the land use classes and their sub-classes along with the uses permissible in various land use zones. The **shaded cells** in the table indicate that the use is generally permissible and the hollow cells indicate that the land use or activity is not permissible. A **number** in the cell indicates the conditions, subject to which the use is permissible.

Table-2: Land Use Zones and Permissible Land Uses

CLASS CODE/ SUB CODE	LAND USE CLASS/SUB CLASS	LAND USE ZONES					
		Residential	Commercial	Mixed Landuse	Industrial	Recreational	Rural and Agricultural
A	Residential						
A1	Residential in the form of Plotted Development, Group Housing, Service apartments, Affordable housing,						
A2	Old Age homes, Orphanages, Home for mentally retarded/physical challenged persons, leprosy ashram, Paying guest residence/ Hostels for students and working staff		28		28		
A3	Hotels, Resorts, Motels, Dharamshala, Lodging Houses, Sarai, Rain Basera, Guest houses / rest houses / rental housing						22
A4	Jails, Asylums, Reformatories, Juvenile/delinquents and the like						
A5	Residences for Watch and Ward Staff, Residences for Industrial Workers/Management and EWS Housing						
A6	Farm Houses	31		31			31
A7	Low Density Country Homes residential Development Projects	21		21			21
B	Trade and Commerce						
B1	Retail Trade including Markets for Fruits and Vegetables, Meat and Fish; Super Markets, Informal Shopping, Rehri Market, Department Stores, Cash-n-Carry Stores, Malls, Restaurants, Multiplexes. Personal & Community Services like Laundry, Hair Dressing, Beauty Parlours, Tailoring, Coaching Classes, Cyber Cafes, Bank, ATM, Boutiques, Phone Booths, Pan Shop, Chemist Shop, Sweet Shop, Tea Stall, Electric & Electronic Shop with Repair Facilities, Photo Studio, Property Dealer Shop, Dairy Products, Cable TV, Readymade Garments, Stationery Shop and like.						
B2	Wholesale trade with storage of commodities, Mechanized Agricultural market	2		2			
B3	Bulk material market						
B4	All kinds of Filling Stations (Petrol Pump) *,CNG/LPG Stations* Electric charging stations						
B5	Showroom of Mills/ Factory Retail Outlets, light motor vehicle (LMV) Automobile showrooms & their workshops including painting & washing	17	17	17			17
B6	Showroom and workshop including painting & washing of heavy motor vehicle (HMV) such as Buses, Trucks and other heavy vehicles	15	15	15			17
B7	Community Center, Marriage Palace**, Club	1	1	1			
B8	Retail sale of Cooking Gas						
B9	Retail sale and wholesale of Fire crackers	26	26	26	26		26
C	Manufacturing (NIC-2008, Section C)***						
C1	Manufacture of Food Products (NIC Division 10)	4	4	5			
C2	Manufacture of Beverages (NIC Div. 11) (including Micro Brewery etc)		5	5			
C3	Manufacture of Textiles (NIC Division 13)						
C4	Manufacture of wearing apparel (NIC Division 14)			5			
C5	Manufacture of Leather and Related Products (NIC Division 15)						
C6	Manufacture of Wood and Products of Wood and Cork; Manufacture of Furniture (NIC Division 16 & 31)			5			

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CLASS CODE/ SUB CODE	LAND USE CLASS/SUB CLASS	LAND USE ZONES					
		Residential	Commercial	Mixed Landuse	Industrial	Recreational	Rural and Agricultural
C7	Manufacture of Paper & Paper Products (NIC Div: 17), plywood industry						
C8	Printing and Reproduction of Recorded Media (NIC Division 18)			5			
C9	Manufacture of Coke & Refined Petroleum Products (NIC Division 19)						
C10	Manufacture of chemicals & chemical products (NIC Division 20)						
C11	Manufacture of Pharmaceuticals, Medicinal, Chemical & Botanical Products (NIC Division 21)						
C12	Manufacture of Rubber and Plastics Products (NIC Division 22)						
C13	Manufacture of Other Non-Metallic Mineral Products (NIC Division 23)						7
C14	Manufacture of Basic Metals (NIC Division 24)						
C15	Manufacture of Fabricated Metal Products, except Machinery and Equipment (NIC Division 25)						
C16	Manufacture of Computer, Electronic and Optical Products (NIC Division 26)	16	16	16,5			
C17	Manufacture of Electrical Equipment (NIC Division 27)			5			
C18	Manufacture of Machinery and Equipment (not elsewhere classified) (NIC Division 28)			5			
C19	Manufacture of Motor Vehicles, Trailers and Semi-Trailers (NIC Division 29)						
C20	Manufacture of Other Transport Equipment (NIC Division 30)						
C21	Manufacture of Furniture	25	25	5,25			
C22	Other Manufacturing (NIC 32)						
C23	Repair of Machinery and Equipment (NIC Division 33)			5			
C24	Milk Chilling (Independent Plot), Pasteurization Plant, Cold Storage, Fruit Ripening Centre, Ice Factory, Honey processing and Mushroom Growing Centre's	9	9	5,9			
C25	Rice Sheller, Processing of Agricultural/Farm Products, Brick Kilns, Lime/ Charcoal Kilns, Stone crusher, Oil mills, Paper mills. Stone Crushers, saw mills				19		19
C26	Cottage industry, Repair of household articles/cycles/2/3 wheelers, Household Industry, Atta Chakki (upto 500 sq. mts except floor mill), service industry and its allied activities.						
C27	I.T. Park, Knowledge Park, Industrial park, Super Mega Mixed Use Integrated Park, Fashion & Technology Park and Film City	10	10	5			
C28	Cement, Sand and Concrete Mixing Plant (Batching plant), Bitumen, Sand, Concrete Mixing Plant (Hot Mix Plant) Ice factory, Fruit ripening plant. Fly ash & cement tile factory			32			
C29	Manufacturing of Fire crackers						
C30	Communication Towers / Antennas						
D Transport and Storage							
D1	Warehousing/Storage godown and Support Activities for Transportation (NIC Division 52) including coal and wood except storage of fire crackers and other inflammable products.						11
D2	Storage of inflammable product such as Fire crackers, Kerosene oil, Thinner and other petroleum products, Gas Godown	27	27	27			

CLASS CODE/ SUB CODE	LAND USE CLASS/SUB CLASS	LAND USE ZONES					
		Residential	Commercial	Mixed Landuse	Industrial	Recreational	Rural and Agricultural
D3	Rail and Air Freight Terminals/ Metro Stations/ Mass Rapid Transit (MRT), Helipad	18	18				
D4	Truck Terminals, Logistic Park, Freight Complex, Inland Container Depot (ICD), Dry & Wet Ports, Integrated Check Post (ICP)				20		20
D5	Bus, Auto-Rickshaw/Taxi/Two Wheeler/Cycle/Tempo Terminals						
D6	Toll Plaza's/Toll Barrier, Weigh bridges for Operation & Management						
E Offices							
E1	Printing Press (Publishing of Books, Periodicals and Other Publishing Activities (NIC Group 581) Software Publishing (NIC Group 582)	5,6	5	5			
E2	Motion Picture, Video and Television Programme Production, Sound Recording & Music publishing activities (NIC division 59)	6					
E3	Broadcasting and Programming Activities (NIC Division 60)	6					
E4	Telecommunications (NIC Group 61), Centre and State Govt./ Semi-Govt. / Defence, Private Business Offices	6					
E5	Computer Programming and Related Activities (NIC Division 62)	6					
E6	Information Service Activities (NIC Division 63)	6					
E7	Finance, Banking and Insurance (NIC Section K)	6					
E8	Real Estate Activities (NIC Section L)	6					
E9	Professional, Scientific and Technical Activities (NIC Section M)	6					
E10	Administrative & support services (NIC Section N)	6					
E11	Public Administration and Defence; Compulsory Social Security	6					
E12	Professional Services like Lawyers, Chartered Accountants, Architects, Engineers, Town Planners, consultancy, etc.						
F Educational, Training and Research Institutes							
F1	Pre-Primary Schools, Play Schools, Kindergartens/ Anganwari, Primary Schools, middle schools, Crèche and like	8	8	8	8		8
F2	High & Senior Secondary Schools, Vocational Training Institutes, Research & Training Centre's, Diploma level institutes	12	12	12	12		12
F3	Technical and General degree Colleges, Universities, Centre's of Advanced Education & Training like IIM or IIT, Medical Institutes	12	12	12	12		12
G Healthcare Facilities							
G1	Medical and Dental Clinics, Dispensaries	8	8	8	8		8
G2	Hospitals (NIC Group 861) including General & Super Specialty Hospitals, and Health Centre, Multimedia centre's	30	30	30	30		30
G3	Nursing Care Facilities (NIC Group 871), Mental Asylum, Residential Care Activities for Mental retardation, Mental health & Substance abuse (NIC Group 872), Residential Care Activities for the Elderly and Disabled (NIC Group 873)	30	30	30			30
G4	Veterinary Services (clinics and hospitals)	23	23	23	23		23
H Recreational, Entertainment, Cultural and Religious Activities							
H1	Creative Arts and Entertainment Activities (NIC Division 90)	23	23	23	23	23	23
H2	Libraries, Archives, Museums & Other Cultural Activities (NIC Division 91), Trade Fairs, Exhibition and Convention Centre / Mela Grounds, Heritage villages, Arts & craft villages etc	23	23	23	23	23	23
H3	Race Course/ Racing track						

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CLASS CODE/ SUB CODE	LAND USE CLASS/SUB CLASS	LAND USE ZONES					
		Residential	Commercial	Mixed Landuse	Industrial	Recreational	Rural and Agricultural
H4	Sports Club, Sports Stadium/Complex, Sports Training Centers, Open Air Theatre, Auditorium, Amusement and Recreational Activities (NIC Division 93), Stadium, Playgrounds, Golf Courses, Swimming Pool, shooting Range, Botanical Gardens, Aquarium, Zoo, Natural Reserve Forest, Wild life sanctuary, Holiday Resort, Bird sanctuary, Biodiversity Park, Fire Post, Amenity Structure, exhibition centre & art gallery, Amphitheatre, auditorium, Cultural & Information Centre, Social & Cultural Institute, Convention Centre, Planetarium. etc.	24	24	24	24	24	24
H5	Places of Worship such as Temple, Gurudwara, Church and Mosque and any other religious places	23	23	23	23	23	23
H6	Institutes like Deras, Meditation and Yoga Centers	12	12	12	12	12	12
I	Public Utilities and Services						
I-1	Electricity, Gas, Steam and Air Conditioning Supply (NIC Section D) including Power Stations and Network						
I-2	Water Collection, Treatment and Supply (NIC Division 36)						
I-3	Sewerage Treatment Plant (NIC Division 37)						
I-4	Solid Waste Collection, Treatment and Disposal Activities; Materials Recovery (NIC Division 38), decompost and Carcass Disposal sites	3, 13	3, 13	3, 13			
I-5	Postal and Courier Activities (NIC Division 53)						
I-6	Police Stations, police posts, Sanj & Suvidha Kendra's						
I-7	Fire Station						
I-8	Cemeteries, Graveyards, Cremation Grounds						
I-9	Telephone Exchange						
J	Agriculture, Forestry and Fishing (NIC Section A)						
J1	Crop and Animal Production, Hunting, Bee keeping and Related Service Activities (NIC Division 01)	14	14	14			
J2	Land Conservation and Preservation Measures such as Storage, Check Dams and other Water Harvesting Measures and Biogas plant						33
J3	Fishing & Aquaculture (NIC Division 03), Cattle/ cow sheds, Gau shalla, Emu farms, stud farm, Agro forestry and like			34			
J4	Quarrying of stone, sand & clay (NIC Group 081)						
J5	Plant Nursery and Greenhouses related to Nursery, Floriculture						
J6	Agro based industries.			5			
J7	Slaughter houses / cattle fairgrounds/ dairy, piggery, poultry farming						

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.	
	<i>New marriage palaces falling in residential zone shall leave set back of 15 meter around the hall out of which 6 meter next to the hall will be for fire safety and after that 9 meter of green buffer of broad leafed trees shall be provided by the owner from his own land. This green buffer can be utilized for parking</i>	1

<i>In case of Wholesale trade related with agricultural commodities (Grain and fruit & vegetable market), minimum distance of 200 m shall be maintained from village abadies / approved residential area.</i>	2
<i>Only collection centers except carcass/ slaughter house</i>	3
<i>Only retail Bakery.</i>	4
<i>Only Green Industries</i>	5
<i>Provided that the site abuts on at least 60 feet wide existing/proposed road.</i>	6
<i>Only manufacture of bricks, earthen pots, country tiles, SW pipes, Interlocking pavers, Hollow Blocks, Solid Blocks, cement pipes and alike.</i>	7
<i>Allowed on minimum frontage of 20 mts and on existing road width of 16'-6" widened to 40'-0" or as per the proposals of Master Plan whichever is more.</i>	8
<i>New Cold storage using Freon gas will be allowed</i>	9
<i>Only I.T. Park and Knowledge Park.</i>	10
<i>Only warehousing of agricultural commodities on minimum existing 16'-6" road widened to 80'-0"</i>	11
<i>Frontage shall be considered as 150 ft and subject to the fulfillment of conditions of building rules, 2018.</i>	12
<i>Subject to fulfillment of norms/guidelines of Punjab Pollution Control Board.</i>	13
<i>Except Animal Production/ breeding farms/ rearing of animals as defined in NIC division 01 group 14</i>	14
<i>Only showrooms without workshop on existing 60'-0" wide road widened to 80'-0" road.</i>	15
<i>Only assembling and repair of computer and IT products</i>	16
<i>Showrooms with workshop including painting and washing for light motor vehicles (LMV) shall have approach from 80 feet wide ROW or as per provisions of master plan whichever is higher provided that existing road should not be less than 60 feet. Applicant shall produce a certificate/ NOC from pollution control board that unit is not creating any such pollution which is harmful to nearby residents.</i>	17
<i>Except Air Freight Terminal</i>	18
<i>Stone crushers are also allowed in zone/zones specifically marked for stone crushers in the master plan</i>	19
<i>Also allowed in zone/zones specifically marked for warehousing in the master plan</i>	20
<i>Subject to fulfillment of conditions of Punjab Govt. Notification No.17/09/2016-5HG2/2315 dated 26.08.2016 or as amended from time to time.</i>	21
<i>In rural areas, outside master plan, activities specified at A3 class code/sub code with area upto 1 acre, shall be permissible on link road having minimum width of 22 ft (4 karam).</i>	22
<i>Minimum frontage 20mt, approach road minimum width of 16'-6" (4 karam) to be widened to 40'-0"</i>	23
<i>Minimum 198 ft frontage, minimum existing revenue road width 22'-0" widened to be 60 ft.</i>	24
<i>Sale and assembly excluding saw mill</i>	25
<i>Sale of firecrackers will be permitted on the sites identified and approved by district magistrate.</i>	26
<i>Minimum distance of green buffer should be kept as per norms for the activity which come later.</i>	27
<i>Only Hostels / Residences for students & working staff of institution and industrial worker may be allowed subject to the fulfillment of building rules, 2018</i>	28
<i>Only ATM, Milk booths/ bakery shops are allowed</i>	29
<i>Subject to fulfillment of building rules -2018 and also as defined in Sr. No. 10 & 24 of Table No. 5 of zoning regulation and development controls, 2018.</i>	30

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Minimum area size of Farm house site should be 1.5 Acres with ground coverage of 5% - 10% of site area.	31
Only Fly ash and cement tile factory and allied are allowed	32
Only allowed in 100 mts contiguous growth of village abadi	33
Only Gau Shalla's are allowed in mixed landuse	34

- * The siting of petrol pumps/CNG/LPG Stations shall be subject to instruction/ guidelines of IRC/MORTH/ TCPO/ Punjab Govt. issued from time to time.
- ** Marriage Palaces shall be permitted as per the Norms/policy issued by the Govt. from time to time.
- *** All types of industries permitted in the above in various land use zones of the master plan in the table above are subject to the fulfillment of requirements of different departments.

NOTE:

- Norms for developments of Residential / Commercial / institution / Industry / Rural & Agriculture / Recreational etc falling within the limit of Municipal corporation / Council shall be as per prevailing building by laws / norms of Local Government, Punjab
- Development controls regarding plot size, frontage etc for all types of standalone projects falling in all zones of master plans shall be governed by these regulations and provisions of building rules, 2018 and as amended from time to time but in Master Plan of new Chandigarh & SAS Nagar it will be applicable on left out pockets or the extended areas of ongoing projects and not applicable for revision of any layout plan.
- Uses permissible in all other special/ specific landuse zones in different Master Plans in the state of Punjab which are not described in these regulations such as Petroleum, Chemical and Petrochemical Investment Region (PCPIR), special industrial zone, Air port extension, commercial mix zone, industrial mix zone, Off port facilities, institutional zone, civic & community institution zone, keshopur shamb community reserve zone, Wetland zone, Eco promotion zone Stone Crusher zone, Integrated Check Post, Logistic park etc. shall be as per the provisions of the respective Master Plan.
- All land uses, which are compatible including industries, except the orange and red category industries, shall be permitted in the mixed land use zones of the master plans. (Except in master plans of New Chandigarh and S. A. S. Nagar)
- Retail sale of petroleum and other related petro products without storage is permissible in residential and commercial areas of the master plan after getting prior permission of the concerned competent authority.
- The requisite guidelines/ notifications issued and amended from time to time by the concerned ministry regarding Gas/ Oil pipe lines/ corridors shall be applicable irrespective of the land use shown on Proposed Land use plan.
- The use of the land notified under the Indian Forest Act, 1927 and the Punjab Land Preservation Act, 1900 shall be subject to the provisions of the said Acts as amended from time to time, irrespective of the land use of such land shown on the Proposed Landuse Plan. Construction/activity shall be permitted in this area unless expressly allowed by the Forest Department/State Govt.
- The requisite guidelines/ notification issued and amended from time to time by the concerned ministry regarding Defence lands and Airports (including Airport, Ammunition dumps, missile/ Radar based stations etc.) shall be applicable irrespective of the land use shown on Proposed Land use plan. (The requisite guidelines/ notification issued by the Department of culture (Archaeological survey of India) regarding protect monuments shall be applicable in the master plan irrespective of the land use shown on Proposed Land use plan).

- *In case of Government (Defence) Land, the extent of Restricted Area (No Construction Zone) around such lands shall be as notified by the Government from time to time under the Works of Defence Act, 1903, irrespective of the land use shown, if any, in the Proposed Land use Plan. No construction shall be permitted in such zones without the permission of the Ministry of Defence, Govt. of India. Use, if any, indicated on the Proposed Land use Plan shall be governed by and subject to the provisions of the Works of Defense Act, 1903.*
- *No construction zone earmarked in master plan shall stand amended to the extent as notified by the government in the revised notification if any.*
- *In case of any discrepancy with respect to the boundary of No construction zone earmarked in the master plan, the final decision in this regard shall be based on the actual boundaries as defined in the notification of the government in this regard and the Khasra No's covered in this notification.*
- *In case after reconciliation of boundary of No construction Zone around defence installation, it is found that No construction Zone earmarked in master plan is in excess of the boundary as defined in government notification, in that case the excess area earmarked under No construction Zone may be allowed to be used for any activity which is compatible to the surrounding land use.*
- *In case of protected monument/heritage building or conservation site notified by the competent authority, i.e. (Archeological Survey of India/State Govt.), only the activities related to the promotion, preservation and conservation are allowed. All other uses are prohibited.*
- *All Protected Monuments/Sites declared under The Ancient Monuments and Archeological Sites and Remains Act, 1958 shall have a 100m of Prohibited Area and another 200m as Regulated Area around the limits of Protected Monument/Site or as per notification of department of culture (Archeological Survey of India) amended from time to time, irrespective of the land use shown, if any, in the Proposed Landuse Plan. No construction is allowed within the Prohibited Area of 100 m and construction in the next 200 m shall only be permitted with the prior approval of the competent authority/ASI.*
- *Green buffer zone in case of standalone projects such as group housing / commercial / school/ Hospital/ hotel etc shall be allowed to use for parking with broad leaf trees. However the plan will have to be submitted and approved from the competent authority. This green buffer area will not affect any norms / standards during area calculations at the time of approval of layout plans.*

1.6 USE PROVISIONS IN DESIGNATED AREAS

Following uses are permissible in the designated areas mentioned above.

• **Traffic & Transportation: Uses Permissible**

All types of road, railway and air networks, Rail Yards, Railway Station & Sidings, Airport, Cargo Terminal, 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 and other support infrastructure/facilities.

- **Utilities: Uses Permissible**

Water Supply, Sewerage System (including main pumping station and Sewage Treatment Plant (STP)), Drainage, Storm Water, Solid Waste processing and disposal, Electricity, Communication Systems and Related Installations, etc.

- **Government: Uses Permissible**

Government and Semi Government Offices, Government Administrative Centres/ Secretariat, other Projects/Activities undertaken from time to time to meet the operational/administrative needs of the govt. etc.

- ✓ The land use of all central/State Government lands shall be as determined by the respective governments from time to time notwithstanding the provisions of these regulations or the land use earmarked in the master plan subject to prior approval of the department of housing and urban development.

- ✓ In case of Defence Land, the uses permitted shall be as determined by the Ministry of Defence from time to time with prior consultation to the competent authority.

- **Public and Semi-Public: Uses Permissible**

Educational including Schools, Colleges, Universities, Vocational Training Institutes, Technical Institutes, etc. **Healthcare** including Dispensaries, Hospitals, Nursing Homes, Super Specialty Hospitals, etc., **Cultural and Religious institutions** including Theatre, Auditorium, Community Center, Club, Orphanage, Old Age Home, Temples /Gurudwara /Churche/Masjid, Police Stations, Fire Stations, Cremation ground, Playground, Stadium, etc.

Other Uses

i) **Forest Areas: Uses Permissible**

The use of the land notified under the Indian Forest Act, 1927 and the Punjab Land Preservation Act, 1900 shall be subject to the provisions of the said Acts as amended from time to time, irrespective of the land use of such land shown in the Proposed Landuse Plan. No construction/activity shall be permitted in this area unless expressly allowed by the Forest Department/State Govt.

ii) **Restricted Area: Uses Permissible**

In case of Government (Defence) Land, the extent of Restricted Area (No Construction Zone) around such installations shall be as notified by the Central Government from time to time under the Works of Defence Act, 1903, irrespective of the land use shown, if any, in the Proposed Landuse Plan, no construction shall be permitted in such zones without the permission of the Ministry of Defence, Govt. of India. Use, if any, indicated on the Proposed

Landuse Plan shall be governed by and subject to the provisions of the Works of Defence Act, 1903.

iii) Protected Monuments/Sites: Uses Permissible

In case of protected monument/heritage building or conservation site notified by the competent authority, i.e. (Archeological Survey of India/State Govt.), only the activities related to the promotion, preservation and conservation are allowed. All other uses are prohibited.

All Protected Monuments/Sites declared under The Ancient Monuments and Archeological Sites and Remains Act, 1958 shall have a 100m of Prohibited Area and another 200m as Regulated Area around the limits of Protected Monument/Site as declared vide Notification No. S.O. 1764 dated 16th June 1992 of Department of Culture (Archeological Survey of India) for purposes of both mining and construction. Irrespective of the land use shown, if any, in the Proposed Landuse Plan, no construction is allowed within the Prohibited Area of 100 m. The construction in the next 200 m shall only be permitted with the prior approval of the competent authority/ASI.

SPECIAL CONDITIONS

- Minimum area required for Educational and Healthcare facilities shall be as defined in these regulations or as prescribed by government or the accrediting authorities from time to time.
- All developments will be subject to Environmental Clearance wherever required.
- The siting of Petrol Pump / Filling Station shall be subject to instructions/guidelines of IRC/MORTH/TCPO /Punjab Govt. issued from time to time.
- All types of industries permitted in the industrial/ mixed land use zone are subject to the fulfillment of conditions issued by industries department / Punjab Pollution Control Board from time to time.
- In case of the standalone projects having depth more than the prescribed depth of the mixed land use in the Proposed Land use Plan, such projects shall be considered for approval irrespective of the prescribed depth of the mixed land use in case 2/3 rd part of the project falls within mix land use .
- In case of any ambiguity/clarification regarding the interpretation of the Land Use Plan, the master copy of drawing based on GIS shall be referred.

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- The siting and location of major traffic nodes including Bus Terminus, Truck Stand, Transport nagar etc. and physical infrastructure including STP, Electric Grid Station, Solid Waste Dumping Site, Water Works, etc. shall be as decided by the Govt. from time to time.
- The Proposed Landuse Plan does not indicate in any manner the ownership pattern of land falling within the LPA. The Proposed Landuse Plan defines broadly the land use pattern proposed for the land falling within the LPA.
- A variance upto 10% of the norms fixed for standalone projects for minimum plot size, approach road, frontage may be allowed by the competent authority (to whom CLU powers are vested) from case to case basis.

1.7 USE AND DEVELOPMENT OF LAND TO BE IN CONFORMITY WITH MASTER PLAN

Section 79 of the Punjab Regional and Town Planning and Development Act 1995 provides: *After coming in to operation of this Master Plan, no person shall use or permit to be used any land or carryout any development in any area otherwise than in conformity with such Master Plan, provided that the Competent Authority may allow the continuance of any use of any land, for a period not exceeding fifteen 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 such a Master Plan came into operation.*

2. DEVELOPMENT CONTROLS

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

These Development Control Regulations are applicable to the all new and future developments and developers shall have to abide by the zoning and planning intentions of the Master Plan.

However, Development Proposals/Projects including CLU which have already been approved by the Competent Authority and Projects approved as per previous zoning regulations before these zoning regulations and development controls come into force, shall continue to be honored/permitted, subject to the terms and conditions of approval and shall not be affected by these zoning regulations and development

controls. In case of revision of layout/ Building plan of the project, the new regulations/development controls shall be applicable subject to fulfillment of norms/guidelines issued by Govt. from time to time.

The F.A.R., height, ground coverage, parking area, set back, width of road, frontage of site, etc. regarding residential, commercial, institutional, industrial or any other use falling within M.C. limits the Municipal Bye-laws shall apply.

Development controls regulations for residential, commercial, industrial, institutional, Public and Semi Public, Public buildings, Residential and other uses falling outside Municipal Corporation / Council Limits shall be governed by the Housing and Urban Development policy / Punjab Urban Planning and Development building rules, 2018 or as amended from time to time.

Development Controls which are not specified/mentioned in these regulations shall be governed by the Punjab Urban Planning and Development building rules, 2018 or as amended from time to time. The Development controls/Guidelines/Norms & Standards revised from time to time by the Government shall have overriding effect on Development controls mentioned in these regulations.

KEY REGULATIONS OF THE DEVELOPMENT CONTROLS

2.1 RESIDENTIAL

The minimum size of the colony outside Municipal limit shall be as follows or as amended by govt. from time to time

Table No - 3

Category	Minimum area required	
	Within Municipal limit	Outside Municipal limit
Residential Plotted	05 Acres	10 Acres
Group Housing	02 Acres	02 Acres

- Group housing within Municipal Limit shall be as per prevailing building bye laws/norms of the Department of Local Government
- The lowest hierarchy street within residential zone of Master Plan shall be minimum 40 feet or 12 meters wide.
- The development of Government sites shall be governed by approved layout plan/ zoning plan / standard architectural control sheets prepared by the concerned competent authority.

- The saleable area of any plotted residential colony shall be as per the provisions of PAPR Act, 1995 or as amended from time to time.

2.2 COMMERCIAL

Table No - 4

(i) Norms for Development of Commercial Colony outside MC Limits shall be as follows

S. No.	Minimum Size of Commercial Colony (Sq.yds)	Approach Road (in feet)	Frontage (in feet)	Minimum Front Setback	No. of Storey's	Parking
1	1200-2000	45'	60'	20'	Single Storey (only convenient shopping)	a) 2 ECS for 100 sq.mts covered area.
2	2001-5000	60'	100'	20'	Double Storey	a) 2 ECS for 100 sq.mts covered area.
3	More than 5001	80'	100'	40'	No Restriction	a) 2 ECS for 100 sq.mts covered area.

(ii) Norms for developments of commercial projects within the municipal limits shall be as per the local Government rules and regulations.

Note:

1) *The parking norms per ECS shall be as below:*

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

2) *These commercial facilities are intended to serve the needs of local residents and will not be shown separately on the Master Plan. Instead, they are assumed under the predominant residential, mixed land use.*

3) *All Government commercial sites shall be governed by approved layout plan/ zoning plan / standard architectural control sheets prepared by the concerned competent authorities.*

2.3 NO CONSTRUCTION ZONE ALONG MAJOR ROADS

All properties within the jurisdiction of LPA (within & outside municipal limits) that abuts on National highways/ State highway / By-pass and for road width of 80'-0" and above shall have No construction zone of 5 meter from the proposed Right of way after leaving land for road widening, if any.

2.4 PROVISIONS REGARDING ROAD WIDENING

- Area left for road widening in CLU cases as per the provisions of Master Plan should be included in area under CLU and fees shall be charged for that area. Applicant will*

leave area under road widening as open space for future road widening and will not be considered in set back, but it will be calculated in FAR, ground coverage and circulation area, minimum area calculations etc.

- *It is proposed that all existing village link roads for which no proposal has been specified in Master Plans shall be widened to minimum 60'.*
- *The proposed road widening as shown on the plan shall be equally widened on both sides of the existing road except existing village abadies/ habitation come in alignment in the later case, road widening shall be as per the ground conditions or as recommended by the concerned implementing agency and in case where proposed road shown on the master plan partially falls within municipal limits , in such cases competent authority of local government shall adhered to the proposal of road widening shown on the master plan.*
- *The road widening wherever proposed along the canal/drain/railway line shall be on that side of the canal/drain/railway line as shown on the proposed land use plans.*
- *No activity in the Master Plan shall be permitted on a road, less than the road width as specified in norms/guidelines for particular activity or as specified in the master plan whichever is more. However, in case if the existing road width is less than the width specified as per proposals of respective Master Plans or as per norms/guidelines for the concerned activity, then the proportionate land on both sides shall be safeguarded for widening to comply with the minimum requirement. However, no case shall be considered if the right of way of existing road width is less than as defined in the table below for different activities:*

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Sr. No.	Classification of activities	Plot size	Approach road / Minimum width of existing revenue road/ rasta required	Ground coverage	Minimum frontage	Remarks
1.	Residential plots/ villas	-	40'-0" (12 mts)	40%-70% depending upon plot size	-	-
2.	Residential independent floor	-	40'-0" (12 mts)	40%-65% depending upon plot size	-	-
3.	Group housing	As per the provisions of Master plan	22'-0" to be widened to 60'-0" (18 mts)	30% of plot area	-	-
4.	Studio apartments	2000 sqmts	22'-0" to be widened to 60'-0" (18 mts)	30% of plot area	-	-
5.	Rental housing / hostel	800 sqmts	Within master plan-60'-0" (18 mts) Outside master plan-40'-0" (12 mts)	60% of plot area	-	-
6.	Residential plotted	upto 10 acres	22'-0" to be widened to 45'-0"	-	-	-
		upto 50 acres	22'-0" to be widened to 60'-0"	-	-	-
		upto 100 acres	22'-0" to be widened to 80'-0"	-	-	-
7.	Commercial (Shopping Mall/ Shopping complex or any similar purpose)	1200-2000 sqyds	22'-0" to be widened to 45'-0" as per building rules-2018	45%	66'-6" (20mts)	-
		2000-5000 sqyds	22'-0" to be widened to 60'-0" as per building rules-2018	45%	66'-6" (20mts)	-
		More than 5000 sqyds	22'-0" to be widened to 80'-0" as per building rules-2018	45%	66'-6" (20mts)	-
8.	Miniplex **	2000 sqyds -4000sqyds	22'-0" to be widened to 60'-0" (18 mts)	40% of plot area	80'-0" (24mts)	-
		More than 4000 sqyds	22'-0" to be widened to 80'-0" (24 mts)	40% of plot area	80'-0" (24mts)	-
9.	Multiplex **	Minimum 1.0 Acre	22'-0" to be widened to 80'-0" (24 mts)	40% of plot area	100'-0" (30mts)	-
10.	Hotel/Motel, Hospital,Nursing Home, Medical laboratory, Multi- Media centre	1000-2000 sqyds	16'-6" to be widened to 40'-0"	40% of plot area	Min 66'-6" (20mts)	-
		2000-4000 sqyds	16'-6" to be widened to 60'-0"	40% of plot area	Min 66'-6" (20mts)	-
		More than 4000 sqyds	16'-6" to be widened to 80'-0"	40% of plot area	Min 66'-6" (20mts)	-
11.	Club	1000 sqyds-2000 sqyds	22'-0" to be widened to 60'-0"	40% of plot area	Min 66'-6" (20mts)	-
		2000 sqyds and above	22'-0" to be widened to 80'-0"	40% of plot area	Min 66'-6" (20mts)	-
12.	Guest house/ Lodging & boarding / scheme apartments	1000 sqyds- 2000sqyds	16'-0" to be widened to 40'-0"	40% of plot area	---	-
		2000 sqyds and above	16'-0" to be widened to 60'-0"	40% of plot area	-	-
13.	Dhaba	1000-2000 sqyds	22'-0" to be widened to 60'-0"	40% of plot area	66'-6" (20 mts)	---
		2000 sqyds and above	22'-0" to be widened to 80'-0"	40% of plot area	66'-6" (20 mts)	-
14.	Farm House	Min 1.5 Acres	11'-0" to be widened to 40'-0"	5%-8%	60'-0" (18 mts)	-

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15.	Warehouse/Godown/coldstore	Min 2000 sqmts	16'-6" to be widened to 60'-0"	65% of plot area	100'-0" (30 mts)	-
16.	Rice sheller/ Brick Kiln/ Stone crusher *		16'-6" to be widened to 60'-0"	65% of plot area	66'-6" (20 mts)	-
17.	Wholesale Trade / Integrated Freight complex (standalone)	Minimum 1 hectare	16'-6" to be widened to 60'-0"	65% of plot area	100'-0" (30mts)	-
18.	General Industry flatted	Minimum 2000 sqmts	16'-6" to be widened to 60'-0"	65% of plot area		-
19.	Rest of industries	-	16'-6" to be widened to 60'-0"	40% of plot size		
20.	Information Technology flatted	As per IT Policy	16'-6" to be widened to 60'-0"	65% of plot area	-	As per IT policy
21.	Pre Nursery / Nursery school/ crèche/ Kindergarten / play school & alike	Minimum 1000 sqmts	16'-6" to be widened to 40'-0"	40% of plot area	66'-6" (20 mts)	-
22.	Primary schools	Min. as per affiliation authority or 5000 sqmts which ever is more	16'-6" to be widened to 40'-0"	40% of plot area	100'-0" (30mts)	-
23.	Higher / Secondary school / colleges or / University / Medical institutes / IIM/ IIT and alike	Min. as per affiliation authority or 5000 sqmts which ever is more.	Within master plan 16'-6" to be widened to 60'-0" Outside master plan 16'-6" to be widened to 40'-0"	40% of plot area	150'-0" (45 mts)	-
24.	Orphanage home / Old age home / children centre / case centre / institute for Mentally challenged or physically handicapped person	1000 sqmts	16'-6" to be widened to 40'-0"	50% of plot area	66'-6" (20 mts)	-
25.	Community centre / Public concert Hall or Auditorium / Museum / Gymnasium / Public Exhibition	2000 sqmts	Within master plan 16'-6" to be widened to 60'-0" Outside master plan 16'-6" to be widened to 40'-0"	40% of plot area	100'-0" (30mts)	-
26.	Religious buildings	1000 sqmts-2000sqmts 2000 sqmts and above	16'-6" to be widened to 40'-0" 16'-6" to be widened to 60'-0"	40% of plot area	80'-0" (24mts)	-
27.	Public offices	1000 sqmts-2000sqmts 2000 sqmts and above	16'-6" to be widened to 40'-0" 16'-6" to be widened to 60'-0"	40% of plot area	100'-0" (30mts)	-

* 5% additional ground coverage in case of retail service industry

** Rule 19 (ii) of Punjab cinemas (Regulations) Act, 1952 shall not be applicable for Multiplexes and Miniplexes.

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2.5 ENVIRONMENTAL CONSIDERATIONS:

- Minimum buffer of 15 meters green belt of broad leaf trees should be provided around the boundary of village *abadi*'s falling in the 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 the industrial zone of Master Plan boundaries of which are located within 100m 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.
- All residential colonies, commercial establishments like shopping malls, multiplexes, etc. shall maintain a minimum distance of 250 m from the hazardous (Maximum Accident Hazardous or MAH) industries notified by the competent authority. The distance shall be measured from source of pollution/hazard in the industrial premises to the nearest 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/norms of distance as prescribed by PPCB or any other concerned agency shall apply.
- Minimum 5 meters wide green strips on each side of minor water bodies / drains shall be maintained on the portion falling within the existing municipal limits and 10 meters on the portion falling outside the existing municipal limits. Other major water bodies like rivers/major canals, etc. shall have minimum 30 meters green strips on each side in the portion falling within as well as outside existing municipal limits. 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/buffer 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, with 2% ground coverage for construction of offices, booths serving snacks/milk booths, library etc.
- Gap of at least 10 meter should be left between the railway boundary and the nearest private buildings, so as to minimize smoke/noise nuisance to the adjacent buildings/sites.

2.6 OTHER DEVELOPMENT CONTROLS AND GUIDELINES REQUIRED

- Expansion of Abadis: Contiguous expansion of village abadis falling in the non-residential zones of Master Plan shall be permissible up to a distance of 100 m from

the existing Lal lakir/ phirmi of villages to accommodate the natural/contiguous growth of villages. This area shall be exclusively used for allowing houses for the villagers and not for any other purpose such as for the development of colonies, commercial projects by the promoter.

Area under expansion of village abadis falling in non residential zone of Master Plan, shall be governed by prevailing Building rules of the department of Housing and Urban Development or amended from time to time for the purpose of allowing houses for villagers. The Competent authority as notified by the Government will approve the building plan after taking CLU, EDC, LF/ PF and SIF, building plans fees and other applicable charges of the state government. The minimum area requirement shall not apply for these types of residential units.

2.7 EXCEPTIONS

The activities / uses not mentioned in these regulations but found compatible for a particular land use zone shall also be permissible with permission of the Chief Town Planner, Punjab.

- Development / projects approved prior to coming in to force of these regulations shall be deemed to be in compliance with these Regulations.
- The site on which various projects have been approved or whose change of landuse has already been permitted by competent authority/Govt. inform the final notification of the master plan such sites shall be deemed to be adjusted as sanctioned/ permitted.
- In case of land belonging to the Development Authorities/Improvement Trusts/Local Bodies/Semi Government agencies working under government department, its use shall be as determined by such agencies subject to the prior approval of the Department of Housing & Urban Development notwithstanding the provisions of master plan.
- The use of land covered under Optimum Utilization of Vacant Government Land (OUVGL) Scheme/Other Projects of the Centre & State Government shall be as determined by the Government at any appropriate time notwithstanding the provisions of these regulations.
- 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.
- In case the area of a project falls partially under no construction zone along a water body, relaxation of maximum up to 5% on the total site area of the project shall be allowed towards calculation of saleable area in lieu of the area falling under the no

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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.

- 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.
- In case of Defence Land, the extent of No Construction Zone around such lands shall be as notified by the Central Government from time to time depending upon the nature of the use of the land, irrespective of the fact whether such uses are indicated/not indicated on the Proposed Land use Plan.
- The policies, guidelines / instructions and norms regarding control / regulations of urban development issued from time to time or any amendment in the existing norms, policies, guidelines / instruction, act / rules in this regard shall automatically apply to all master plans. From the date of its notification except master plan(s) as exempted in the policy / instructions if any, and no separate permission of the Punjab Regional and Town Planning Board shall be necessary to implement such policies / instructions etc. in master plans.

2.8 RESIDENTIAL DENSITIES

Residential density in the master plans shall be as per policy notified by the Housing & Urban development department Punjab or amended by the Govt. from time to time.

2.9 IMPLEMENTATION OF THESE REGULATIONS AND DEVELOPMENT CONTROLS

- All authorities competent to grant permission for CLU or 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.
- Land owners desirous of developing their land can obtain permission by applying to the competent authority in writing and giving details of their land along with necessary maps, a list of permissible uses.
- Similarly the land owners proposing development of certain uses on their land can obtain a certificate of "Compliance with Master Plan" from a competent authority.

2.10 SAFETY

2.10.1 Fire

Fire services have to play pivotal role and be fully prepared in protecting people from fire hazards, building collapse, road accidents and other unforeseen emergency etc.

2.10.2 Development Controls for Safety/ Fire Facilities

Development Controls for safety/fire facilities shall be as per NBC of India 2016(mended from time to time)/Building Byelaws of the local body/any other concerned agency or as per State government instructions issued from time to time.

2.10.3 Guidelines for locating fire stations & fire fighting facilities in urban areas:

- Fire station shall be so located that the fire tenders are able to reach any disaster site immediately within minutes.
- Fire station shall be located on corner plots as far possible & main roads with minimum two entries.
- In new layouts, concept of underground pipelines for fire hydrants on periphery, exclusively for firefighting services shall be considered.
- Fire stations are permitted in all land use zone/sectors except in Recreational use zone.
- Necessary provisions for underground/over ground fire fighting measures, water lines, hydrants etc. may be kept wherever provision of fire station is not possible.
- The concerned agencies shall take approval from Fire Department for firefighting measures while laying the service for an area.

2.11 TRANSFERABLE DEVELOPMENT RIGHTS

To facilitate development, it is necessary to accord top priority to the implementation of public utilities and infrastructure (such as Schools, Dispensary/Hospitals, Suvidha centre roads, parks, green belts, etc.), which will in turn encourage urbanisation. However, the respective technical agency or authority will not be able to proceed with its implementation programmes until the ownership of private land affected by these public utilities and infrastructure has been transferred to the state or to the relevant authority(s). Acquisition of private land for this purpose can be carried out through one of the following options:

- Cash compensation can be made to affected land owners whose land is to be acquired.
- A government approved land pooling scheme can be implemented.
- Transferable Development Rights (TDR).

The Department of Housing and urban development or Local Government (as the case

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may be) may prepare a comprehensive policy on land pooling scheme and TDR so that the same may be implemented as an alternate tool to land acquisition by cash compensation which is tidy and cumbersome procedure. Detailed policy guidelines on the operation and implementation of TDR scheme shall be as per State government instructions issued from time to time.

2.12 DISASTER MANAGEMENT

According to the Indian Seismic Zone Map, most of Punjab is placed in Seismic Zone III & V which means high damage risk zone. Such natural and manmade disasters neither can be prevented nor predicted. However, with the technological advancement to some extent mechanism can be developed to mitigate the after effects of the disaster. Areas of vulnerability can be identified and necessary measures can be proposed by the concerned agencies. The concerned local bodies should keep updating the building byelaws to safe guard against disasters and ensure effective and impartial enforcement. Following policies and strategies for disaster management are proposed:

1. Disaster Management Plan for the area should be immediately prepared after conducting detailed survey of the area.
2. Local body being the nodal agency for disaster management shall identify vulnerable areas such as areas with high density & poor accessibility in the town and propose suitable measures. Proposed Disaster Management Centres should be established in every zone/sector to deal with disasters, including bio-chemical and nuclear disasters
3. All buildings shall be made structurally safe in order to minimise the damage caused by the natural and manmade disasters, including earthquake, fire, etc. & the building plans should include structural designs & shall conform to the guidelines & the stipulations made in the building byelaws & the NBC. It should be duty and responsibility of the owner of the building to make the building safe against these disasters.
4. The concerned local body responsible for sanctioning of building plans should have technically well trained staff to scrutinize the building plans.
5. The implementation of approved building design should be ensured at site through site inspections at three stages of construction activity i.e., when the building is at plinth level, door level and roof level.
6. Building byelaws shall incorporate the aspects of Multi Hazard Safety, and Retrofitting.
 - Priority shall be given to public buildings (such as hospitals, educational, institutional, power stations, infrastructure, heritage monuments, lifeline structures and those which

are likely to attract large congregation) for their ability to withstand earthquake of the defined intensity.

- Suitable action should be taken for retrofitting and strengthening of structures identified as vulnerable as per earthquake manuals and National building code. A techno-legal regime has to be adopted for provision Multi Hazard Safety aspects..
- 7. Educate people, particularly school children, about after effects of disaster
- 8. Public awareness through media campaigns and advertisements about emergency procedures and location of emergency shelters etc. should be taken up by local body.

ANNEXURE - F

[Extract from Punjab Govt. Gaz., dated the 19th October, 2012]

GOVERNMENT OF PUNJABDepartment of Tourism
(Tourism Branch)**NOTIFICATION**

The 5th October, 2012

No. 10/67/2010-ITC/1869.-Modification to circular No.10/67/2010-ITC/2175-In exercise of powers vested, the Governor of Punjab is pleased to notify the Punjab Farm Tourism Scheme-2010 consisting of Chapters 1 to 5 and annexure thereof (copy enclosed). Point No.4, 5, 8 & 10 are being modified while Point No.6 has been added to the scheme Annexure-1. The Department directly associated with Tourism Sector would issue office orders in a time bound manner to ensure compliance of the Scheme guidelines and the decisions contained in the Department action plan.

The modified scheme would be implemented through Punjab Heritage and Tourism Promotion Board Plot No.3, Sector 38-A, Chandigarh.

It will come into force with immediate effect.

Sd/-

Geetika Kalha IASPrincipal Secretary to Government of Punjab
Department of Tourism

Chandigarh :

The 5th October, 2012

PUNJAB FARM TOURISM SCHEME**REGISTRATION CRITERIA AND GUIDELINES**

1. Where to apply:
Applications should be submitted to :
Chief Executive Officer,
Punjab Heritage and Tourism Promotion Board
Plot No 3 Sector 38 A
Chandigarh- 160036
Offices of the Respective Deputy Commissioner.
2. The registration of farm houses will only be done in those cases where the farm houses are fully developed and worth visiting from the tourism point of view.
3. It is mandatory to have a minimum of one room with toilet for let and to provide full meal service for registration of the farm house to be granted.
4. The registration shall be valid initially for five years from the date of issue of the registration, subject to inspection by a committee constituted by Punjab Heritage and Tourism Promotion Board.
5. It is mandatory to maintain a visitors' book and remarks obtained from the guests to be available for inspection by Punjab Heritage and Tourism Promotion Board. Additionally details of any foreigner staying in a farm house must be advised within 24 hours to the Foreigner's Registration Officer on the form prescribed. It

is mandatory that statistical data on guests shall be forwarded every quarter in the prescribed format to Punjab Heritage and Tourism Promotion Board.

6. The farm houses applying for registration will have to provide all the information supported by required documents as per the following formats:-

- a) Application Form as at Annexure-I.
- b) Checklist of facilities at Annexure-II.
- c) Declaration at Annexure-III
- d) Undertaking at Annexure-IV.
- e) Police verification at Annexure-V.

7. The ownership documents of property to be used as farm/farm house are to be furnished at the time of submission of application to Punjab Heritage and Tourism Promotion Board. In case there are more than one owner of the property in question, a "No Objection Certificate" from all owners is to be submitted along with the application form to Punjab Heritage and Tourism Promotion Board.

8. The application fee shall be payable to the Punjab Heritage and Tourism Promotion Board, Chandigarh through Demand Draft.

9. The owner of the Farm House is responsible for any casualty, which may occur during the stay of the visitors and is liable to provide immediate medical and transportation assistance. Any loss sustained during the casualty will be compensated to the victim by the farm owners. The farm owner will be required to give an affidavit to this effect at the time of registration and to take out Public Liability Insurance.

10. Punjab Heritage and Tourism Promotion Board may cancel the registration, if any serious and justified complaint of any nature, but particularly about standards of service, cleanliness, courtesy towards guests, standard of food, or any other violation complaint as per the listed out items in Annexure II is received against the farm owner. The registration shall also be cancelled for the FARM HOUSES that are found to be misusing their registration under this scheme by allowing the use of their premises for hosting of events such as marriage parties, commercialization of their property by allowing its use other than stay etc.

11. The availability of facilities and services will be evaluated as per the enclosed checklist (checklist will have to be duly filled in and signed on all pages and submitted to Punjab Heritage and Tourism Promotion Board).

12. An inspection committee of Punjab Heritage and Tourism Promotion Board will inspect the farm houses and recommend its registration and thereafter inspection shall be carried out at regular intervals to monitor the progress/condition

13. Energy and water tariff will be levied at domestic rates as per the Punjab Industrial Policy 2009 which will only be available as long as the property remains a registered member of the scheme and abides fully by its terms and conditions:

14. No sign boards or logo or name of Punjab Heritage and Tourism Promotion Board, except as stated below, will be displayed in any form including printed publicity material, cash receipts, letter heads, rubber stamps etc. by the farm owners. Violation of this condition will attract cancellation of registration.

15. A registration certificate shall be issued by Punjab Heritage and Tourism Promotion Board which shall be displayed at the entrance area of the farmhouse. Approved farm owners may use the term **Member Punjab Farm Tourism Scheme** on their sign boards or their other printed materials together with the scheme logo.
16. Any change in tariff, discontinuation of activity or inclusion of new activity from the tourism point of view implemented by the farm owner should be conveyed to Punjab Heritage and Tourism Promotion Board.
17. A police verification report is required to be submitted by the farm owner before registration of the farm house on the prescribed proforma (Annexure-V).
18. The Rules and Regulations of the concerned departments/agencies of the Government shall be strictly adhered to by the farm owners. They should ensure that no rules or norms are violated in any manner. It will be the sole responsibility of the farm owner to face the consequences if any action is initiated by these departments.
19. Any illegal activity carried out on the farm premises in violation of the provisions of any law will entail exclusion from the Punjab Farm Tourism Scheme as well as liability to prosecution under the statute concerned.
20. Punjab Heritage and Tourism Promotion Board reserve the right to modify these guidelines / terms and conditions from time to time.

Annexure I

Application Form for Farm House Registration under the Punjab Farm Tourism Scheme

1) Name of the Farm House _____

Location address of the farmhouse _____

Helpful directions to the farmhouse _____

2) Name and address and qualifications of the Farm owners with background note

3) Complete postal address of the Farm House.

a) Tel. no _____

b) Fax _____

c) E-mail _____

d) Mobile No. _____

4) Distance of the Farm House from the nearest:-

	Name	Kilometres
a)	Airport	
b)	Railway Station	
c)	City Centre	
d)	Main shopping centre	
e)	Bus stand /scheduled city bus stop	
f)	Local hospital	

Means of transport to and from local railway station and bus stand

.....

5) Tourist attractions within one hour travel time of the farm:

Attraction	Description

6) Details of the Farm House and farm activities.

(a) Status of ownership of the Farm House

(b) Whether clearance obtained from the Police Authorities regarding the antecedents of the owner /owners and the proposed activity, as per proforma at Annexure-V.

(c) Number of rooms and area of each type	Number	Square feet (each)
Singles		
Doubles		
Suities		
Rooms with multiple beds		
Total rooms		
Total beds		

(d) Number of attached baths	n/a
(c) Details of public areas for the following facilities	
(i) Lobby/lounge	
(ii) Dining space	
(iii) Parking facilities	n/a

(f) Additional facilities available if any (not mandatory)

(g) Details of Fire Fighting equipment/hydrants etc.

7) Photographs of the Farm House: Pl. attach photographs of your Farm House from different angles in separate page.

8) Details of Registration fee, payable by Demand Draft only, of:

Category I*	Rs 3,000
Category II*	Rs 7,000
Category III*	Rs 12,000

* See Facility Checklist for Category descriptions.

Payable in the name of "Punjab Heritage and Tourism Promotion Board".

Demand Draft No.

Bank

9) Check list details as per Annexure II (enclose a copy of the checklist duly certified that the facilities are available in the Farm House).

10) Consent of acceptance of the regulatory conditions (please enclose a copy of the prescribed undertaking as per Annexure IV duly signed by the owner of the Farm House).

Annexure - II

Checklist of facilities for approval and registration of Farm House

Farm House Name and Location:

For each facility circle the category you offer.

Sl. No.	Facilities	Category		
		I	II	III
General				
1.	Signposting from road	D	M	M
2.	One parking space per bedroom	D	M	M
3.	Register for guest check-in and check-out records including passport details in case of foreign tourists.	M	M	M
4.	Public Liability Insurance	M	M	M

Sl. No.	Facilities	Category		
Requirement M = Mandatory D = Desirable				
5.	First aid box	M	M	M
6.	Generator / inverter	-	D	M
7.	Notice displayed with telephone numbers and locations of local police, fire, hospital and other useful contacts	M	M	M
8.	Drinking water facility – R.O. / water filter	D	M	M
Guest Rooms				
9.	Minimum size of each bedroom			
	Single excluding bathroom	80 sq ft	100 sq ft	120 sq ft
	Double excluding bathroom	120 sq ft	150 sq ft	180 sq ft
10.	Fan	D	M	M
	Air conditioning	-	D	M
11.	A clean change of bed and bath linen between check-ins and at least every -	3 days	2 days	1 day
12.	Minimum bed width for single	90cm	90 cm	90cm
	Minimum bed width for double	120 cm	120cm	150cm
13.	Mattress minimum 10 cm thick - Coir, cotton, foam or spring.	M	M	M
14.	Minimum bedding 2 sheets, pillow & case, mattress protector/bedcover In air-conditioned rooms – blanket or duvet	M	M	M
15.	Sufficient lighting, 1 per bed	M	M	M
16.	A bedside table	D	M	M
17.	Chairs - one per bed space	M	M	M
	Armchairs	-	D	M
18.	Wardrobe or clothes hanging space with minimum 4 clothes hangers per bed space	D	M	M
19.	A wastepaper basket	D	M	M
20.	Opaque curtains or screening at all windows	M	M	M
21.	Drinking water + 1 glass tumbler per guest	M	M	M
22.	A mirror, at least half length (3 feet)	D	D	M
Bathrooms				
23.	Minimum Size of Bathroom – for guest use only	30 sq.ft	50 sq ft	60 sq ft
24.	Bathroom fixtures:			
	Bucket and mug	M	M	M
	Shower	D	D	M
25.	Bathroom en suite	-	D	M
26.	WC – Western style WC – plus toilet paper and toilet brush	D	M	M

Sl. No.	Facilities Requirement M = Mandatory D = Desirable	Category		
27.	1 bath towel and 1 hand towel per guest	M	M	M
28.	Guest toiletries - minimum 1 new soap / guest	M	M	M
29.	Floors and walls to have non-porous surfaces	M	M	M
	Tiled walls	D	D	M
30.	Cold running water	M	M	M
	Hot running water	D	M	M
Dining and Public Areas				
31.	Communal lounge or sitting area with comfortable furniture	M	M	M
32.	Telephone for guest use	D	M	M
33.	Dining Room with quality furniture	-	D	M
34.	Dining area serving fresh traditional Indian food	M	M	M
35.	Non-plastic Crockery and Glassware	D	M	M
36.	Cutlery to be at least stainless steel	M	M	M
Kitchens				
37.	Well maintained smoke free, clean, hygienic, odour free, pest free kitchen.	M	M	M
38.	Refrigerator	M	M	M
39.	Daily germicidal cleaning of floors	D	M	M
40.	Ventilation system	M	M	M
41.	Purified drinking water	M	M	M
42.	Clean utensils and equipment	M	M	M
43.	Segregated garbage disposal - wet and dry	M	M	M
44.	Fire extinguisher	M	M	M
Staff and Services				
45.	English speaking staff	D	D	M
46.	Kitchen personnel trained in food hygiene	M	M	M

Annexure III**DECLARATION**

To

Chief Executive Officer,
Punjab Heritage and Tourism Promotion Board
Plot No 3 Sector 38 A
Chandigarh- 160036

I have read and understood all the terms and conditions mentioned in the guidelines with respect to the approval and registration of my Farm House under the Farm Tourism scheme and hereby agree to abide by them. I also agree that my Farm House will be open any time for inspection by officials of the Punjab Heritage and Tourism Board and any other persons authorised by the Board.

The information and documents provided are correct and authentic to the best of my knowledge. I hereby agree to sign a detailed undertaking on the requisite stamp paper at the time of registration of my farm as per the undertaking at Annexure-IV and an affidavit as per clause-8 of the guidelines.

Place:

Signature _____

Date:

Name _____

Address _____

Annexure-IV**UNDERTAKING**

I _____ owner / resident manager of the _____ farm located at Village _____ have understood the concept of the Farm Tourism Scheme initiated by Punjab Heritage and Tourism Promotion Board and agree to adopt the scheme on the following terms and conditions:

1. That Punjab Heritage and Tourism Promotion Board will act as facilitator and promoter of the concept of Farm Tourism in Punjab and publicise my above mentioned farm to potential guests.
2. That the marketing and publicity of the concept of Farm Tourism will be done by the Punjab Heritage and Tourism Promotion Board.
3. The rates of the packages (inclusive of home cooked food) are hereby communicated to Punjab Heritage and Tourism Promotion Board for marketing purposes. Any changes in prices will be communicated without delay:

A) Day Package : (includes lunch, refreshments, farm tour and use of facilities)

Rs _____

B) Day and Night package : (includes dinner, breakfast, lunch, refreshments, farm tour and daily programme of activities).

Single room (per person):

Rs _____

Double room (per person):

Rs _____

Suite (per person):

Rs _____

C) Overnight package (includes dinner, Bed and breakfast)

Single room (per person):

Rs _____

Double Room (per person) :

Rs _____

Suite (per person) :

Rs _____

D) Group Packages

The above mentioned rates can be revised from time to time with mutual consultation.

4. That I (or a senior person designated by me) will be acting as host and guide for the guests once they arrive at my farm.
5. That I will be making appropriate arrangements for safety and security of the guests during their visit/stay.
6. That I would ensure highest standards of hospitality, hygiene, and integrity which would create a good impression about Punjab.
7. That I will render immediate assistance such as medical, transport and security to the guest in case of any casualty which takes place during their stay.
8. That I will make monthly returns of data to Punjab Heritage and Tourism Promotion Board on guests accommodated in the required format.
9. That I will advise Punjab Heritage and Tourism Promotion Board of any changes to my offer which may affect their publicity of my farm house.
10. That I will abide by the rules and regulations of the concerned departments / agencies of the Government. I shall be responsible if any violation is committed by me which attracts initiating of action against me by the concerned department.

Signature _____

Name _____

Address _____

Date of execution of agreement.

Annexure-V**PROFORMA FOR POLICE VERIFICATION****(To be completed and stamped by a senior officer of the local police)**1. Name and Address of the Farm
House Owner (Contact Number)

2. Father's Name

3. Nationality

4. Date of birth

5. Occupation

6. Address of the Farm House
(Contact Number)7. Name of Sarpanch Gram Panchayat
where farm house located

8. Nearest Police Post

9. General reputation of farm owner
in the area

- 10. Proposed activities in the farm
- 11. Comments / recommendations of the Police Department

Signed _____
Rank _____
Date _____

On behalf of Punjab Police

Endorsed by Deputy Commissioner

Signed _____
Date _____

ANNEXURE-G

Government of Punjab
Department of Tourism & Cultural Affairs,
(Tourism Branch)

Notification

Scheme for Registration of Punjab Farm Tourism

No. 10/111/2013-ITC/830

Dated, Chandigarh 28th July, 2021

1. Concept

The scheme envisages to provide to the tourists a clean, hygienic and comfortable stay in the farm houses spread across the State of Punjab. The scheme also aims to provide cultural experience to the domestic and foreign tourists through their exposure to village life. The concept will also help to provide additional source of income to the farming community. Thus, it will be a complete package of farm tourism, adventure tourism, rural and village tourism and cultural tourism to the visiting tourists in the predominantly agricultural State of Punjab. It has therefore been decided to register the farm stay units by the Department of Tourism (DoT)/Punjab Heritage Tourism Promotion Board (PHTPB) and lay down suitable guidelines for the same.

2. Farm Stay unit

A farm stay unit will be the property having an area of at least 2.5 acre or above with suitable accommodation built inside for providing comfortable stay to the guests/tourists as per the standards prescribed in this scheme. The construction must be compliant with policies and limits prescribed by Department of Housing and Urban Development, Government of Punjab.

3. Benefits of the Scheme

The Farm Stay Scheme will provide following benefits to the registered owners of the property.

- (i) A useful source of additional income to the farm owners of the registered Farm Stay units.
- (ii) The benefit in terms of support from Department of Tourism (DoT) /Punjab Heritage and Tourism Promotion Board (PHTPB) in marketing the Farm Stay unit, through:
 - a) Promotion on the official website of Punjab Tourism.
 - b) Media coverage by travel writers.
 - c) Promotion of the Farm stay units through the brochures/ leaflets and other printed material published by the Department of Tourism and Punjab Heritage and Tourism Promotion Board.
 - d) Promotion through domestic and international trade fairs. During the registered farm stay owners shall be provided space for promotion free of any charges.
- (iii) Registered Farm stay units shall be allowed to use Punjab Tourism Logo on their sign boards.

4. Role of Punjab Heritage and Tourism Promotion Board.

The PHTPB under overall control and supervision of the Department of Tourism will administer, monitor and market the scheme. However, the responsibility for promoting each individual farm stay unit and making it a success shall remain entirely the registered owner's responsibility.

In addition to providing substantial marketing platform and support for the scheme, PHTPB will be responsible for:

- a) Registration of eligible farm stay unit as per the procedure prescribed in this scheme.

- b) Monitoring of quality standards in the registered farm stay units by conducting randomised inspections.

A directory of all registered farm stay units shall also be prepared and displayed on the official website of Department of Tourism (www.punjabtourism.punjab.gov.in) so as to enable domestic as well as foreign tourists to select and enjoy the rural tourism in Punjab.

5. Categories of the Farm Stays

The registration of the Farm Stay units shall be done in two categories:

Gold Category

Silver Category

a. Eligibility for Gold category

The Farm stay units having:

- i) An area of more than 5 acres with comfortable accommodation of not more than 9 lettable rooms (18 beds) built in it as per standards prescribed in the annexure-II to this scheme.
- ii) Facility for providing cooked meals for the tourists
- iii) Facility for hygienic storage of the food.
- iv) Facility can be managed by a Manager also.

b. Eligibility for Silver Category

The Farm Stay units having:

- i) an area up to 5 acres having comfortable accommodation of not more than 9 lettable rooms (18 beds) built in it as per the standards prescribed in Annexure - II to this scheme
- ii) Facility for provision of cooked meals for the tourists.
- iii) Facility for hygienic storage of the food.
- iv) Facility to be operated by owner only.
- v) The unit can be run in any existing house in a village also.

6. Conditions for the grant of Certificate of Registration

Owners of the properties fulfilling the criteria given in clause 2 and 5 above desirous of getting their property registered as Farm Stay unit shall submit the application online along with the following details on the web portal of DoT (www.punjabtourism.punjab.gov.in).

- a) Application form duly filled (Annexure - I).
- b) Checklist of facilities duly filled (Annexure - II).
- c) Signed Declaration (Annexure - III).
- d) Additional relevant background information, if any (Annexure - IV)
- e) Coloured photographs of the property and the rooms proposed to be let out.
- f) An affidavit that due assistance of medical help and transportation facility shall be provided to the visitor/tourist in case of any health emergency.
- g) Approved layout of the farm house duly specifying the rooms to be offered to the guests/tourists.
- h) Copy of ownership documents of the property duly attested by a Group - A officer or a Public Notary.
- i) Photo Identity proof of the owner (Passport, Driving License, Voter Card, Ration Card, Pan Card, Identity Card issued by Centre/State Government/PSU in case of Government employee, Pensioner's Card, Freedom Fighter Card-any one of these);
- j) Payment of fee online as prescribed in para 7 of the scheme

- 6.1 Tariff charged under the scheme shall be at the discretion of the Registered Farm stay unit owner. The registered owner shall specify the rates for stay, food and other activities, which he may be providing.

- 6.2 Every registered unit must be furnished and decorated to a high standard of comfort suitable for international and domestic tourists.
- 6.3 Every bedroom must have a neat & clean attached bath-room, 24 hours hot and cold running water facility, Western style toilet and adequate arrangements for power supply and backup, ventilation and lighting facility.
- 6.4 The building should be structurally safe and in good condition and should also meet the high standards of hygiene, cleanliness and safety.
- 6.5 The tourists should also be allowed to venture out in the fields during their stay in the unit.

7. Registration Fee

A non-refundable application fees shall be payable for registration of Farm stay units as follows:

Category	For Registration/Renewal
Silver	Rs. 3,000/-
Gold	Rs. 5,000/-

The application fee shall be deposited online in the account of Punjab Heritage & Tourism Promotion Board as given on website.

Proof of having paid the necessary fee shall be uploaded on the website.

8. Registration of the Property

On receipt of the complete application online along with the application fee and the documents specified in paras 6 and 7 above, a system generated email shall be sent to the applicant as an acknowledgement. After the approval by the CEO PHTPB, an auto generated certificate of registration will be issued to the applicant on line within 7 working days. In the case of failure to issue the certificate of registration within the stipulated period of time, the property shall be deemed to have been registered in the category applied for.

9. Compliance by the registered Farm Stay units:

- i) The registered Farm Stay unit will be required to maintain the standards as prescribed in Annexure - II of the scheme at all times. The Chief Executive Officer, PHTPB or any other officer authorized by Government can conduct a surprise inspection of the unit at any time between 9.00 am to 5.00 pm without any prior notice.
- ii) Any change in the facilities of the Farm stay unit will have to be informed to the Chief Executive Officer within 30 days of such change.
- iii) The owner of the Registered Farm stay shall be responsible for providing due assistance to the visitor for transport and medical help in case of any medical emergency. In case of any loss sustained by the guest/s or tourist/s due to the negligence of the farm stay owner or his staff, he/they will be compensated by the farm owners.
- iv) The registered Farm stay owner shall be responsible for strictly adhering to the rules and regulations of the other departments/ agencies of the Government, as may be applicable.

10. Submission of the periodic reports by registered units.

- a) The owners of the registered farm stay units shall submit a quarterly report about the number of guests served, on the prescribed proforma (Annexure V) to CEO, PHTPB through online system.
- b) The Owners of the registered farm stay units will file self-declaration every 3 years on the facilities being provided in the Proforma given at Annexure – VI.

11. Cancellation of registration

- a. Any violation of the terms and conditions of the scheme may attract cancellation of registration by CEO, PHTPB after giving an opportunity of being heard to the owner of the registered unit.
- b. If at any stage, it is found that the information given by the applicant online was incorrect, the registration of the property shall be cancelled without any notice and the applicant shall be debarred from seeking fresh registration of any property in future.
- c. Failure on more than one occasion to submit the quarterly reports within the prescribed time limit may result into cancellation of the certificate of registration.
- d. Any illegal activity carried out on the registered farm stay unit in violation of the provisions of any law will result into cancellation of the registration with immediate effect and it will also entail liability for prosecution under the relevant law.
- e. Any deficiency pointed out by the Chief Executive Officer will have to be removed within the time stipulated by the CEO. In case of non-compliance of the same within the stipulated time or 3 months whichever is lesser, the registration shall become liable for cancellation without any further notice.

- f. Complaints by customers will be investigated by the CEO, PHTPB or an authorized officer and if the allegations are found to be true, the certificate of registration may become liable for cancellation.
- g. The Farm stay Certificate will stand cancelled automatically on change of ownership of the property. It shall be incumbent upon the applicant to inform CEO, PHTPB regarding any change in the ownership of the property.

12. Appeal against orders of CEO/ PHTPB

Appeal against any orders of the Chief Executive Officer, PHTPB can be filed to the Administrative Secretary, Department of Tourism, Government of Punjab within 30 days of issue of such order, who will pass an appropriate order after giving a reasonable opportunity of being heard to the appellant. The orders thus passed on the appeal shall be final.

13. Interpretation or Clarification

If any necessity arises for any interpretation or clarification for successful implementation of this scheme, the Administrative Secretary, Department of Tourism, Government of Punjab shall be competent to issue the same.

14. Supersession.

This scheme will supersede the Punjab Farm Tourism Scheme issued vide notification no 10/111/2013-1TC/82828/1 dated 7th August, 2013. However, the decisions taken under the Punjab Farm Tourism Scheme shall be deemed to have been taken under this scheme.

Dated: 15.07.2021
Chandigarh the

Sanjay Kumar, IAS
Additional Chief Secretary to Govt. of Punjab
Department of Tourism & Cultural Affairs

Endst. No. 10/111/2013-1TC/ 83/

Dated : 28th July, 2021

✓ A copy alongwith a spare copy is forwarded to the Controller, Printing and Stationary, Punjab with the request that this notification may be published in Punjab Gazette (Ordinary) and 50 copies may be sent to this office for official use.

W
(Kanwal Preet Brar)
Special Secretary *2/8*

Endst. No. 10/111/2013-1TC/

Dated : July, 2021

A copy is forwarded to all Additional Chief Secretaries, Financial Commissioners, Principal Secretaries and Administrative Secretaries, Government of Punjab for information and necessary action.

Sd/-
(Kanwal Preet Brar)
Special Secretary

Endst. No. 10/111/2013-1TC/

Dated : July, 2021

A copy is forwarded to the following for information and necessary action:-

1. Secretary/Chief Secretary to Government of India.
- ✓ 2. Personal Assistant/Additional Chief Secretary, Tourism and Cultural Affairs
3. Director, Tourism, Plot No. 3, Sector 38-A, Chandigarh
4. All Heads of the Department, Punjab
5. Executive Director, Punjab Heritage and Tourism Promotion Board

6. Managing Director, Punjab Tourism Development Corporation, Plot No.
3, Sector 38-A, Chandigarh.

SD/-
(Kanwal Preet Brar)
Special Secretary

Annexure-IApplication Form for Registration of Farm Stay

- 1) Category of Farm Stay applied for: Gold _____ Silver _____
- 2) Name of the Farm Stay: _____
 Location address of the farm house _____
 Total area of the Farm Stay: _____ Acres
 Helpful directions to the farmhouse _____
- 3) Name, address and, educational qualification of the Farm stay owner with background note (Annexure-IV) _____

a) Tel. No.	
b) Fax	
c) E-mail	
d) Mobile No.	
e) Website	

- 4) Distance of the Farm Stay from the nearest: -

	Name	Distance (km)	Contact no. of the facility
a) Airport			
b) Railway Station			
c) City Centre			
d) Main shopping centre			
e) Bus Stand			
f) District headquarter			
g) Secondary Care Hospital			
h) Tertiary Care Hospital			

5) Means of transport to and from local railway station and bus stand:

6) Tourist attractions within one hour travel time from the farm:

Attraction	Description

7) Details of the Farm Stay.

(a) Number of lettable rooms with attached bathrooms and area of each room	Number	Square feet
Number of Singles bedroom (with attached bathroom)		
Number of double bedroom (with attached bathroom)		
Number of Suites, if any		
Rooms with multiple beds		
Total number of Beds		
(b) Details of public area for the following facilities (i) Lobby/ Lounge (ii) Dining space (iii) Parking facilities	Area in Sq. ft. _____ Area in Sq. ft. _____ Area in Sq. ft. _____	
(c) Additional facilities available, if any		
(d) Details of fire fighting equipments/hydrants etc.	Detail	Number

8) Details of Farm/Rural Activities/Experiences offered to tourists:

- a) _____
- b) _____
- c) _____
- d) _____

(Suggested items): Farm visit, visit to dairy farm, agricultural farm, poultry, apiary floriculture, pisciculture etc: Visit to the local Panchayat, Visit to Mandir/Gurdwara spending time hearing about local customs and traditions for handlooms and handicraft.

- 9) Self-certified documents to be attached:
- a. Checklist of facilities duly filled (Annexure - II).
 - b. Approved layout of the farm house duly specifying the rooms to be offered to the guests/tourists.
 - c. Signed Declaration (Annexure - III).
 - d. Additional relevant background information, if any (Annexure - IV)
 - e. Coloured photographs of the property and the rooms proposed to be let out. (Photos must in colour, clear and carry detailed captions to explain about the images. At least 20 photographs must be provided).
 - f. An affidavit that due assistance of medical help and transportation facility shall be provided to the visitor/tourist in case of any health emergency.
 - g. Photo Identity proof of the owner (Passport, Driving License, Voter Card, Ration Card, Pan Card, Identity Card issued by Centre/State Government/PSU in case of Government employee, Pensioner's card, Freedom Fighter Card-any one of these);
 - h. Payment of fee online as prescribed in para 7 of the scheme.
- 10) Certified that I have carefully gone through the provisions of the scheme for registration of farm stay and the regulatory conditions prescribed therein. I undertake to abide by the same in letter and spirit.

Date: _____

Signatures of the Farm Stay Owner

Chandigarh: _____

Checklist for Registration of Farm stay/

**M' stands for mandatory

**D' stands for desirable

Sr. No.	General	Silver	Gold	Certification by the Unit regarding the facilities Yes/No
1.	Well maintained and well-equipped house and guest rooms with pucca flooring and furniture, fittings etc. in keeping with the traditional life style.	M	M	
2.	Sufficient space for safe parking	M	M	
3.	Let-able rooms: Minimum one lettable room and maximum nine bedrooms (18 beds). All rooms should be clean, airy, pest free, without dampness and having an outside window for ventilation.	M	M	
4.	Minimum floor area in sq. ft. for each room. Plains Hills.	120 100	200 120	
5.	Comfortable bed with good quality and clean linen & bedding preferably Indian style.	M	M	
6.	Attached private bathroom with every room along with toiletries.	M	M	

7.	Minimum size of each bathroom in sq. ft.	30	40	
8.	WC toilet to have a seat and lid, toilet paper.	M	M	
9.	24 hours running hot & cold water with proper sewerage connection.	M	M	
10.	Water saving taps/shower.	D	M	
11.	Well maintained smoke free, clean, hygienic, odour free & pest free kitchen.	M	M	
12.	Dining area serving fresh Punjabi/Continental and/or traditional Indian food.	M	M	
13.	Good quality cutlery and crockery.	M	M	
14.	Air-conditioning & heating arrangement depending on climatic conditions with room temperature between 20 to 25 degrees centigrade in the offered room.	M	M	
15.	Iron with iron board onrequest.	M	M	
16.	Internet connection.	M	M	
17.	15 amp earthed power socket in the guest room.	M	M	
18.	Telephone with extension facility in the room.	D	D	
19.	Wardrobe with at least 4 clothes hangers in each room.	M	M	
20.	Shelves or drawer space in the guest rooms.	M	M	
21.	Filtered/ mineral water availability for 24 hours.	M	M	
22.	Good quality chairs, working table and other necessary furniture in the room	D	M	
23.	Washing machines/dryers in the house with arrangements for laundry/dry cleaning services.	D	D	

24.	Mini refrigerator in the room	D	M	
25.	A lounge or seating arrangement in the lobby/open area.	M	M	
26.	Heating and cooling to be provided in enclosed Common areas.	D	M	
27.	Garbage disposal facilities as per Municipal laws.	M	M	
28.	Energy Saving Lighting (CFL/LED) in guest rooms and common areas.	M	M	
29.	Facility for acceptance of cash/cheque/DD/any electronic mode of payment.	D	M	
30.	Display of medical emergency/police/women helpline numbers.	M	M	
31.	Left luggage facilities.	M	M	
32.	Assistance with luggage, on request.	D	D	
33.	Safekeeping facilities in the room.	D	M	
34.	Smoke/heat detectors in the house.	D	D	
35.	Security Guard facilities.	M	M	
36.	Fire extinguisher/Fire Fighting system.	D	D	
37.	Maintenance of register (physical or electronic format) for guest check-in and check-out records including passport details in case of foreign tourists and copy of a photo identity card in case of domestic tourist.	M	M	

Signature of the owner

Declaration

I _____ son/daughter/wife of Sh. _____ owner of the farm stay situated in (complete address) _____.

I do hereby declare and affirm as under:

1. That the information and documents provided are correct and authentic.
2. That the property mentioned above is not under any dispute/litigation.
3. That the construction of the building in the farm stay is structurally safe.
4. That myself and my family is actually residing/ not residing (please strike out whichever is not applicable) in the property for which registration is being sought.
5. That I shall inform the CEO PHTPB within 7 days of any change in the ownership of this property.
6. That I understand that if at any time, I am found to have violated any terms and conditions of the scheme, my registration is liable to be cancelled without any prior notice.
7. That I undertake to provide all possible medical and transportation facility to the guests/tourists in case of any medical emergency.
8. That no criminal case is pending against me.

Place: _____

Signature of the owner

Date: _____

Punjab Heritage & Tourism Promotion Board
Quarterly report on Tourism Statistics

Quarter Ending _____ Year _____

1. Name of the Farm stay Unit _____
2. Address _____
3. Telephone No _____
4. Number _____ of _____ let-able
Rooms _____
5. Number of Beds _____
6. Name of the Contact Person _____
7. Telephone Number _____
8. Mobile Number _____
9. Email.ID _____
10. Accommodation Capacity:

Room Type	Number of Rooms		Number of Beds	
	A/C	Non-A/C	A/C	Non-A/C
Single				
Double				
Dormitory				
Total				

11. Number of room nights occupied during the quarter, by:

- a) Foreign Tourists _____
- b) Domestic Tourists _____

12. Details of foreign tourists checked-in during the month:

Sr.No.	State of Residence	Number of tourists checked-in	Number of tourists stayed	Number of room-nights spent	Purpose of visit

13. Details of domestic tourists checked in during the month:

Sr.No.	State of Residence	Number of tourists checked-in	Number of tourists stayed	Number of room-nights spent	Purpose of visit

14. Adventurous activities, if any: _____

(Signature)

Annexure-VI

Self-declaration after every 3 years by the Registered Farm Stay Owner

**M' stands for mandatory

**D' stands for desirable

Sr. No.	General	Silver	Gold	Certification by the Unit regarding the facilities Yes/No
1.	Well maintained and well-equipped house and guest rooms with pucca flooring and furniture, fittings etc. in keeping with the traditional life style.	M	M	
2.	Sufficient space for safe parking	M	M	
3.	Let-able rooms: Minimum one lettable room and maximum nine bedrooms (18 beds). All rooms should be clean, airy, pest free, without dampness and having an outside window for ventilation.	M	M	
4.	Minimum floor area in sq. ft. for each room. Plains Hills.	120 100	200 120	
5.	Comfortable bed with good quality and clean linen & bedding preferably Indian style.	M	M	
6.	Attached private bathroom with every room alongwith toiletries.	M	M	

7.	Minimum size of each bathroom in sq. ft.	30	40	
8.	WC toilet to have a seat and lid, toilet paper.	M	M	
9.	24 hours running hot & cold water with proper sewerage connection.	M	M	
10.	Water saving taps/shower.	D	M	
11.	Well maintained smoke free, clean, hygienic, odour free & pest free kitchen.	M	M	
12.	Dining area serving fresh Punjabi/Continental and/or traditional Indian food.	M	M	
13.	Good quality cutlery and crockery.	M	M	
14.	Air-conditioning & heating arrangement depending on climatic conditions with room temperature between 20 to 25 degrees centigrade in the offered room.	M	M	
15.	Iron with iron board on request.	M	M	
16.	Internet connection.	M	M	
17.	15 amp earthed power socket in the guest room.	M	M	
18.	Telephone with extension facility in the room.	D	D	
19.	Wardrobe with at least 4 clothes hangers in each room.	M	M	
20.	Shelves or drawer space in the guest rooms.	M	M	
21.	Filtered/ mineral water availability for 24 hours.	M	M	
22.	Good quality chairs, working table and other necessary furniture in the room	D	M	
23.	Washing machines/dryers in the house with arrangements for laundry/dry cleaning services.	D	D	

24.	Mini refrigerator in the room	D	M	
25.	A lounge or seating arrangement in the lobby/open area.	M	M	
26.	Heating and cooling to be provided in enclosed Common areas.	D	M	
27.	Garbage disposal facilities as per Municipal laws.	M	M	
28.	Energy Saving Lighting (CFL/LED) in guest rooms and common areas.	M	M	
29.	Facility for acceptance of cash/cheque/DD/any electronic mode of payment.	D	M	
30.	Display of medical emergency/police/women helpline numbers.	M	M	
31.	Left luggage facilities.	M	M	
32.	Assistance with luggage, on request.	D	D	
33.	Safekeeping facilities in the room.	D	M	
34.	Smoke/heat detectors in the house.	D	D	
35.	Security Guard facilities.	M	M	
36.	Fire extinguisher/Fire Fighting system.	D	D	
37.	Maintenance of register (physical or electronic format) for guest check-in and check-out records including passport details in case of foreign tourists and copy of a photo identity card in case of domestic tourist.	M	M	

Signature of the owner

Annexure-A

Mechanism/ Guidelines for Control of Pollution and Enforcement of Environment Norms at Individual Establishments and the Area / Cluster of Restaurants / Hotels/ Motels/ Banquets etc.**1. Water Pollution****1.1 Effluent Treatment Plant**

- a) The establishment shall provide effluent/sewage treatment plants (ETPs/STPs) for the treatment of entire waste water generated from kitchen, laundry and domestic sewage, subject to following:
- (i) The establishments having their outlets connected with city sewage system having terminal STP(s) and having due written permission from the concerned local body and competent authority shall provide the necessary treatment arrangements as prescribed by MoEF&CC vide notification no. GSR/794(E) dated 04.11.2009 and PPCB office order no. SEE(HQ-1)/F.244/2011/271 dated 10.10.2011.
 - (ii) The establishments which are not connected to city STPs, shall provide captive ETPs/STPs for treatment of effluent generated from their premises and make necessary arrangements for the reuse of treated effluents including disposal onto land for plantation.
 - (iii) The standalone/ seasonal Marriage Palaces shall continue to follow the policy already circulated by Board vide no. SEE(HQ-2)/2016/26654-64 dated 12.05.2016 and shall provide atleast a grit removal arrangement with oil & grease trap followed by septic tank of having adequate design to treat the effluent received.
 - (iv) The bigger establishments / stard hotels with hosting capacity more than 500 persons/guests or the establishments under red category (having rooms 100 and above or having over all waste water generation @ 100 KLD and more) or the establishments having in house laundry section and the establishments covered under schedule appended to EIA notification, 2006 shall provide adequate and appropriate captive ETP irrespective of their connectivity with the city STPs.
- b) EP Rules specify effluent discharge norms for (A) Eateries/ restaurants along roadside having minimum seating capacity of 36 numbers & (B) Hotels. Details of same are as given below:
- (i) Eateries/ restaurants along roadside having minimum seating capacity of 36 numbers.

A restaurant with minimum seating capacity of 36 shall install ETP and treated effluent water from ETP installed should meet existing Environmental Standard notified by the MoEF&CC vide GSR 794(E) dated 04.11.2009 and reproduced as under. The standard may be made stringent by concerned SPCB/PCC.

Parameters	Effluent Standards(Limiting concentration in mg/l except pH)	
	Inland surface water	On land for irrigation
pH	5.5-9.0	5.5-9.0
BOD3days, 27°C	100	100
Total Suspended Solids	100	100
Oil & Grease	10	10

(ii) Effluent discharge norms for hotels

Hotel Type	Parameters	Effluent Standards (Limiting concentration in mg/l (except pH))	
		Inland water	On land for irrigation
Hotel with at least 20 Bedrooms	pH	5.5-9.0	5.5-9.0
	BOD _{3days, 27°C}	30	100
	TSS	50	100
	Oil & Grease	10	10
	Phosphate	1	-
Hotel with less than 20 bed rooms or a banquet hall with minimum floor area of 100 m ² or a restaurant with minimum seating capacity of 36 Nos.	pH	5.5-9.0	5.5-9.0
	BOD _{3days, 27°C}	100	100
	TSS	100	100
	Oil & Grease	10	10

- c) The establishments shall maximize the reuse of treated sewage in toilet flushing, floor washing, gardening and other non-potable purposes, wherever possible.
 - d) The establishments shall provide water meters at source(s) of water supply record the daily consumption of water as well as at the inlet and outlet of ETP / STPs. Bigger establishments/ banquets / started hotels with hosting capacity more than 500 persons / guests shall provide electromagnetic flow meter at the inlet and outlet of effluent treatment plant to record actual flows on a daily basis.
 - e) The establishments shall install separate energy meters to record the daily energy consumption of the effluent treatment plant on daily basis prior to completion of the project.
 - f) The treated water has to be discharged as per conditions specified by the PPCB.
 - g) The establishments shall carry out self monitoring of the effluent being discharged regularly and shall submit quarterly report to the PPCB. The quality of treated sewage and trade effluent shall be analyzed by the establishments as per protocol / frequency prescribed by PPCB/CPCB. The PPCB officers shall carry out surprise cross-checks to ensure that the effluent being discharged by the establishment.
- Provisions/arrangements for utilizing treated wastewater for gardening and non-potable uses need to be done in case of all such units (smaller & bigger).
- 1) The local authorities shall ensure to make necessary arrangements for collection, treatment and reuse of waste water generated from those establishments, which falls under their jurisdiction. In case of city sewage treatment plants, the concerned local body/ municipal authority in association with Department of Soil Conservation shall prepare and implement treated water reutilization scheme for various purposes such as horticultural / gardening / non potable purposes.
- (Responsible authority for implementation: PPCB/Deptt. of Local Govt.)

1.2 Groundwater extraction

- a) The establishments shall obtain necessary permissions from Punjab Water Regulation and Development Authority (PWRDA)/ Central Groundwater Authority (CGWA) for extraction of groundwater.
- b) PPCB shall grant NOC/ consent to such establishments with condition to obtain necessary clearance for abstraction of groundwater from concerned authorities. PPCB is at liberty to take action against the defaulting units which failed to obtain the necessary permission from the concerned Department.
- c) Groundwater extraction pits/points should have required meters for recording flow/quantity of water extraction and the same shall be within the limit/quantity approved by the concerned Authority.

(Responsible authority for implementation: PWRDA/CGWA)

1.3 Water conservation measures

- a) The establishments shall maximize the reuse of treated water for non-potable purpose/gardening, etc.
- b) All the establishments shall furnish quarterly reports to the PPCB showing quantity of water consumption (month-wise) and quality of treated water.
- c) Rain water harvesting systems shall be installed by all establishments in consultation with the PWRDA/CGWA. Bigger hotels/halls need to make arrangements for both roof-top and ground-based harvesting of rain water. In case roof-top harvesting is not possible/viable, the smaller halls/venues having hosting capacity of less than 500 persons/guests shall then go for ground-based/artificial storage systems, storage tanks and other similar arrangements.
- d) Along with bigger hotels, all the establishments shall need to use efficient fixtures such as low flow shower heads, bath, sink faucet aerators, low flow toilets.

(Responsible authority for implementation: PWRDA/CGWA)

2. Air Pollution**2.1 Gensets and fuel**

- a) The establishments shall use approved fuel such as LPG, PNG, Charcoal for tandoor, boiler, etc. with preference to cleaner fuels.
- b) The establishments shall properly channelize the fugitive emissions including emissions from cooking & kitchen operations by providing proper ducting / hood arrangement and proper exhaust system and emissions.
- c) Only Gensets having necessary Type Approval for emissions/ Noise level from the concerned agencies to be installed at the premises.
- d) The establishments shall provide stack for the emissions from the generator as well as acoustic enclosure for Gensets as per the specified norms

2.2 Energy Conservation Measures

- a) Application of solar energy in various areas such as illumination, water heating shall be promoted.

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- b) Use of inverters instead of Diesel Generator Sets shall be encouraged.
c) Use of LED bulbs shall be adopted.
(Responsible authority for implementation: PPCB)

3. Consent to establish and Consent to operate

- a) The establishments shall obtain Consent to Establish (NOC) before commencement of the construction activities and Consent to Operate (CTO) before starting operation of the Units (individual establishments and the area/ cluster of restaurants/ hotels/ motels/ banquets etc.) under the Water (Prevention and Control of Pollution) Act, 1974 and Air (Prevention and Control of Pollution) Act, 1981.
b) The defaulting units shall be liable for paying environmental compensation for damaging the environment considering their operations despite being non-compliant.
c) The PPCB shall workout and assess the amount of environmental compensation in-line with the mechanism for charging environmental compensation as evolved by the CPCB/ State Govt. from time to time.
(Responsible authority for implementation: PPCB)

4. Solid Waste Management

- a) The establishments shall properly handle, manage and dispose the solid waste generated and comply with the provisions of the Solid Waste Management Rules, 2016.
b) As per clause 3 (8) of the Solid Waste Management Rules, 2016, marriage halls generating waste of more than 100 kg/day fall under the category of 'Bulk Waste Generator' and should ensure compliance with the provisions of the Rules, and in specific the following:
4(1)(d) Store horticulture waste and garden waste generated from such premises separately in within the own premises and
4(2) No waste generator shall throw, burn or bury the solid waste generated by him, on streets, open public spaces outside his premises or in the drain or water bodies.
4(8) All hotels and restaurants shall, within one year from the date of notification of these rules and in partnership with the local body ensure segregation of waste at sources as prescribed in these rules, facilitate collection of segregated waste in separate streams, handover recyclable material to either the authorized waste pickers or the authorized recyclers. The bio-degradable waste shall be processed, treated and disposed off through composting or bio-methanation within the premises as far as possible. The residual waste shall be given to the waste collectors or agency as directed by the Local body.
c) The establishments shall ensure that food waste shall be kept in segregated form at source and shall be treated/ processed in organic waste convertor or through any other scientific way allowed under the SWM Rules, 2016 and the treated compost / by product shall be used as manure or for other useful purposes.
d) The establishments shall ensure that the hazardous waste (used oil, used batteries) generated in the premises are collected properly and disposed only to authorized recyclers registered with MoEF&CC/CPCB and valid operating license of PPCB.

- e) The establishments shall ensure that there is no usage of single use plastic-thermocool disposable items such as water bottles/water pouches/water cups/cups, plates, glasses, forks, spoons, straw etc. and single use decorating materials made of plastic-thermocool or any other non-biodegradable material on its premises.
- f) The concerned local authorities shall make necessary arrangement for collection and processing of waste from these units in accordance with provisions of SWM Rules.
- g) The BWG will be responsible to make necessary arrangements for segregation of waste at source, segregated collection & transportation, specific processing and safe disposal of waste from these units in accordance with provisions of SWM Rules.
- h) The guidelines of the concerned departments / Department of Local Govt. for the handling and management of solid waste shall also remain applicable as issued from time to time.
(Responsible authority for implementation: Deptt. of Local Govt/ PPCB)

5. Noise Pollution

- a) The establishments shall obtain permission from designated authorities as per provisions of Noise Pollution (Regulation & Control) Rules, 2000.
- b) The establishments shall comply with provision of Noise Rules specifically Rule 5 and Rule 6 of the Noise Rules.
- c) DJ Set, if used should be operated within the premises till 10 PM only. No loudspeakers and bands should be permitted beyond 10 PM.
- d) D.G. sets shall comply with the provisions of Noise Pollution control limits.
- e) Use of only green crackers to be permitted upto 10 PM as per Hon'ble Supreme Court Guidelines.
- f) The guidelines issued by District Administration / Police Authorities concerned departments / for abatement and control of noise pollution shall also remain applicable.
(Responsible authority for implementation: Transport Deptt., PPCB & Police Authorities)

6. Infrastructure issues & Other Requirements

6.1 Infrastructure requirement

The establishments come up in a cluster leading to severe stress on basic infrastructure including traffic management, parking as well as pose a fire hazard etc. Accordingly the following to be complied with:

(i) Parking facilities

- Adequate infrastructure arrangements may be made w.r.t parking in the area by Local Authorities. The parking capacity to be in line with the hosting capacity of such units
- In areas where public parking is not commonly possible, banqueting area may be restricted and provision for parking to be made within the units' premises. Alternatively, the units may outsource parking to authorized parking lots subject to satisfaction of traffic authorities. Valet parking facilities may be provided in such areas.

Minimum parking norms as notified by Department of Housing and Urban Development through notification no. 12/8/2012-5Hgl /4610 dated 11.08.2017 shall be applicable, as amended from time to time:

(Responsible authority for implementation: Department of Housing & Urban Development / Department of Local Govt.)

(ii) Traffic movement

- The local authorities shall ensure adequate space for movement of vehicles.
- The use of horse drawn carriages during Barat Processions shall not be allowed in areas not having adequate space for movement of vehicles to avoid the traffic crawls due to narrowing of the Right of Way (ROW).
- The use of DG sets kept on trucks/trolleys during the Barat Processions also causes air and noise pollution, apart from creating traffic congestion; hence, the use of DG sets during such processions needs to be prohibited in not having adequate space for movement of vehicles.
- The establishments shall obtain prior permission for such processions from local authorities.
- Min. approach road norms as notified by Department of Housing and Urban Development through notification no. 12/8/2012-5Hgl /4610 dated 11.08.2017 shall be applicable, as amended from time to time.

(Responsible authority for implementation: Department of Housing & Urban Development / Department of Local Govt.)

(iii) Fire safety

- The establishments shall make adequate arrangements for fire safety and obtain fire safety certificate from the respective State Government agencies.
- The establishments shall take permission from the local authorities for the hosting capacity of such units; which is to be commensurate with the facilities provided within the unit as well as the common infrastructure facilities of the area. Local Authorities to ensure adequacy of infrastructure facilities for existing units before granting necessary permissions. In case it is not possible to provide these facilities required for existing units, such units may be shifted out of the area. Fresh approval to new units to be considered based on the adequacy of these facilities.

(Responsible authority for implementation: Department of Housing & Urban Development / Department of Local Govt.)

(iv) Building Plan

- The establishments shall approve their building plans from concerned authorities. Local Authorities shall ensure that these units are operating in compliance with approved building plans and without any parking & traffic issues.

(Responsible authority for implementation: Department of Housing & Urban Development / Department of Local Govt.)

(v) Green Belt

- Bigger units/star hotels shall develop green belt on its premises and shall furnish the green belt development plan while applying for consent to operate.

The provisions for green belt as prescribed by Department of Housing and Urban Development. and Local authorities shall be complied. However, where space is available alongwith boundary of the units, the plantation/green belt shall be provided to the maximum extent.

Note, the guidelines issued by the Department of Housing and Urban Development / Local Govt. / other concerned department w.r.t parking facilities, traffic movement, fire safety, building plans and green belt shall also remain operative.

(Responsible authority for implementation: Department of Housing & Urban Development / Department of Local Govt.)

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PUNJAB HERITAGE AND TOURISM PROMOTION BOARD

Certificate of Registration

SCHEME Punjab Farm Tourism-2021 (Gold Category)

Certificate No. PHTPB/FT/2021/34

Dated: 04/10/2021

This is to certify that "The Hermitage Farm" is owned by Sh. Suresh Gupta, located at District S.A.S. Nagar, Resident of

Karoran - Baddi Road, Nagagan is approved by PUNJAB HERITAGE AND TOURISM PROMOTION BOARD.

This certificate is valid upto till cancellation



Chief Executive Officer

[Signature]

ANNEXURE T



ਪੰਜਾਬ ਪ੍ਰਦੂਸ਼ਣ ਰੋਕਥਾਮ ਬੋਰਡ

ਬੋਰਡ ਦਫਤਰ 1, ਚਾਂਦਰੜ ਬੱਡਾ, ਨਾਗ ਬੋਰਡ, ਪਟਿਆਲਾ - 141001



e-mail : ppcbsee_sp1@yahoo.com

Phone no. 0173-2301182

ਫੋਨ ਨੰਬਰ 2399

ਮਿਤੀ 28/24

REGISTERED

To

The Hermitage Farm-A Unit of Orchid Space Design LLP"
Vill. Karoran, Tehsil Kharar, Karoran-Baddi Road,
Distt. SAS Nagar

Subject: Corrigendum regarding consent to operate granted u/s 25/26 of the Water (Prevention & Control of Pollution) Act, 1974 and u/s 21 of the Air (Prevention and Control of Pollution) Act, 1981


Reference: Board's letter no. 1944-45 (Water) and no. 1946-47 (Air) and project proponent request letter dated 11/7/2024

This is with reference to the consent to operate granted u/s 25/26 of the Water (Prevention & Control of Pollution) Act, 1974 vide no. CTOW/Fresh/SAS/2024/25690868 dated 8/7/2024 and the Air (Prevention and Control of Pollution) Act, 1981 vide no. CTOA/Fresh/SAS/2024/25690845 dated 8/7/2024, valid upto 30/9/2025, subject to the certain/ special conditions mentioned therein.

In the above mentioned certificates, condition no. 1 i.e. "The project proponent shall not carry out any commercial activity as per assurance given by it through undertaking under any circumstances" stands removed in the both the certificates. Further condition imposed at Sr. no. 10 may be substituted that (10) The project proponent shall not conduct any late night function on the farm land without the prior permission of the District Administration.

All other contents shall remain unchanged. This letter shall remain appended with the original consent vide no. CTOW/Fresh/SAS/2024/25690868 dated 8/7/2024 under the Water (Prevention and Control of Pollution) Act, 1974 and vide no. CTOA/Fresh/SAS/2024/25690845 dated 8/7/2024 under the Air (Prevention and Control of Pollution) Act, 1981 issued to the industry respectively.


This issues with the approval of the Competent Authority of the Board.


Environmental Engineer
for & on behalf of the
Punjab Pollution Control Board

Endst. no. 2400

Dated 28/24

A copy of the above is forwarded to the Environmental Engineer, Punjab Pollution Control Board, Regional Office, SAS Nagar for information and further necessary action.


Environmental Engineer
for & on behalf of the
Punjab Pollution Control Board

E-Noting - 26247993



PUNJAB POLLUTION CONTROL BOARD
Zonal Office-I, Vatavaran Bhawan, Nabha Road, Patiala - 147001
Website:- www.ppcb.gov.in



ANNEXURE 3-2

Office Dispatch No : _____ Registered/Speed Post _____ Date: _____
Industry Registration ID: O23SAS642688 _____ Application No : 25690845

To,
Saurabh Gupta
House No 826, Sector 2, Panchkula, Haryana
Panchkula, Haryana-134109

Subject: Grant of 'Consent to Operate' u/s 21 of Air (Prevention & Control of Pollution) Act, 1981 for discharge of emissions arising out of premises.

With reference to your application for obtaining 'Consent to Operate' u/s 21 of Air (Prevention & Control of Pollution) Act, 1981, you are hereby, authorized to operate an industrial unit for discharge of the emission(s) arising out of your premises subject to the Terms and Conditions as mentioned in this Certificate.

1. Particulars of Consent to Operate under Air Act, 1981 granted to the industry

Consent to Operate Certificate No.	CTOA/Fresh/SAs/2024/25690845
Date of issue :	08/07/2024
Date of expiry :	30/09/2025
Certificate Type :	Fresh

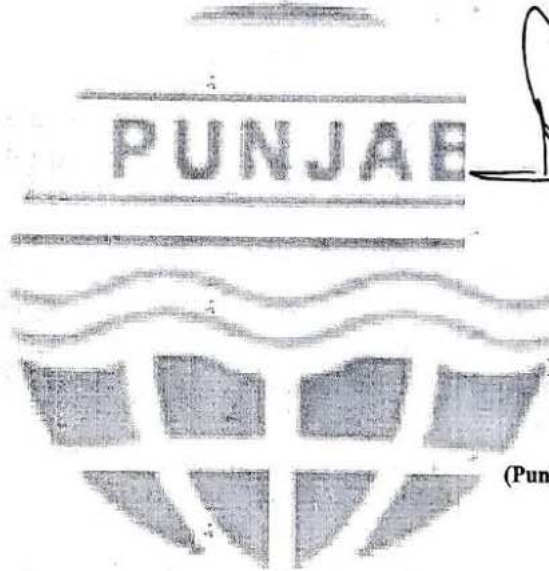
2. Particulars of the Industry

Name & Designation of the Applicant	Saurabh Gupta, (Partner)
Address of Industrial premises	The Hermitage Farm A Unit Of Orchid Space Design Llp, Village Karoran, Tehsil Kharar, Karoran Baddi Road, District Sas Nagar, Kharar, Sas Nagar-160103
Capital Investment of the Industry	206.01 lakhs
Category of Industry	Orange
Type of Industry	2999-Miscellaneous (Orange)
Scale of the Industry	Small
Office District	Sas Nagar
Consent Fee Details	Water Consent Fee - Rs. 33600/- vide UTR no. 33544256041DC dated 5/9/2023, Rs. 26400/- vide R. no. 177519773 dated 18/5/2024 and Rs. 66700/- vide R. no. 460075436 dated 3/5/2024 Air Consent Fee - Rs. 25700/- vide UTR no. 33544203011DC dated 5/9/2023, Rs. 67700/- vide R. no. 150822425 dated 3/5/2024 and Rs. 28800/- vide R. no. 475463347 dated 18/5/2024

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The Hermitage Farm A Unit Of Orchid Space Design Llp, Village Karoran, Tehsil Kharar, Karoran Baddi Road, District Sas Nagar, Kharar, Sas Nagar, 160103

Raw Materials (Name with Quantity per day)	Not Applicable being a Farm House
Products (Name with Quantity per day)	Farm House @ 1 no.
By-products, if any, (Name with Quantity per day)	---NIL---
Details of the machinery and process	As per details mentioned in the Application no. 25690845
Quantity of fuel required (in TPD) and capacity of boilers/ Furnace/Thermo heater etc.	Two no. DG Sets of Capacity 125 KVA and 25 KVA - Fuel as HSD @ 12 Litre/ day and 3 Litre/ day
Type of Air Pollution Control Devices to be installed	Two no. DG Sets of Capacity 125 KVA and 25 KVA - Equipped with canopies
Stack height provided with each boiler/thermo heater/Furnace etc.	Two no. DG Sets of Capacity 125 KVA and 25 KVA - Adequate stack height of 3 m above roof level each
Sources of emissions and type of pollutants	Two no. DG Sets of Capacity 125 KVA and 25 KVA - SOx, NOx & SPM
Standards to be achieved under Air(Prevention & Control of Pollution) Act, 1981	Emissions Standards as Prescribed by the PPCB/ CPCB and MoEF&CC from time to time



[Handwritten Signature]

08/07/2024

(Rajeev Gupta)
Environmental Engineer

For & on behalf

of

(Punjab Pollution Control Board)

Endst. No.:

Dated:

A copy of the above is forwarded to the following for information and necessary action please:

- 1) Environmental Engineer, Punjab Pollution Control Board, Regional Office, SAS Nagar

[Handwritten Signature]

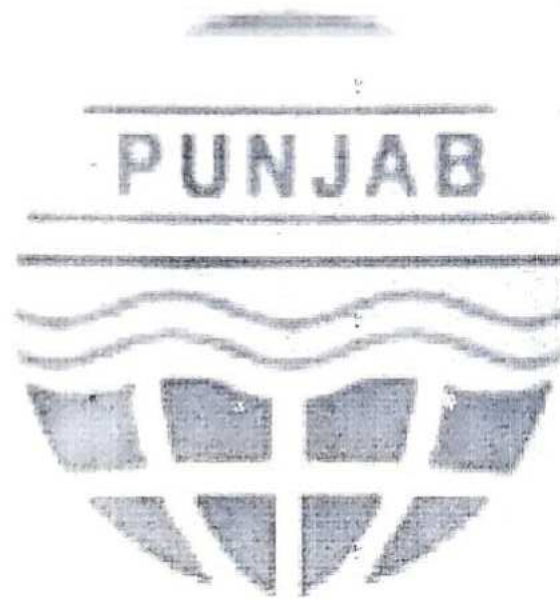
08/07/2024

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The Hermitage Farm A Unit Of Orchid Space Design Llp, Village Karoran, Tehsil Kharar, Karoran Baddi Road, District Sas Nagar, Kharar, Sas Nagar, 160103

Page2

(Rajeev Gupta)
Environmental Engineer
For & on behalf
of
(Punjab Pollution Control Board)



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The Hermitage Farm A Unit Of Orchid Space Design Llp, Village Karoran, Tehsil Kharar, Karoran Baddi Road, District Sas Nagar, Kharar, Sas Nagar, 160103

TERMS AND CONDITIONS

A. GENERAL CONDITIONS

1. This consent is not valid for getting power load from the Punjab State Power Corporation Ltd. or for getting loan from the financial institutions.
2. The industry shall apply for renewal /extension of consent at least two months before expiry of the consent.
3. The industry shall not violate any of the norms prescribed under the Air (Prevention & Control of Pollution) Act, 1981, failing which, the consent shall be cancelled / revoked.
4. The achievement of adequacy and efficiency of the air pollution control devices installed shall be the entire responsibility of the industry
5. The authorized fuel being used shall not be changed without the prior written permission of the Board.
6. The industry shall not discharge any fugitive emissions. All gases shall be emitted through a stack of suitable height, as per the norms fixed by the Board from time to time.
7. The industry shall provide port-holes, platforms and/or other necessary facilities as may be required for collecting samples of emissions from any chimney, flue or duct or any other outlets.

Specifications of the port-holes shall be as under:-

- i) The sampling ports shall be provided atleast 8 times chimney diameter downstream and 2 times upstream from the flow disturbance. For a rectangular cross section the equivalent diameter (D_e) shall be calculated from the following equation to determine upstream, downstream distance:-

$$D_e = 2 LW / (L+W)$$

Where L= length in-mts. W= Width in-mts.

- ii) The sampling port shall be 7 to 10 cm in diameter

8. The industry shall put display Board indicating environmental data in the prescribed format at the main entrance gate.
9. The industry shall discharge all gases through a stack of minimum height as specified in the following standards laid down by the Board.

(i) Stack height for boiler plants

S.NO.	Boiler with Steam Generating Capacity	Stack heights
1.	Less than 2 ton/hr.	9 meters or 2.5 times the height of neighboring building which ever is more
2.	More than 2 ton/hr. to 5 ton/hr.	12 meters
3.	More than 5 ton/hr. to 10 ton/hr.	15 meters
4.	More than 10 ton/hr. to 15 ton/hr.	18 meters
5.	More than 15 ton/hr. to 20 ton/hr.	21 meters
6.	More than 20 ton/hr. to 25 ton/hr.	24 meters
7.	More than 25 ton/hr. to 30 ton/hr.	27 meters
8.	More than 30 ton/hr.	30 meters or using the formula $H = 14 Q_g^{0.3}$ or $H = 74 (Q_p)^{0.24}$ Where Q_g = Quantity of SO ₂ in Kg/hr. Q_p = Quantity of particulate matter in Ton/day.

Note : Minimum Stack height in all cases shall be 9.0 mtr. or as calculated from relevant formula whichever is more.

(ii) For industrial furnaces and kilns, the criteria for selection of stack height would be based on fuel used for the corresponding steam generation.

(iii) Stack height for diesel generating sets:

Capacity of diesel generating set	Height of the building	Height of the Stack
0-50 KVA	Height of the building	+ 1.5 mt
50-100 KVA	-do-	+ 2.0 mt.
100-150 KVA	-do-	+ 2.5 mt.
150-200 KVA	-do-	+ 3.0 mt.
200-250 KVA	-do-	+ 3.5 mt.
250-300 KVA	-do-	+ 3.5 mt.

For higher KVA rating stack height H (in meter) shall be worked out according to the formula:

$$H = h + 0.2 (KVA) 0.5$$

where h = height of the building in meters where the generator set is installed.

10. The pollution control devices shall be interlocked with the manufacturing process of the industry to ensure its regular operation.
11. The existing pollution control equipment shall be altered or replaced in accordance with the directions of the Board, and no pollution control equipment or chimney shall be altered or as the case may be erected or re-erected except with the prior approval of the Board.
12. The industry will provide canopy and adequate stack with the D.G sets so as to comply with the provision of notification No GSR-371 E dated 17-5-2002(amended from time to time) issued by MOEF under Environment (Protection) Act, 1986.
13. The Govt. of Punjab, Department of Science, Technology & Environment vide its notification no.4/46/92-3ST/2839 dt. 29/12/1993 has put prohibition on the use of rice husk as fuel after 1.4.1995 except the following:-
 $\frac{1}{2}$ In the form of briquettes and use of rice husk in fluidized bed combustion. So the industry shall make the necessary arrangement to comply with the above notification. $\frac{1}{2}$
14. The industry shall submit balance sheet of every financial year to the concerned Regional Office by 30th June of every year
15. That the industry shall submit a yearly certificate to the effect that no addition / up-gradation/ modification/ modernization has been carried out during the previous year otherwise the industry shall apply for the varied consent.
16.
 - a) The industry shall ensure that at any time the emission do not exceed the prescribed emissions standards laid down by the Board from time to time for such type of industry /emissions.
 - b) The industry shall ensure that the emissions from each stack shall conform to the following emission standards laid down by the Board in respect of the Industrial Boilers.

Steam Generating capacity A.	Required particulate matter B.	
<i>Area upto 5 Km from Other than 'A' class Other than the periphery of I and Class-II town</i>		
Less than 2 ton/hr.	800 mg/NM3	1200 mg/NM3
2 ton to 10 ton/hr.	500 mg/NM3	1000 mg/NM3
Above 10 ton to 15 ton/hr	350 mg/NM3	500 mg/NM3
Above 15 ton/hr	150 mg/NM3	150 mg/NM3

All emissions normalized to 12% carbon dioxide.

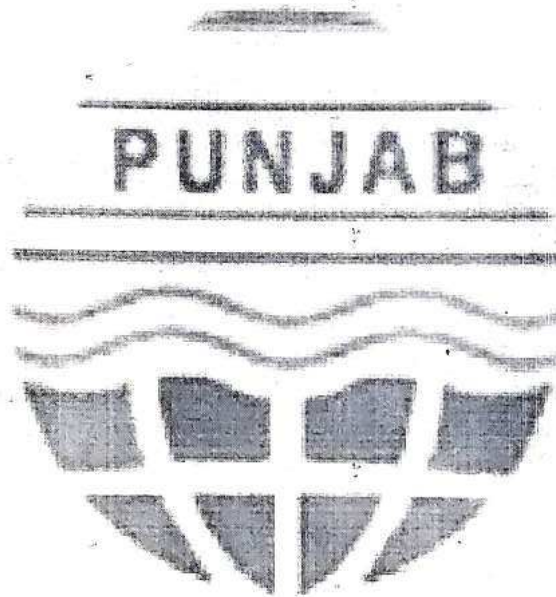
17. The industry shall ensure that the Hazardous Wastes generated from the premises are handled as per the provisions of the Hazardous Waste (Management, Handling and Transboundary Movement) Rules, 2008, without any adverse effect on the environment, in any manner.
18. The air pollution control equipments shall be kept at all time in good running condition and;

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- (i) All failures of control equipments.
- (ii) The emissions of any air pollutant into the atmosphere in excess of the standards lay down by the Board occurring or being apprehended to occur due to accident or other unforeseen act or event. Shall be intimated through fax to the concerned Regional Office as well as to the Director of Factories, Punjab, Chandigarh as required under rule 10 of the Punjab State Board for the Prevention and Control of Air Pollution Rules, 1983'.
19. The industry shall plant minimum of three suitable varieties of trees at the density of not less than 1000 trees per hectare all along the boundary of the industrial premises.
20. The industry shall submit a site emergency plan approved by the Chief Inspector of Factories, Punjab as applicable.
21. The industry shall comply with the conditions imposed by the SEIAA/MOEF in the Environmental Clearance granted to it as required under EIA notification dated 14/9/06, if applicable.
22. The industry shall make necessary arrangements for the monitoring of stack emissions and shall get its emissions analyzed from lab approved / authorized by the Board:-
- (i) Once in Year for Small Scale Industries.
- (ii) Twice/thrice/four time in a Year for Large/Medium Scale Industries.
23. The industry shall maintain the following record to the satisfaction of the Board :-
- (i) Log books for running of air pollution control devices or pumps/motors used for it.
- (ii) Register showing the result of various tests conducted by the industry for monitoring of stack emissions and ambient air.
- (iii) Register showing the stock of absorbents and other chemicals to be used for scrubbers.
24. The industry will install the separate energy meter for running pollution control devices and shall maintain record with respect to operation of air pollution control device so as to satisfy the Board regarding the regular operation of air pollution control device and monthly reading / record may be sent to the Board by the fifth of the following month.
25. The industry shall provide online monitoring system as applicable, for in stack emission and shall maintain the record of the same for inspection of the Board Officers.
26. The Board reserves the right to revoke the consent granted to the industry at any time, in case the industry is found violating the provisions of Air (Prevention & Control of Pollution) Act, 1981 as amended from time to time.
27. The industry shall comply with any other conditions laid down or directions issued in due course by the Board under the provisions of the Air (Prevention & Control of Pollution) Act, 1981.
28. Nothing in this consent shall be deemed to neither preclude the institution of any legal action nor relieve the applicant from any responsibilities, liabilities or penalties to which the applicant is or may be subjected to under this or any other Act.
29. Any amendments/revisions made by the Board/CPCB/MOEF in the emission/stack height standards shall be applicable to the industry from the date of such amendments/revisions.
30. The industry shall dispose off its solid waste generated by the burning of fuel in an Environmentally Sound Manner within the premises/outside as approved by the Board, to avoid public nuisance and air pollution problem in the area.
31. The industry shall ensure that no air pollution problem or public nuisance is created in the area due to the discharge of emissions from the industry.
32. The industry shall provide adequate arrangement for fighting the accidental leakage/discharge of any air pollutant/gas/ liquids from the vessels, mechanical equipment's etc, which are likely to cause environmental pollution.
33. The industry shall not change or alter the manufacturing process(es) and fuel so as to change the quality/quantity of emissions generated without the prior permission of the Board.
34. The industry shall earmark a land within their premises for disposal of boiler ash in an environmentally sound manner, and / or the industry shall make necessary arrangements for proper disposal of fuel ash in a scientific manner and shall maintain proper record for the same, if applicable.
35. The industry shall obtain and submit Insurance cover under the Public Liability Insurance Act, 1991.
36. The industry shall provide proper and adequate air pollution control arrangements for control emission from its fuel handling area, if applicable.

37. The industry shall comply with the code of practice as notified by the Government/Board for the type of industries where the siting guidelines / Code of Practice have been notified.
38. The industry shall not cause any nuisance/traffic hazard in vicinity of the area
39. The industry shall ensure that the noise & air emission from D.G. sets do not exceed the standards prescribed for D.G. sets by the Ministry of Environment & Forests, New Delhi.
40. The industry shall ensure that there will not be significant visible dust emissions beyond the property line
41. The industry shall provide adequate and appropriate air pollution control devices to contain emissions from handling, transportation and processing of raw material & product of the industry.
42. The Industry shall ensure that its production capacity does not exceed the capacity mentioned in the consent and shall not carry out any expansion without the prior permission / NOC of the Board.

SPECIAL CONDITIONS



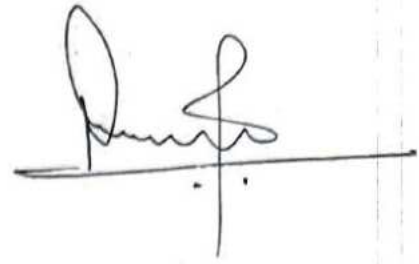
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The Hermitage Farm A Unit Of Orchid Space Design Llp, Village Karoran, Tehsil Kharar, Karoran Baddi Road, District Sas Nagar, Kharar, Sas Nagar, 160103

Page 7

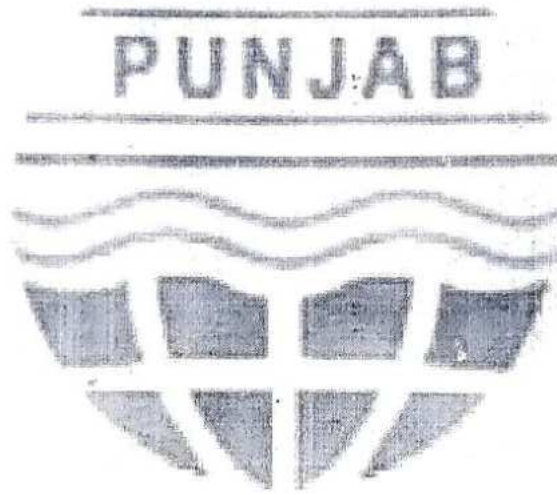
- 1) The project proponent shall not carry out any commercial activity as per assurance given by it through undertaking under any circumstances.
- 2) The consent to operate is being only granted from pollution angle and the project proponent has to obtain relevant permission from the concerned departments including the Forest Department and GMADA under the relevant laws. If any dispute in future arises with regard to ownership of the land for the construction raised thereon, then the consent to operate granted by the Board will not be a deciding factor.
- 3) The project proponent shall provide mechanical composter within one month and shall submit report to Punjab Pollution Control Board.
- 4) The project proponent shall ensure that there are no usages of single use plastic-thermocool disposab/ items such as water bottles/ water pouches/ water cups, plates, forks, spoons, straw etc. and single use decorating material made of plastic-thermocool or any other non- biodegradable material in the premises.
- 5) The project proponent shall properly handle and manage the solid wastages as per the provisions of the Municipal Solid Waste Rules 2016 and ensure that the solid waste is segregated and disposed of in an environmentally sound manner.
- 6) The project proponent shall use loudspeakers within permissible decibel limits as given in Noise Pollution Regulation and Control Rules, 2000 till 10:00 pm so that no nuisance is caused to the public.
- 7) In case the promoter fails to comply with the provisions of the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and/or any other environmental law applicable to the project and Rules, Circulars and Directions issued by the Board from time to time, action as deemed fit shall be taken against the promoter.
- 8) The project proponent shall not raise any construction on the farm land without the permission of the concerned departments.
- 9) The project proponent shall obtain the necessary permission from the District Administration if any function is to be held at the farm land.
- 10) As the project proponent has undertaken that the farm land is not being used for commercial purpose, the project proponent shall not conduct any late-night function on the farm land without the prior permission of the District Administration.
- 11) The project proponent shall devise the ways & means to minimize the generation of all kind of wastes through REDUCE, REUSE and RECYCLE activities. The generated waste, if any, shall be properly handled and managed as per the provisions of the Municipal Solid Waste Rules 2016 in an environmentally sound manner.
- 12) The project proponent shall develop the vermicomposting/ composting to manage the biodegradable solid waste. The project proponent not throw, burn or bury any solid wastes in open, outside premises or in drain/ water bodies.
- 13) The project proponent shall ensure that there are no usages of plastic carry bags and single use plastic/ thermocool disposable items such as water bottles/ water pouches/ water cups, plates, forks, spoons, straw etc. and single use decorating material made of plastic-thermocool or any other non-biodegradable material in the premises.
- 14) The project proponent shall perform/ promote its Corporate Environment Responsibility (CER) activities as well as use of alternatives of single use plastics (SUP) and awareness to discourag use of plastic.
- 15) The project proponent shall carry out awareness and activities for the themes/ action points identified under Mission LIFE (Lifestyle for the Environment) by Ministry of Environment, Forests and Climate Change given at the website (<http://missionlife-moefcc.nic.in>).

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08/07/2024

(Rajeev Gupta)
Environmental Engineer
For & on behalf
of
(Punjab Pollution Control Board)



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The Hermitage Farm A Unit Of Orchid Space Design Llp, Village Karoran, Tehsil Kharar, Karoran Baddi Road, District Sas Nagar, Kharar, Sas Nagar, 160103




PUNJAB POLLUTION CONTROL BOARD
Zonal Office-1, Vatavaran Bhawan, Nabha Road, Patiala - 147001
Website:- www.ppcb.gov.in



ANNEXURE-J-2

Office Dispatch No : _____ Registered/Speed Post _____ Date: _____
Industry Registration ID: O23SAS642688 Application No : 25690868

To,
 **Saurabh Gupta**
House No 826, Sector 2 , Panchkula, Haryana
Panchkula, Haryana-134109

Subject: Grant of 'Consent to Operate' an outlet u/s 25/26 of Water (Prevention & Control of Pollution) Act, 1974 for discharge of effluent.

With reference to your application for obtaining 'Consent to Operate' an outlet for discharge of the effluent u/s 25/26 of Water (Prevention & Control of Pollution) Act, 1974, you are, hereby, authorized to operate an industrial unit for discharge of the effluent(s) arising out of your premises subject to the Terms and Conditions as mentioned in this Certificate.

PUNJAB

1. Particulars of Consent to Operate under Water Act, 1974 granted to the industry

Consent to Operate Certificate No.	CTOW/Fresh/SAS/2024/25690868
Date of issue :	08/07/2024
Date of expiry :	30/09/2025
Certificate Type :	Fresh

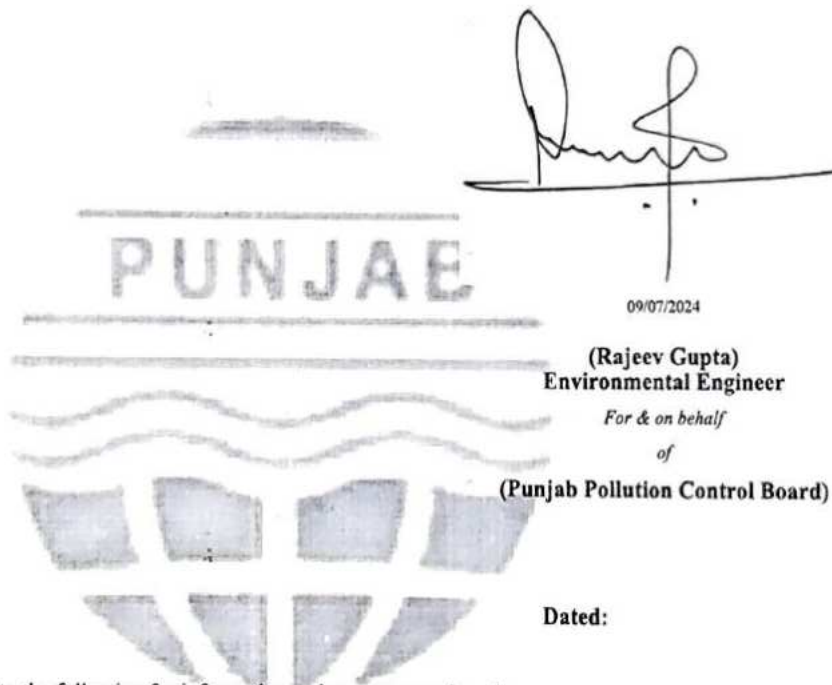
2. Particulars of the Industry

Name & Designation of the Applicant	Saurabh Gupta, (Partner)
Address of Industrial premises	The Hermitage Farm A Unit Of Orchid Space Design Llp, Village Karoran, Tehsil Kharar, Karoran Baddi Road, District Sas Nagar, Kharar, Sas Nagar -160103
Capital Investment of the Industry	206.01 lakhs
Category of Industry	Orange
Type of Industry	2999-Miscellaneous (Orange)
Scale of the Industry	Small
Office District	Sas Nagar
Consent Fee Details	Water Consent Fee - Rs. 33600/- vide UTR no. 33544256041DC dated 5/9/2023, Rs. 26400/- vide R. no. 177519773 dated 18/5/2024 and Rs. 66700/- vide R. no. 460075436 dated 3/5/2024 Air Consent Fee - Rs. 25700/- vide UTR no. 33544203011DC dated 5/9/2023, Rs. 67700/- vide R. no. 150822425 dated 3/5/2024 and Rs. 28800/- vide R. no. 475463347 dated 8/5/2024
Raw Materials(Name with quantity per day)	Not Applicable being Farm House
Products (Name with quantity per day)	Farm House @ 1 no.

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By-Products, if any, (Name with quantity per day)	---NIL---
Details of the machinery and processes	As per details mentioned in the Application no. 25690868
Details of the Effluent Treatment Plant	Domestic Effluent @ 22.0 KLD- After treatment in STP of Capacity 25 KLD, treated wastewater @ 22 KLD will be utilized onto land for plantation in an area of about 6.6 acres inside the premises
Mode of Disposal	Domestic Effluent @ 22.0 KLD- After treatment in STP of Capacity 25 KLD, treated wastewater @ 22 KLD will be utilized onto land for plantation in an area of about 6.6 acres inside the premises
Standards to be achieved under Water(Prevention & Control of Pollution) Act, 1974	Effluent Standards as Prescribed by the PPCB/ CPCB and MoEF&CC from time to time



(Signature)

09/07/2024

(Rajeev Gupta)
Environmental Engineer

For & on behalf

of

(Punjab Pollution Control Board)

Endst. No.:

Dated:

A copy of the above is forwarded to the following for information and necessary action please:

- 1) Environmental Engineer, Punjab Pollution Control Board, Regional Office, SAS Nagar

(Signature)

09/07/2024

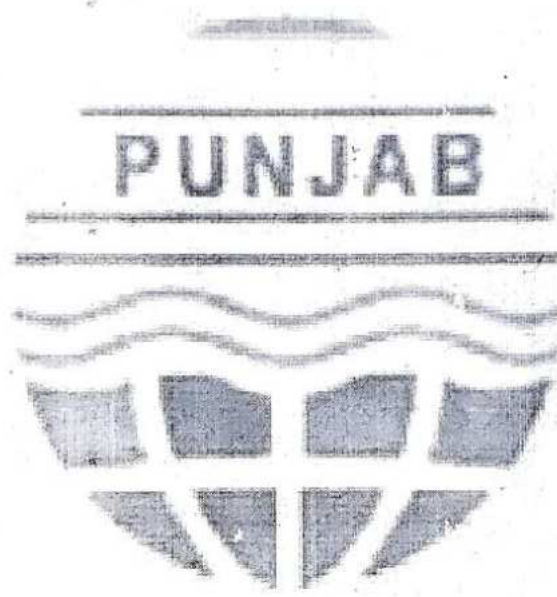
(Rajeev Gupta)
Environmental Engineer

For & on behalf

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The Heritage Farm A Unit Of Orchid Space Design Lp, Village Karoran, Tehsil Kharar, Karoran Baddi Road, District Sas Nagar, Kharar, Sas Nagar, 160103

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The Hermitage Farm A Unit Of Orchid Space Design Llp, Village Karoran, Tehsil Kharar, Karoran Baddi Road, District Sas Nagar, Kharar, Sas Nagar, 160103

TERMS AND CONDITIONS

A. GENERAL CONDITIONS

1. This consent is not valid for getting power load from the Punjab State Power Corporation Limited or for getting loan from the financial institutions.
2. The industry shall apply for renewal/further extension in validity of consent atleast two months before expiry of the consent.
3. The industry shall ensure that the effluent discharging through the authorized outlet shall conform to the prescribed standards as applicable from time to time.
4. The industry shall plant minimum of three suitable varieties of trees at the density of not less than 1000 trees per hectare all along the boundary of the industrial premises.
5. The achievement of the adequacy and efficiency of the effluent treatment plant/pollution control devices/recirculation system installed shall be the entire responsibility of the industry.
6. The industry shall ensure that the Hazardous Wastes generated from the premises are handled as per the provisions of the Hazardous Wastes(Management, Handling and Trans boundary Movement) Rules, 2008 as amended time to time , without any adverse effect on the environment, in any manner
7. The responsibility to monitor the effluent discharged from the authorized outlet and to maintain a record of the same rests with the industry. The Board shall only test check the accuracy of these reports for which the industry shall deposit the samples collection and testing fee with the Board as and when required.
8. The industry shall submit balance sheet of every financial year to the concerned Regional Office by 30th June of every year.
9. The industry shall submit a yearly certificate to the effect that no addition/up-gradation/ modification/ modernization has been carried out during the previous year otherwise the industry shall apply for the varied consent.
10. During the period beginning from the date of issuance and the date of expiration of this consent, the applicant shall not discharge floating solids or visible foam.
11. Any amendments/revisions made by the Board in the tolerance limits for discharges shall be applicable to the industry from the date of such amendments/revisions.
12. The industry shall not change or alter the manufacturing process(es) so as to change the quality and/or quantity of the effluents generated without the written permission of the Board.
13. Any upset conditions in the plant/plants of the factory, which is likely to result in increased effluent and/or result in violation of the standards lay down by the Board shall be reported to the Environmental Engineer, Punjab Pollution Control Board of concerned Regional Office immediately failing which any stoppage and upset conditions that come to the notice of the Board/its officers, will be deemed to be intentional violation of the conditions of consent.
14. The industry shall provide terminal manhole(s) at the end of each collection system and a manhole upstream of final outlet (s) out of the premises of the industry for measurement of flow and for taking samples.
15. The industry shall for the purpose of measuring and recording the quantity of water consumed and effluent discharged, affix meters of such standards and at such places as approved by the Environmental Engineer, Punjab Pollution Control Board of the concerned Regional Office.
16. The industry shall maintain record regarding the operation of effluent treatment plant i.e. record of quantity of chemicals and energy utilized for treatment and sludge generated from treatment so as to satisfy the Board regarding regular and proper operation of pollution control equipment.
17. The industry shall provide online monitoring equipment $\frac{1}{2}$ s for the parameters as decided by concerned Regional Office with the effluent treatment plant/air pollution control devices installed, if applicable.
18. The pollution control devices shall be interlocked with the manufacturing process of the industry.
19. The authorized outlet and mode of disposal shall not be changed without the prior written permission of the Board.
20. The industry shall comply with the conditions imposed by the SEIAA / MOEF in the environmental clearance granted to it as required under EIA notification dated 14/9/06, if applicable.
21. The industry shall obtain and submit Insurance cover as required under the Public Liability Insurance Act, 1991.
22. The industry shall not use any unauthorized out-let(s) for discharging effluents from its premises. All unauthorized outlets, if any, shall be connected to the authorized outlet within one month from the date of issue of this consent.

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23. The industry shall make necessary arrangements for the monitoring of effluent being discharged by the industry and shall monitor its effluents:-
 - (i) Once in Year for Small Scale Industries.
 - (ii) Four in a Year for Large/Medium Scale Industries.
 - (iii) The industry will submit monthly reading/ data of the separate energy meter installed for running of effluent treatment plant/re-circulation system to the concerned Regional Office of the Board by the 5th of the following month.
24. The industry shall provide electromagnetic flow meters at the source of water supply, at inlet/outlet of effluent treatment plant within one month and shall maintain the record of the daily reading and submit the same to the concerned Regional Office by the 5th of the following month.
25. The Board reserves the right to revoke this consent at any time in case the industry is found violating any of the conditions of this consent and/or the provisions of Water (Prevention & Control of Pollution) Act, 1974 as amended from time to time.
26. The issuance of this consent does not convey any property right in either real or personal property, or any exclusive privileges, nor does it authorize any injury to private property or any invasion of personal rights, nor any infringement of Central, State or Local Laws or Regulations.
27. The consent does not authorize or approve the construction of any physical structures or facilities for undertaking of any work in any natural watercourse.
28. Nothing in this consent shall be deemed to neither preclude the institution of any legal action nor relieve the applicant from any responsibilities, liabilities or penalties to which the applicant is or may be subjected under this or any other Act.
29. The industry shall make necessary and adequate arrangements to hold back the effluent in case of failure of septic tank.
30. The diversion or bye pass of any discharge from facilities utilized by the applicant to maintain compliance with the terms and conditions of this consent is prohibited except.
 - (i) Where unavoidable to prevent loss of life or some property damage or
 - (ii) Where excessive storm drainage or run-off would damage facilities necessary for compliance with terms and conditions of this consent. The applicant shall immediately notify the consent issuing authority in writing of each such diversion or bye-pass.
31. The industry shall ensure that no water pollution problem is created in the area due to discharge of effluents from its industrial premises.
32. The industry shall comply with the code of practice as notified by the Government/ Board for the type of industries where the siting guidelines/ code of practice have been notified.
33. Solids, sludge, filter backwash or other pollutant removed from or resulting from treatment or control of waste waters shall be disposed off in such a manner to prevent any pollutants from such materials from entering into natural water.
34. The industry shall re-circulate the entire cooling water and shall also re-circulate/reuse to the maximum extent the treated effluent in processes
35. The industry shall make necessary and adequate arrangements to hold back the effluent in case of failure of re-circulation system/ effluent treatment plant.
36. The industry shall make proper disposal of the effluent so as to ensure that no stagnation occurs inside and outside the industrial premises during rainy season and no demand period.
37. Where excessive storm water drainage or run off, would damage facilities necessary for compliance with terms and conditions of this consent, the applicant shall immediately notify the consent issuing authority in writing of each such diversion or bye-pass.
38. The industry shall submit a detailed plan showing therein the distribution system for conveying waste-water for application on land for irrigation along with the crop pattern for the year.
39. The industry shall ensure that the effluent discharged by it is toxicity free.
40. The industry shall not irrigate the vegetable crops with the treated effluents which are used/ consumed as raw.
41. Drains causing oil & grease contamination shall will be segregated. Oil & grease trap shall be provided to recover oil & grease from the effluent.


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42. The industry shall establish sufficient number of piezometer wells in consultation with the concerned Regional Office, of the Board to monitor the impact on the Ground Water Quantity due to the industrial operations, and the monitoring shall be submitted to the Environmental Engineer of the concerned Regional Office by the 5th of every month.
43. The industry shall ensure that its production capacity & quantity of trade effluent do not exceed the quantity mentioned in the consent and shall not carry out any expansion without the prior permission/NOC of the Board.

B. SPECIAL CONDITIONS

- 1) The project proponent shall not carry out any commercial activity as per assurance given by it through undertaking under any circumstances.
- 2) The consent to operate is being only granted from pollution angle and the project proponent has to obtain relevant permission from the concerned departments including the Forest Department and GMADA under the relevant laws. If any dispute in future arises with regard to ownership of the land for the construction raised thereon, then the consent to operate granted by the Board will not be a deciding factor.
- 3) The project proponent shall provide mechanical composter within one month and shall submit report to Punjab Pollution Control Board.
- 4) The project proponent shall ensure that there are no usages of single use plastic-thermocool disposable items such as water bottles/ water pouches/ water cups, plates, forks, spoons, straw etc. and single use decorating material made of plastic-thermocool or any other non- biodegradable material in the premises.
- 5) The project proponent shall ~~properly handle and manage the solid wastages~~ as per the provisions of the Municipal Solid Waste Rules 2016 and ensure that the solid waste is segregated and disposed of in an environmentally sound manner.
- 6) The project proponent shall use loudspeakers within permissible decibel limits as given in Noise Pollution Regulation and Control Rules, 2000 till 10:00 pm so that no nuisance is caused to the public.
- 7) In case the promoter fails to comply with the provisions of the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and/or any other environmental law applicable to the project and Rules, Circulars and Directions issued by the Board from time to time, action as deemed fit shall be taken against the promoter.
- 8) The project proponent shall not raise any construction on the farm land without the permission of the concerned departments.
- 9) The project proponent shall obtain the necessary permission from the District Administration if any function is to be held at the farm land.
- 10) As the project proponent has undertaken that the farm land is not being used for commercial purpose, the project proponent shall not conduct any late-night function on the farm land without the prior permission of the District Administration.
- 11) The project proponent shall devise the ways & means to minimize the generation of all kind of wastes through REDUCE, REUSE and RECYCLE activities. The generated waste, if any, shall be properly handled and managed as per the provisions of the Municipal Solid Waste Rules 2016 in an environmentally sound manner.
- 12) The project proponent shall develop the vermicomposting/ composting to manage the biodegradable solid waste. The project proponent not throw, burn or bury any solid wastes in open, outside premises or in drain/ water bodies.
- 13) The project proponent shall ensure that there are no usages of plastic carry bags and single use plastic/ thermocool disposable items such as water bottles/ water pouches/ water cups, plates, forks, spoons, straw etc. and single use decorating material made of plastic-thermocool or any other non-biodegradable material in the premises.
- 14) The project proponent shall perform/ promote its Corporate Environment Responsibility (CER) activities as well as use of alternatives of single use plastics (SUP) and awareness to discourage use of plastic.
- 15) The project proponent shall carry out awareness and activities for the themes/ action points identified under Mission LIFE (Lifestyle for the Environment) by Ministry of Environment, Forests and Climate Change given at the website (<http://missionlife-moefcc.nic.in>).

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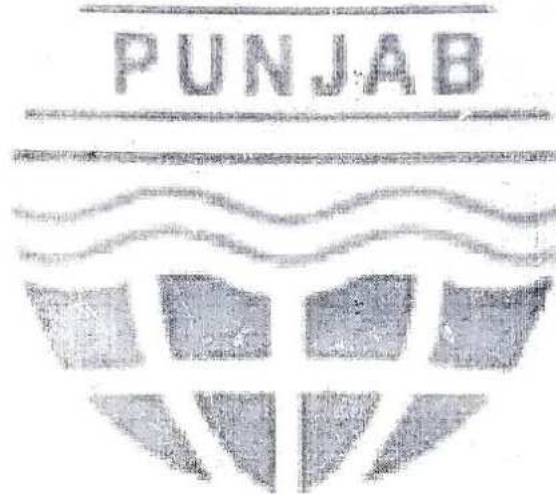
09/07/2024

(Rajeev Gupta)
Environmental Engineer

For & on behalf

of

(Punjab Pollution Control Board)



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The Hermitage Farm A Unit Of Orchid Space Design Llp, Village Karoran, Tehsil Kharar, Karoran Baddi Road, District Sas Nagar, Kharar, Sas Nagar, 160103



Punjab Pollution Control Board

Regional Office, SAS Nagar

No. 5359
To

Dated: 11/10/24

The District Town Planner,
Department of Town and Country Planning,
SAS Nagar.

Subject: Request for information relating to farm houses being used for commercial purposes by holding private functions, marriages, social gathering etc.

Ref: The case pending before the Hon'ble National Green Tribunal in O.A No. 161 of 2023 titled as Rana Iqbal Singh Jolly &ors. Vs State of Punjab & others.

Please refer to the subject cite above.

2) It is informed that a case under reference is pending before the Hon'ble National Green Tribunal wherein the functioning of a farm house namely M/s Hermitage Farm situated at Village Karoran, Karoran-Baddi Road, Tehsil Kharar, Distict SAS Nagar is involved. The Board has granted consent to operate to the farm house under the provisions of the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 with certain conditions as mentioned therein. However, the National Green Tribunal has asked the Board to produce the standard Operating Procedure or guidelines in respect of the consent given to the farm house which are used for holding functions, marriages and other ceremonies.

3) The Board is not having any such of SOP or guidelines which lays down procedure for grant of consent to such farm houses used for conducting functions. The Board has constituted a committee of officers to look into the matter and recommend guidelines for open space land farms which are used for commercial gains by conducting marriage functions, birthday parties, social gathering and other such functions in which large number of participate.

4) The committee has given reference to notification no. 6515-41-CTP(Pb)/SP-135 dated 18.10.2018 of the Department of Town and Country Planning, Punjab. However, the notification does not mention about the holding of commercial activities by such farm houses.

5) You are requested to please clarify as to whether the open farm houses can hold functions, marriages, social gathering etc. for commercial gains.


Environmental Engineer


Endst. No.....

Dated.....

A copy of the above is forwarded to the following for kind information please.

1. The Chairman, Punjab Pollution Control Board, Patiala
2. The Member Secretary, Punjab Pollution Control Board, Patiala.
3. The Chief Environmental Engineer (P), Punjab Pollution Control Board, Patiala.
4. The Senior Environmental Engineer, Punjab Pollution Control Board, Zonal Office-1, Patiala.


Environmental Engineer

Department of Town and Country Planning, Punjab

Office of District Town Planner, SAS Nagar
Block-A, Seventh Floor, PUDA Bhawan, Sector-62, SAS Nagar

To

Environmental Engineer,
Punjab Pollution Control Board,
Zonal Office-1, Vatavaran Bhawan, Nabha Road,
Patiala.

Memo no. 1805 DTP(SAS Nagar)/MG-2

Dated: 14.10.2024

Subject: Request for information relating to Farm Houses being used for Commercial purposes by holding private functions, marriages, social gathering etc.

Ref: Your office letter no. 5359 dated 11.10.2024.

Vide subject cited letter, regarding the clarification sought vide letter under reference letter, it is informed that the Department has issued notification no. 6515-41 STP(Pb)/SP-135 dated 18.10.2024 (copy attached) and according to which, it has been recorded as follows regarding the farm house.

“Farm Houses means a building allowed on a minimum holding of 2.5 acre of agricultural land for residential activity of the land holder”

According to the above definition, functions, marriages and social gatherings etc. are not permissible in the farm house for commercial gain.

DA/As above

-sd-

**District Town Planner (P),
SAS Nagar**

ਵੱਲ

ਵਾਤਾਵਰਨ ਇੰਜੀਨੀਅਰ,
ਪੰਜਾਬ ਪ੍ਰਦੂਸ਼ਣ ਕੰਟਰੋਲ ਬੋਰਡ,
ਜ਼ੋਨਲ ਆਫਿਸ-1, ਵਾਤਾਵਰਨ ਭਵਨ, ਨਾਭਾ ਰੋਡ,
ਪਟਿਆਲਾ।

ਯਾਦ ਪੱਤਰ ਨੰ: 1805 ਡੀਟੀਪੀ(ਐਸ.ਏ.ਐਸ. ਨਗਰ)/104-2
ਮਿਤੀ: 14-10-2024

ਵਿਸ਼ਾ:- Request for information relating to Farm Houses being used for commercial purposes by holding private functions, marriages, social gathering etc.


ਹਵਾਲਾ:- ਆਪ ਦਾ ਇਸ ਦਫਤਰ ਵੱਲ ਪੱਤਰ ਨੰ. 5359 ਮਿਤੀ 11.10.2024 ਦੇ ਸਬੰਧ ਵਿੱਚ।

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਅਧੀਨ ਹਵਾਲੇ ਤਹਿਤ ਪ੍ਰਾਪਤ ਪੱਤਰ ਵਿੱਚ ਮੰਗੀ ਗਈ ਸਪਸ਼ਟਤਾ ਸਬੰਧੀ ਦੱਸਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਇਸ ਵਿਭਾਗ ਵੱਲੋਂ ਜਾਰੀ ਨੋਟੀਫਿਕੇਸ਼ਨ ਨੰ. 6515-41 ਸੀਟੀਪੀ(ਪਬ)/ਐਸਪੀ-135 ਮਿਤੀ 18.10.2018 (ਕਾਪੀ ਨੱਥੀ) ਵਿੱਚ ਫਾਰਮ ਹਾਊਸ ਸਬੰਧੀ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਦਰਜ ਹੈ:-

"Farm House means a building allowed on a minimum holding of 2.5 acre of agricultural land for residential activity of the land holder."

ਉਕਤ ਦਰਜ ਡੈਫੀਨੇਸ਼ਨ ਅਨੁਸਾਰ ਫਾਰਮ ਹਾਊਸ ਵਿੱਚ ਕਮਰਸ਼ੀਅਲ ਲਾਭ ਲਈ ਫੰਕਸ਼ਨ, ਮੈਰਿਜਿਜ਼ ਅਤੇ ਸ਼ੋਸ਼ਲ ਗੈਦਰਿੰਗ ਆਦਿ ਆਗਿਆਯੋਗ ਨਹੀਂ ਹਨ।

ਨੱਥੀ/ਉ.ਅ.


ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ (ਪੀ),
ਐਸ.ਏ.ਐਸ. ਨਗਰ।



ਪੰਜਾਬ ਪ੍ਰਦੂਸ਼ਣ ਰੋਕਥਾਮ ਬੋਰਡ
ਵਾਤਾਵਰਣ ਭਵਨ, ਨਾਭਾ ਰੋਡ, ਪਟਿਆਲਾ-147001



Tele: 0175-5018350

Web: www.ppcb.gov.in

ਨੰਬਰ. 26264

ਮਿਤੀ 22/10/24

To,

The Member Secretary,
Punjab Pollution Control Board,
Head office, Patiala

Subject: Committee constituted under the chairmanship of Chief Environmental Engineer (HQ), PPCB, Patiala for examining the entire case of O.A no. 161 of 2023 titled as Rana Iqbal Singh Jolly Vs State of Punjab and Others and recommending guidelines for open space land farms which are being used for commercial gains by conducting marriage functions, birthday parties, social gatherings and other such functions in which large number of people participate.

Reference: PPCB office order no. 405 dated 26.09.2024.

In reference to above, it is intimated that Board vide above referred office order constituted a committee of the following officers to examine the entire case of O.A no. 161 of 2023 titled as Rana Iqbal Singh Jolly Vs State of Punjab and Others and recommending guidelines for open space land farms which are being used for commercial gains by conducting marriage functions, birthday parties, social gatherings and other such functions in which large number of people participate:

- A) Chief Environmental Engineer, HQ, Patiala
- B) Senior Environmental Engineer, HQ-1, Patiala
- C) Environmental Engineer, Regional Office-2, Jalandhar
- D) Environmental Engineer, HQ-2/1, Patiala

The meeting of the Committee was held on 07.10.2024, wherein after detailed deliberations and consideration of the notifications issued by GMADA, Department of Town & Country Planning, Department of Tourism and PPCB pertaining to subject matter, the committee concluded as under:

1. As per the notification issued by Department of Town & Country Planning dated 18.10.2018 regarding uniformity of the Zoning Regulation of the State

f-to

of Punjab, the Farm House means the building allowed on a minimum holding of 2.5 acres of agricultural land for the residential activities of the land holder.

2. The project proponent has obtained Gold category certificate under the scheme for Registration of Punjab Farm Tourism. As per the scheme a farm stay unit will be the property having an area of atleast 2.5 acres or above with suitable accommodation built inside for providing comfortable stay to the guests/ tourists as per the standards prescribed in this scheme. The construction must be compliant with policies and limits prescribed by Department of Housing & Urban Development, Govt. of Punjab. The farm stay scheme will provide benefit to the registered owner of the property as a useful source of additional income to the farm owners of the registered farm stay units.

In the above referred notifications/schemes there is no mention as to whether any other commercial activities like holding of private functions/ marriages/other social gatherings etc. in farm house are allowed.

Further, following recommendations were given by the Committee:

- The above conclusion has been made by the Committee on the basis of above referred documents, notifications, schemes & guidelines available on internet of the respective departments.
- Before taking final decision in the matter, it is recommended that necessary clarification may be obtained from the Department of Town & Country Planning, Punjab whether any amendment/revised guidelines has been issued by the department in this regard.

Now, EE, Regional Office, Mohali vide its letter no. 5832 dated 22.10.2024 has intimated that they have written to DTP, Mohali vide letter no. 5359 dated 11.10.2024 to clarify as to whether the open farm houses can hold functions, marriages, social gatherings etc. for commercial gains. Further, it has been mentioned that Competent Authority has given following remarks while approving the clarification:

" After clarification, committee must conclude with clear recommendations. As above, members to do self exercise and get documents, records at their own and facilitate the Board accordingly".

P.F.O

Now, a clarification has been received from District Town Planner, Department of Town and Country Planning, SAS Nagar vide letter no. 1805/DTP(SAS Nagar/MG-2) dated 14.10.2024 stating that as per their notification no. 6515-41 CTP(PB)/SP-135 dated 18.10.2018, a farm house means a building allowed on a minimum holding of 2.5 acre of agricultural land for the residential activity of the land holder. Therefore, any kind of commercial activity such as holding marriage function/social gatherings for commercial benefit are not permissible at farm houses. Copy of clarification is enclosed.

In view of the above clarification received from District Town Planner, Department of Town and Country Planning, SAS Nagar, the committee is of the opinion that since no commercial activity such as holding marriage function/social gatherings for commercial benefit are permissible in open space farm houses, there is no requirement for framing guidelines for open space land farms which are being used for commercial gains by conducting marriage functions, birthday parties, social gatherings and other such functions.

This is for kind perusal, please.

DA/As Above.

 *14/10/24.*
Chief Environmental Engineer (HQ) 



ਪੰਜਾਬ ਪ੍ਰਦੂਸ਼ਣ ਰੋਕਥਾਮ ਬੋਰਡ

ਜ਼ੋਨਲ ਦਫਤਰ-1, ਵਾਤਾਵਰਣ ਭਵਨ, ਨਾਭਾ ਰੋਡ, ਪਟਿਆਲਾ-147001



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e-mail : ppcbsee_zp1@yahoo.com

ਮਿਤੀ 29/10/24

REGISTERED

To

The Hermitage Farm A Unit of Orchid Space Design LLP,
Village Karoran, Karoran-Baddi Road,
Kharar, Distt. SAS Nagar

Subject: Revocation of consent to operate granted under the Water (Prevention & Control of Pollution) Act, 1974

The Hon'ble National Green Tribunal has taken cognizance of Original Application No. 161 of 2023 filed by the applicants and other residents of the area on the grievance that respondent No. 8 (The Hermitage Marriage Palace, Village Karoran, Naya Gaon, SAS Nagar) organizes large gatherings, plays loud music on loudspeakers, uses bright laser strobe lights and firecrackers all throughout the night till early morning hours thereby causing grave air/ noise pollution in violation of the Noise Pollution (Regulation and Control) Rules, 2000 promulgated under the Environment Protection Act, 1986, various other rules/ regulations and judgements/ directions passed by the Hon'ble Supreme Court of India, this tribunal and various High Courts;

Whereas, during the pendency of the Original Application No. 161 of 2023 before the Hon'ble National Green Tribunal, the project proponent i.e., respondent no. 8. namely The Hermitage was granted consent to operate under the Water (Prevention & Control of Pollution) Act, 1974 vide no. CTOW/Fresh/SAS/2024/25690868 dated 08.07.2024, valid up to 30.09.2025 from pollution angle being open Farm House subject to certain terms and conditions as mentioned therein and the main condition that the Farm House shall not undertake commercial activities under any circumstances;

And whereas, upon representation made by the Hermitage Farm House, the Board has issued a corrigendum vide letter no. 2399-2400 dated 02.08.2024 in reference to the consent to operate granted to the project proponent in which, the condition imposed for not to undertake commercial activities was removed and a further condition was substituted to impose a condition that the project proponent shall not conduct any late-night function on the farm land without the prior permission of the District Administration;

And whereas, the matter was considered by the Hon'ble National Green Tribunal and vide order dated 9.09.2024 it was observed that the Board has placed reliance on CPCB guidelines which categorize orange category industries and specifically mention marriage palaces. However, these guidelines do not talk of a farm house and view of these facts the Hon'ble National Green Tribunal has asked the Member Secretary, Punjab Pollution Control Board to revisit the action and pass appropriate order within three weeks;

And whereas, in compliance to the Orders dated 09.09.2024 of the Hon'ble National Green Tribunal, the Member Secretary, Punjab Pollution Control Board has passed an office order no. 405 dated 26.09.2024 thereby constituting a team of officers to examine the entire case and suggest and recommend the guidelines for such open space land farms which are being used for commercial gains by conducting marriage functions, birthday parties, social gatherings and other such functions in which large number of people participate;

And whereas, the committee of officers constituted by the Board has given interim report vide letter no. 25374 dated 08.10.2024 and recommended to get a clarification in reference to notification no. 6515-41-CTP(Pb)/SP-135 dated 18.10.2018 of the Department of Town and Country Planning, Punjab and accordingly a letter bearing no. 5359 dated 11.10.2024 was written by the Environmental Engineer, Punjab Pollution Control Board, Regional Office, SAS Nagar to the District Town Planner, SAS Nagar requesting to clarify as to whether the open farm houses can hold functions, marriages, social gathering etc. for commercial gains;

And whereas, the District Town Planner (P), SAS Nagar of the Department of Town and Country Planning, Punjab vide letter no. 1805 DTP (SAS Nagar/MCP2 dated 14.10.2024 has informed that notification no. 6515-41-CTP(Pb)/SP-135 dated 18.10.2018 of the Department of Town and Country Planning, Punjab provides that Farm House means a building allowed on a minimum holding of 2.5 acres of agriculture land for residential activity of the land holder. According to the said definition, the conducting of functions, marriages, social gatherings etc. are not allowable in farm house;


And whereas, the committee of officers constituted by the Board has given its report in the matter vide letter no. 26264 dated 22.10.2024 concluding that as per the clarification received from the District Town Planner, Department of Town and Country Planning, SAS Nagar, commercial activity such as holding of marriage functions, social gatherings for commercial benefits are not permissible in open space farm houses and as such there is no requirement for framing of guidelines for open space farm houses which are being used for commercial gains by conducting marriage functions, birthday parties, social gatherings and other such functions;

And whereas, during the meeting of various departments held on 21/10/2024 under the Chairmanship of Additional Deputy Commissioner, SAS Nagar, the representative officer of the Department of the Forest and Wildlife Preservation stated that the land of the Hermitage Farm House is delisted land u/s 4 and 5 of the Punjab Land Preservation Act (PLPA) 1900 by the Government of Punjab, Department of Forest and Wildlife Preservation vide notification dated 13/8/2010;

And whereas, while issuing permission for delisting the land u/s 4 and 5 of the PLPA 1900, Ministry of Environment, Forest and Climate Change, Government of India has laid down the conditions that no commercial activity is permitted on such delisted land and that the delisted land shall be used only for bona fide use for agriculture and for sustaining the livelihood of the people/owner of the land;

And whereas, the Competent Authority after considering all the material facts on record and reports as mentioned above has decided to revoke the consent to operate granted to the project proponent namely The Hermitage under the Water (Prevention & Control of Pollution) Act, 1974 due to aforesaid reasons;

As such, in exercise of the powers conferred under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the consent to operate granted to the project proponent namely The Hermitage under the aforesaid Act, is hereby, revoked due to the aforesaid said reasons/ violations.


Environmental Engineer
for & on behalf of the
Punjab Pollution Control Board

Endst. no. 3932

Dated 29/10/24

A copy of the above is forwarded to the Environmental Engineer, Punjab Pollution Control Board, Regional Office, SAS Nagar for information.


Environmental Engineer
for & on behalf of the
Punjab Pollution Control Board



ਪੰਜਾਬ ਪ੍ਰਦੂਸ਼ਣ ਰੋਕਥਾਮ ਬੋਰਡ

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e-mail : ppcbsee_zp1@yahoo.com

ਮਿਤੀ 29/10/24

REGISTERED

To

The Hermitage Farm A Unit of Orchid Space Design LLP,
Village Karoran, Karoran-Baddi Road,
Kharar, Distt. SAS Nagar

Subject: Cancellation of consent to operate granted under the Air (Prevention & Control of Pollution) Act, 1981

The Hon'ble National Green Tribunal has taken cognizance of Original Application No. 161 of 2023 filed by the applicants and other residents of the area on the grievance that respondent No. 8 (The Hermitage Marriage Palace, Village Karoran, Naya Gaon, SAS Nagar) organizes large gatherings, plays loud music on loudspeakers, uses bright laser strobe lights and firecrackers all throughout the night till early morning hours thereby causing grave air/ noise pollution in violation of the Noise Pollution (Regulation and Control) Rules, 2000 promulgated under the Environment Protection Act, 1986, various other rules/ regulations and judgements/ directions passed by the Hon'ble Supreme Court of India, this tribunal and various High Courts;

Whereas, during the pendency of the Original Application No. 161 of 2023 before the Hon'ble National Green Tribunal, the project proponent i.e., respondent no. 8. namely The Hermitage was granted consent to operate under the Air (Prevention & Control of Pollution) Act, 1981 vide no. CTOA/Fresh/SAS/2024/256908645 dated 08.07.2024, valid up to 30.09.2025 from pollution angle being open Farm House subject to certain terms and conditions as mentioned therein and the main condition that the Farm House shall not undertake commercial activities under any circumstances;

And whereas, upon representation made by the Hermitage Farm House, the Board has issued a corrigendum vide letter no. 2399-2400 dated 02.08.2024 in reference to the consent to operate granted to the project proponent in which, the condition imposed for not to undertake commercial activities was removed and a further condition was substituted to impose a condition that the project proponent shall not conduct any late-night function on the farm land without the prior permission of the District Administration;

And whereas, the matter was considered by the Hon'ble National Green Tribunal and vide order dated 9.09.2024 it was observed that the Board has placed reliance on CPCB guidelines which categorize orange category industries and specifically mention marriage palaces. However, these guidelines do not talk of a farm house and view of these facts the Hon'ble National Green Tribunal has asked the Member Secretary, Punjab Pollution Control Board to revisit the action and pass appropriate order within three weeks;

And whereas, in compliance to the Orders dated 09.09.2024 of the Hon'ble National Green Tribunal, the Member Secretary, Punjab Pollution Control Board has passed an office order no. 405 dated 26.09.2024 thereby constituting a team of officers to examine the entire case and suggest and recommend the guidelines for such open space land farms which are being used for commercial gains by conducting marriage functions, birthday parties, social gatherings and other such functions in which large number of people participate;

And whereas, the committee of officers constituted by the Board has given interim report vide letter no. 25374 dated 08.10.2024 and recommended to get a clarification in reference to notification no. 6515-41-CTP(Pb)/SP-135 dated 18.10.2018 of the Department of Town and Country Planning, Punjab and accordingly a letter bearing no. 5359 dated 11.10.2024 was written by the Environmental Engineer, Punjab Pollution Control Board, Regional Office, SAS Nagar to the District Town Planner, SAS Nagar requesting to clarify as to whether the open farm houses can hold functions, marriages, social gathering etc. for commercial gains;

And whereas, the District Town Planner (P), SAS Nagar of the Department of Town and Country Planning, Punjab vide letter no. 1805 DTP (SAS Nagar/MCP2 dated 14.10.2024 has informed that notification no. 6515-41-CTP(Pb)/SP-135 dated 18.10.2018 of the Department of Town and Country Planning, Punjab provides that Farm House means a building allowed on a minimum holding of 2.5 acres of agriculture land for residential activity of the land holder. According to the said definition, the conducting of functions, marriages, social gatherings etc. are not allowable in farm house;

And whereas, the committee of officers constituted by the Board has given its report **1444** the matter vide letter no. 26264 dated 22.10.2024 concluding that as per the clarification received from the District Town Planner, Department of Town and Country Planning, SAS Nagar, commercial activity such as holding of marriage functions, social gatherings for commercial benefits are not permissible in open space farm houses and as such there is no requirement for framing of guidelines for open space farm houses which are being used for commercial gains by conducting marriage functions, birthday parties, social gatherings and other such functions;

And whereas, during the meeting of various departments held on 21/10/2024 under the Chairmanship of Additional Deputy Commissioner, SAS Nagar, the representative officer of the Department of the Forest and Wildlife Preservation stated that the land of the Hermitage Farm House is delisted land u/s 4 and 5 of the Punjab Land Preservation Act (PLPA) 1900 by the Government of Punjab, Department of Forest and Wildlife Preservation vide notification dated 13/8/2010;

And whereas, while issuing permission for delisting the land u/s 4 and 5 of the PLPA 1900, Ministry of Environment, Forest and Climate Change, Government of India has laid down the conditions that no commercial activity is permitted on such delisted land and that the delisted land shall be used only for bona fide use for agriculture and for sustaining the livelihood of the people/owner of the land;

And whereas, the Competent Authority after considering all the material facts on record and reports as mentioned above has decided to cancel the consent to operate granted to the project proponent namely The Hermitage under the Air (Prevention & Control of Pollution) Act, 1981 due to aforesaid reasons;

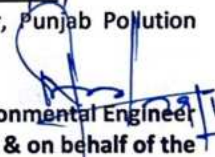
As such, in exercise of the powers conferred under the provisions of the Air (Prevention & Control of Pollution) Act, 1981, the consent to operate granted to the project proponent namely The Hermitage under the aforesaid Act, is hereby, cancelled due to the aforesaid said reasons/ violations.


Environmental Engineer
for & on behalf of the
Punjab Pollution Control Board

Dated 29/10/24

Endst. no. 3934

A copy of the above is forwarded to the Environmental Engineer, Punjab Pollution Control Board, Regional Office, SAS Nagar for information.


Environmental Engineer
for & on behalf of the
Punjab Pollution Control Board