

SITING GUIDELINES FOR SETTING UP INDUSTRIES, (INCLUDING STONE CRUSHER, RICE SHELLER & SAILA PLANT, BRICK KILN, CEMENT PLANT & GRINDING UNITS, HOT MIX PLANT.)

Within Master Plan

- In industrial zone of Master Plan,
- Minimum Approach Road/ Revenue Rasta shall be 16'-6" widened up to 50'-0" or as prescribed in master plan/ FEZ Guidelines or any other Guidelines whichever is more.
- If site abuts NH/ SH/ SR/ Other Road within Master Plan, then no Construction Zone of 5 mtr (16'-6") shall be left.

Outside Master Plan

- Minimum Approach Road/ Revenue Rasta shall be 16'-6" widened up to 50'-0" or as prescribed in FEZ Guidelines or any other Guidelines whichever is more.
- Minimum 100'-0" (30m) wide no construction zone shall be left from Schedule road/ State/ National Highway.

General conditions for Industry:-

- Site shall be at the minimum distance of 1200 Yds (1097.5 m) from Ammunition depot/ dump.
- If site falls within radius of 100m (328'-0") of village abadi/ phirni in industrial zone/ Spot Zone Industry then 15m green buffer shall be left within applicant site.
- If any Drain/Khal/Nala passing through the site then the Natural flow of water should not be restricted.
- Any Revenue rasta/ Khal if passes through site shall not be encroached/ obstructed.
- 150 m No Construction Zone from Gas Pipeline.

- **No construction Zone under HT line as per PSPCL:**

11 KV-11.5 mtr	132 KV-27.0 mtr
33 KV -15.0 mtr	220 KV-35.0 mtr
66 KV -18.0 mtr	440 KV-52.0 mtr

- **Green buffer along the choe/ Nallah/ Drain/ Canal/ River (within and outside Master Plan):**

- 15m with minor water bodies/ distributaries/ drain.
- 30 m with major water bodies/ distributaries/ drain/ River/ Canal
- Water recharging & disposal through Sewage Treatment Plant mandatory.

Stone Crusher:

- Area of site shall be minimum 0.4 hectare.
- It shall be:
 - 500m away from National Highway/State Highway/Schedule Road & in case of sub-mountainous area this distance shall be 250m.
 - 5 Km. away from the city limit of Municipal Corporation.
 - 2 Km. away from the city limit of A class towns.
 - 1.5 Km. away from the city limit of B class towns.
 - 1 Km. away from other cities and towns.

- 500 mtr. away from approved residential colony/village phirni/ lal lakir.
- 300 mtr. away from historical places/ educational institute/ zoological parks/ wild life sanctuaries/ protected monuments.
- 100 mtr. away from link road and other district roads.
- 300 mtr. away from all major district roads in plan areas and 150 mtr. sub-mountainous areas.

- The approach road leading to a cluster of 5 or more stone crushers shall not pass through the village.

Rice Sheller & Saila Plant:

- All rice shellers/ saila plants are permissible within the industrial land use zone of the master plan. If it falls in the agriculture zone of master plan then it shall be 500 m away from urbanizable limit of master plan By-pass/ National Highway/ State Highway/ Schedule Road.
- In the agriculture zone of master plan/ outside master plan limit, Rice Sheller & Saila Plant shall be 500m away from village lal dora phirni/ wildlife sanctuary/zoo/residential area/educational institutions/ historical/ religious places and protected monuments.
- Rice Sheller & Saila Plant shall be 2 Km. away from M.C. limit of town/ city, if site falls outside master plan/ where master plan yet to prepared.

Brick Kiln, Hot Mix Plant and Cement plant & Grinding Units :

Minimum distances required for Brick Kiln, Hot Mix Plant and Cement plant & Grinding units shall be as per the following table:-

Sr. No.	Distance from	Distance
1.	Municipal Corporation Limits	5 Km
2.	*Class A towns and cities limits	2 Km
3.	*Other towns and cities limits	1 Km
4.	Village lal dora/ phirni	500 mtr
5.	Wild life sanctuary/ zoo	500 mtr
6.	National Highway	500 mtr
7.	State Highway/Schedule road	300 mtr
8.	Residential area/ 15 pucca houses	300 mtr
9.	Educational Institute/ Historical/ Religious places/	300 mtr

Cold Storage:-

-If ammonia gas used: It shall be 100m away from residential/ institutional/ commercial/ lal dora/ phirni (as in the case of orange category).

-If ammonia gas not used as in the case of green category industry, no siting guidelines.

Wholesale Trade/ Freight Complex (Standalone):

- Minimum Site area – 1 hectare
- Minimum Approach Road – 80'-0" (Road widen from 16'- 6" to 80'-0")
- Minimum Frontage – 100'-0" (30m)

Warehouse/ Godown (Standalone)

- Minimum Site area – 2000sq.m
- Minimum Approach Road – 15m (minimum 22'- 0" widen to 50'-0")
- Minimum Frontage – 100'-0" (30m)

Industry Plotted (General & IT):

- Approach Road - 50'-0" (15m) –minimum 22'-0" widen to 50'-0"
- Height Restriction - 15m

Industry Flatted:

- Minimum Plot Area - 2000 Sq.m
- Approach Road - 60'-0" (18m) –minimum 22'-0" widen to 60'-0"

IT Flatted:

- Minimum Plot Area - detail as per Building Rules 2018.
- Minimum Approach Road - 60'-0"

Note: 15% of the total covered area in industrial buildings shall be permissible for the housing of staff or workers.

*Population size-class: Class I: 100,000 and above; Class II: 50,000 to 99,999; Class III: 20,000 to 49,999; Class IV: 10,000 to 19,999; Class V: 5,000 to 9,999 and Class VI: Less than 5,000 persons. (List of Town placed at Annexure-1)

Detailed siting guidelines and building rules are available on department website:
www.puda.gov.in and www.pbhousing.gov.in at following link:-

http://pbhousing.gov.in/act_files/buildingrule2018.pdf

http://pbhousing.gov.in/notification_files/AmendmentinBuildingrules.pdf

<http://pbhousing.gov.in/notification.php>

http://202.164.62.236:809/notification_clu/volume_one.pdf

http://202.164.62.236:809/notification_clu/volume_two.pdf

List of Urban Local Bodies constituted under the Department of Local Govt. Punjab

(as on 15.8.16)

Region	District	Impr.Trust	Mun. corp.	Municipal Corporation/ Municipal Councils/ Nagar Panchayats			
				Class-I	Class-II	Class-III	Nagar Panchayat
Amritsar	Amritsar	Amritsar	Amritsar	-	1.Jandiala Guru	1.Majitha 2.Ramdass	1.Ajnala 2.Rayya 3.Raja Sansi
	Gurdaspur	Gurdaspur Batala		1.Gurdaspur 2.Batala	2.Dinanagar 3.Dhariwal	3.Quadian 4.Sri Hargobindpur 5.Dera Baba Nanak 6.FatehgarhChurian	-
	Pathankot	Pathankot	Pathankot		4.Sujanpur		<i>narot Jaimal Singh</i>
	Tarn Taran	Tarn Taran		-	5.Tarn Taran 6.Patti	-	4.Khemkaran 5. Bhikhiwind
Jalandhar	Jalandhar	Jalandhar Kartarpur	Jalandhar	1.nakodar	1.Noormahal 2.Phillaur 3.Kartarpur 4.Bhogpur 5.adampur 6. Goraya 8.8.16	1 Alawalpur	1.Shahkot 2.Lohian 3.Mehatpur 4.Bilga
	Kapurthala	Kapurthala Phagwara	Phagwara	1.Kapurthala	6.Sultanpur Lodhi	-	5.Bhulath 6.Begowal 7.Dhillwan 8.Nadala
	Hoshiarpur	Hoshiarpur	Hoshiarpur		7.Dasuya 8.Mukerian 9.Urmur Tanda 10.Garh Shankar	2.Garhdiwala 3.Hariana 4.Sham Churasi	9.Talwara 10. Mahilpur
	Nawan Shehar	Nawan Shehar		nawan Shehar	11.Banga	5Rahon 6 Balachaur	-
Ludhiana	Ludhiana	Ludhiana Khanna	Ludhiana	1.Khanna 2.Jagraon	1.Samrala 2.Raikot 3.Sahnewal 4.Doraha 5.Mullanpur Dakha	1.Payal 2 Machhiwara	1.Maloud
	Roop Nagar	RoopNagar Nangal		3.Nangal 4.Anandpur Sahib	5.Roop Nagar 6.Morinda		2. Sri Chankaur Sahib 3. Kiratpur Sahib
	Fatehgarh Sahib			5.Gobindgarh	7.Sirhind FG Sahib	3.Bassi Pathana 4.Amloh	4.Khamano
Patiala	Patiala	Patiala Nabha Rajpura Samana	Patiala	1.Rajpura 2.Nabha 3 samana	1 Patkan	1.Sanaur	1.Ghagga 2.Ghanaur 3.Bhadson
	Sangrur	Sangrur Malerkotla		4.Sangrur 5.Malerkotla 6.Sunam	2.Ahmadgarh 3.Dhuri 4.Lehragaga	2.Longowal 3.Bhawanigarh	4.Cheema 7. Moonak 5.Dirba 8. Amargarh 6.Khanauri
	Barnala	Barnala		7.Barnala	-	4.Tapa 5.Bhadaur 6.Dhanaula	9.Handiaya
	SAS Nagar (Mohali)		SAS Nagar (Mohali)	8.Kharar 9. Zirakpur 10.Dera Bassi	5.Kurali	7.Banur	10.Nawan Gaon 11.Latru
Bathinda	Bathinda	Bathinda	Bathinda	-	1.Rampuraphul 2.Bhucho Mandi 3.Goniana 4.Maur 5.Raman	1.Kotfatta 2.Sangat	1.Talwandi Sabo 2.Bhagta Bhai Ka 3. Maluka 4. Kotha Guru 5. Mehraj 6. Kot Shamir 7.Lehra Mohabbat
	Mansa			1.Mansa	6.Budhladha	3.Bareta	8. Balian Wala 9. Bhairoopa 10. Rampura 11. Chauke 12. Nathana 13. Mandikala
	Muktsar			2.Sri Muktsar Sahib 3.Malout	7.Gidderbaha	-	14.Bhikhi 15.Sardulgarh 16.Boha 17.Joga
Ferozepur	Ferozepur			1. Ferozepur	1.Guru Har Sahai 2.Zira 3.Talwandi Bhai		18.Bariwala
	Fazilka	Fazilka Abohar		2. Abohar 3.Fazilka	4.Jalalabad	=	1.Makhu 2.Mudki 3.Mallanwala Khas 4. Mamdot 5.Amiwala SHEIKH SUBHANPUR
	Faridkot	Faridkot Kotkapura		4.Faridkot 5.Kotkapura	5.Jaito	-	-
	Moga	Moga	Moga	=	6.Bagha Purana 7.Dharamkot	-	6.Badhni Kalan 7. Nihalsingh Wala 8.Kot Isse Khan (limit ext 270616) 9. Fatehgarh Panjtoor
06	22	28	10	28	45	26	57 (156)

Municipal Corporations -10, Municipalities Class-I (28), Class-II (45), Class-III (26), Nagar Panchayats (57)= 156 Total - 166