

**DIRECTORATE OF TOWN AND COUNTRY PLANNING PUNJAB**

**Notification**

**Regarding Master Plan SAS Nagar**

No. ....Whereas the Master Plan S.A.S Nagar was notified under Section 70(5) of the Punjab Regional and Town Planning and Development Act, 1995, vide Notification No. 9650 CTP (Pb) SC-76 dated 12/15-12-2008 and during the implementation of the Master Plan SAS Nagar, it was brought to the notice of the Government by the Mandi Board that they intend to establish a Sub-Yard Mandi at Village Saneta, located within the Wholesale Center designated in the Master Plan SAS Nagar, wherein permissible land uses have not been specifically defined.

Whereas, under Sections 65 and 77 of the Punjab Regional and Town Planning and Development Act, 1995, provisions exist for minor modifications in the notified Regional Plan and Master Plan, respectively and with an objective of providing investment friendly environment and to facilitate economic growth in the state, the Government constituted a committee under the Chairmanship of the Director, Town and Country Planning (DTCP), to deliberate on the necessity of a minor modification in the Master Plan/Regional Plan and to provide recommendations on the basis of various points outlined in the office order dated 29.10.2024 for appropriate decision of the Government.


Whereas, in compliance of the above orders, the matter was examined by the committee in accordance with Section 77 of the Act, with reference to proposals not fully detailed in the Master Plan or changes required during the implementation of the Master Plan. The committee recommended permitting wholesale trade activities in the Warehouse Zone of the Master Plan SAS Nagar, subject to compliance with the siting guidelines and norms specified for wholesale trade as per the Unified Zoning Regulations 2018.

Whereas, in exercise of the powers conferred under Section 77 of the Punjab Regional and Town Planning and Development Act, 1995, the competent authority at the level of Government accorded its approval vide order dated 04.12.2024 that wholesale trade activities are permitted in the Warehouse Zone of the Master Plan SAS Nagar, subject to adherence to the specified norms and guidelines for Whole sale trade mentioned in the Unified Zoning Regulations 2018.

In compliance of the approval of the competent authority, the wholesale trade activities are hereby permitted in the warehouse Zone of the Master Plan SAS Nagar subject to adherence to the specified norms and guidelines for Whole sale trade mentioned in the Unified Zoning Regulations 2018.

This notification is issued with the approval of the competent authority as conveyed vide letter no. 12/03/2024-4HG1/2645 dated 04.12.2024.


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

  
Senior Town Planner  
SAS Nagar,  
PUDA Bhawan, 7th 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 Senior Town Planner Punjab 7<sup>th</sup> Floor PUDA Bhawan, SAS Nagar.

  
Senior Town Planner  
SAS Nagar.

