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PREFACE

The L.P.A. Fatehgarh Sahib-Sirhind was declared u/s 56 (1) of the Punjab Regional and Town Planning and Development (Amendment) Act 2006 vide notification No. 12/37/06-4HG1/915 dated 29/1/08 and Chief Town Planner, Punjab vide notification no. 12/37/2006-4HG1/921 dt. 29/1/08 was designated as the planning agency u/s 57 for formulation of comprehensive integrated master plan for L.P.A., Fatehgarh Sahib-Sirhind. The preparation of master plan involves the co-operation of several governmental departments as well as non-governmental agencies. Chief Town Planner, Punjab as planning agency would like to thank all the concerned departments/ agencies with particular mention of the members of "Think Tank Committee" for their valuable suggestions and support.

The master plan document reflects the commitment and dedication of various departments/ agencies to this, whose help and guidance rendered is greatly appreciated.

This Report of L.P.A., Fatehgarh Sahib-Sirhind Master Plan 2010-2031 consists of the following sets of reports and supporting documents:-

- Executive summary of
- LPA, Fatehgarh Sahib-Sirhind Master Plan
- Development Framework
- Existing Conditions
- Planning Parameters & analysis
- Planning Proposal
- Infrastructure Proposals
- Development Controls & Zoning Regulations

This Report is accompanied by L.P.A. Fatehgarh Sahib-Sirhind, Existing Land Use Plan and Proposed Land Use Plan.

Note:

In the occurrence of conflict in interpretation of data/ area within the study area; the information in the GIS format will be deemed as truthful version and shall prevail.

CHAPTER - I

EXECUTIVE SUMMARY

1 Introduction

1.1 Fatehgarh Sahib town having great historical, religious and archaeological background has derived its name from the name of historic Gurudwara Fatehgarh Sahib which was named after the name of Sahibzada Fateh Singh, the younger of the two martyred sons of Guru Gobind Singh Ji. Fatehgarh Sahib was given the status of a town on December, 1996 by forming a Nagar panchayat that was later on merged with the Sirhind Municipal Council on April 8, 1998. Now this town is officially known as Fatehgarh Sahib-Sirhind and is the district head quarter of district Fatehgarh Sahib. Thereafter deriving impetus from it being a centre of religious importance along with it being a seat of great administrative and other activities, pleasant environment and strategic location near to Chandigarh as well as industrial town Gobindgarh, the town not only catered to its own requirements but also of its surrounding area. Therefore, recognizing the immediate need for regulating the development in its catchment/influence area, Govt. of Punjab declared the L.P.A. Fatehgarh Sahib-Sirhind on 29-01-2008 and designated the Chief Town Planner, Punjab as the Planning agency for preparation of master plan of L.P.A. Fatehgarh Sahib-Sirhind comprising of category III Fatehgarh Sahib-Sirhind town having Type B municipal status along with adjoining 132 villages covering an area of 33354 Hect. (as per revenue record) out of which 19.15sq.kms. is municipal area and the remaining is rural. According to 2001 census, the total population of L.P.A Fatehgarh Sahib-Sirhind was 149140 out of which 49825 was urban.

1.2 Regional Setting

Fatehgarh Sahib-Sirhind town is located on Ambala-Ludhiana National Highway no.1 and thus is well connected through road linkages to other important towns/cities of Punjab as well U.T. Chandigarh. The town lies between 76°-22' E to 76°- 25' E longitudes and 30°-36' to N 30°-39' N latitude. The town has one railway station on Delhi-Amritsar broad-gauge double railway line and another on Sirhind-Nangal railway line.

1.3 Historical Background

Fatehgarh Sahib town symbolizes sacrifice of two sons of the tenth Sikh Guru Sh. Guru Gobind Singh Ji and Sirhind town; the erstwhile head quarter of Fatehgarh Sahib Tehsil is also apparently a town of considerable antiquity.

1.4 Legal Framework

The Punjab Regional and Town Planning and Development Act 1995 (Amendment) 2006 provides the legal framework for preparation of Master Plan. The four stage process involves declaration of Local Planning Area, designation of Planning Agency, preparation of present land use map and preparation and approval of Master Plan. The contents of the Master Plan as laid down by the Act are;

- (a) Broad indication of the manner in which the land in the area should be used.
- (b) Allocation of areas or zones of land for use for different purposes.
- (c) Indication, definition and provision of the existing and proposed highways, roads, major streets and other lines of communication.
- (d) Indication of areas covered under heritage site and the manner in which protection, preservation and conservation of such site including its regulation and control of development, which is either affecting the heritage site or its vicinity, shall be carried out.
- (e) Regulations to regulate within each zone the location, height, number of storeys and size of buildings and other structures, open spaces and the use of buildings and structures

The Act also provides for “Control of Development and Use of Land in Area where Master Plan is in Operation”

1.5 Population growth

The population of LPA Fatehgarh Sahib-Sirhind was 1,49,140 persons (as per census 2001) growing at a decadal growth rate of about 18.85% during 1991-2001. The details are summarized in table below:

Table No. 1 Growth rate of Population of Fatehgarh Sahib- Sirhind- town, Rural Area and Fatehgarh Sahib- Sirhind L.P.A. 1981, 1991, 2001

Sr No.	Year	Sirhind-Fatehgarh Sahib town (M.Cl.)		Rural		Total	
		Population	Growth rate %age	Population	Growth rate %age	Population	Growth rate %age
1	2	3	4	7	8	9	10
1	1981	30380	--	81151	--	111531	--
2	1991	30818	1.44	94664	16.65	125482	12.51
3	2001	49825	61.67	99315	4.91	149140	18.85

Source: District Census Handbook, Fatehgarh Sahib, Patiala and Ropar.

1.6 Population Density

The average gross population density of Fatehgarh Sahib-Sirhind town is 26 persons per hectare and gross population density of Fatehgarh Sahib-Sirhind LPA is 4.47 persons per hectare.

1.7 Employment

The occupational structure helps to determine the economic status of the town. During the decade 1991-2001, the growth of workers as percentage of total population of L.P.A. (participation rate) has increased from 29.25% to 33.63% whereas during the same decade the percentage of Non-workers has decreased from 70.56% to 67.69% which clearly indicate a positive impact on the economy of the area.

1.8 Present Land Use

The preparation of Existing Land Use map was undertaken with the help of Punjab Remote Sensing Centre (PRSC), Ludhiana. The maps based on satellite imageries were updated by undertaking field surveys. Out of total LPA area i.e. 83165.37 acre(33670.19 hectares) (as per PRSC), 76725.69 acres (92.26%) is occupied by agricultural use followed by residential 3160.26 acres (3.8%), traffic and transportation 2107.14acre (2.53%), public semi/public 488.94 acre (0.59%), commercial 304acre (0.37%), industrial 147.60 acre(0.18%), governmental 142acre (0.17%) and recreational 46.18acre (0.5%)and heritage 43.56acre (0.05%). For Fatehgarh Sahib-Sirhind town, out of total area of 4730.17 acres (1915 hectares) 3184.94acre (67.33%) is occupied by rural agriculture, followed by residential use 570.42 acres(12.06%), traffic & transportation 335.92acres (7.10%), public and semi public 287.36acres (6.08%), commercial use 156.68 acres (3.31%), governmental

69.30acres (1.47%), recreational 44.43acres (0.94%), heritage 43.56 acres(0.92% and industrial use 37.56acres (0.79%).

1.9 Transport Network

The regional road network of LPA Fatehgarh Sahib-Sirhind comprises of National Highway-1 i.e. Ambala-Ludhiana G.T Road (NH-1) forming the major spine of this area. Apart from this major spine, State Highway 12A i.e. S.A.S. Nagar-Chunni-Sirhind Road (Schedule Road-31), Major District Road i.e. Sirhind-Patiala Road (MDR-31) and Bassi-Sirhind Road (MDR-31) are major roads of LPA. This road network defines the connectivity of the town with other parts of the country as well as state along with various village link roads. The total length of above major roads within M.Cl. limit is appx.12.52 kms and within the Local Planning Area, it is app. 54.21 kms. In spite of adequate right of way of above major roads, numerous encroachments mainly within the municipal area have considerably reduced the usage/ efficiency of these major roads.

1.10 Physical Infrastructure

Keeping in view the growth of population of the town, five tube-wells (as per M.Cl records) were installed till today in order to meet the growing demand of water in the town. There is only one OHSR having water storage capacity of 2 lac gallons. For water supply, Municipal Council has divided the entire town of area 19.15 sq. kms into 17 wards. As per municipal sources, 70% of urban area is covered under water supply network, whereas rest of the 30% area is not yet served with water supply.

As regards sewerage network 34% of the population of Fatehgarh Sahib-Sirhind town has access to sewerage system and rest 66% population is unserved. The sewage of this town is disposed off in Sirhind Choe.

As regards storm water network, the Fatehgarh Sahib-Sirhind town has neither the provision of storm water network nor does it seem to be on the top priority list of Municipal Council.

The collection and transportation of municipal solid waste is managed by the Municipal Council headed by the President. There are 40-45 solid waste collection points within M.Cl. area and solid waste collected is dumped in trenches in village Sheikhupura but this is not the form of sanitary land fill as required by the Municipal Solid Waste Rules of the Ministry of Environment and Forest.

1.11 Traffic

Traffic studies carried out by this department DTP Fatehgarh Sahib indicate that there is more than almost one third i.e. 31.57% of total volume of LPA traffic on the G.T. Road. There is no planned truck terminal but a private truck stand run by a truck union (appx.3acres) located on Fatehgarh Sahib-Sirhind by-pass road near its junction with the G.T. Road. But due to this area being insufficient, trucks are parked haphazardly along the road creating unsightly environment and traffic problems. There is no planned bus stand and all the buses stop by the side of Fatehgarh Sahib-Bassi Pathana road further leading to congestion, unsafe and chaotic traffic conditions.

1.12 Social Infrastructure

There is sufficient number of educational institutions in Fatehgarh Sahib-Sirhind L.P.A. but health facilities are not up to the mark. The sports and recreational facilities are also not adequate at town level although number of educational institutes have made provision for such facilities within their campuses. There is neither cinema nor the theatre for the entertainment of local folks and commuters. Beside these, there is no club/community centre present in the town either.

1.13 Environment

The environment is more or less clean and clear due to absence of industries. The ground water is available at appx 400 feet and surface water available at appx 120 feet.

1.14 Population and Employment Forecast

The population of LPA Fatehgarh Sahib-Sirhind is estimated to grow to 2.38 lac out of which the population of Fatehgarh Sahib-Sirhind town is estimated to be 1.20 lac by 2031 and the employment for this LPA by 2031 is estimated to be appx 1lac.

1.15 Vision-2031

A specially constituted Think Tank Committee comprising of official and non-official representatives from all walks of life articulated the Vision-2031 for Fatehgarh Sahib-Sirhind as below :

“Keeping in consideration the historical/religious importance of town and its present administrative and institutional character, to develop the town as a religious-cum-tourist, administrative and institutional centre and to provide good

quality of life to all its existing and future residents irrespective of caste, creed, gender, along with economical and social status for sustainable development.”

1.16 Strategies to attain the vision

Based on SWOT (Strength, Weakness, Opportunity and Threats) analysis during Think Tank Committee meetings, it was unanimously agreed upon that the strategies to attain this above quoted vision would require spatial and land use planning, infrastructure planning and financing, enabling private investment in economic growth, ensuring environmentally sustainable development etc. The role of master Plan in this regard would be that of facilitating a spatial and Land use planning framework conducive to attaining the vision. On the other hand, if the future structure is visualized as compact city which is easier to service, it might increase the land price where development is permissible and might cause unauthorized development where it is not. The extent of urbanization visualized is therefore not narrowly linked to land required for accommodating the population and economic activities by 2031.

- 1.17** Visualizing the future structure of a town/ city is a delicate issue because the extent of urbanization visualized cannot be narrowly linked to merely physical land requirement for the projected population and economic activities by 2031. Therefore for L.P.A. Fatehgarh Sahib-Sirhind the extent of urbanisable area has been based on the requirement for various activities along with desirable transport network and the areas that would acquire development potential on account of such transport network.

1.18 Proposed Land Use and Road Network

In the light of above inferences, proposed land use plan and road network plan have been incorporated in the Master Plan. The land within L.P.A. has been zoned for Residential, Commercial, Industrial, Mix land use and Rural and Agricultural purposes. However specific designation for public purposes like schools, hospitals, playgrounds etc have not been ear-marked. The arterial road network has been proposed. The proposed land use plan is shown in drawing no. DTP (FGS) 1630/11 dated 04/04/2011.

The arterial road network proposed comprising of five categories of roads viz R1- (above 150 feet), R2 (150 feet), R3 (100 feet), R4 (80 feet) and R5(60 feet) has been shown on the proposed land use plan drawing no. DTP (FGS) 1630/11 dated 04/04/2011.

1.19 Zoning Regulations

The Punjab Regional Town Planning & Development (Amendment) Act, 2006 provides for the “Control of Development and Use of Land in Area where Master Plan is in Operation.” However for control of development through parameters like sub-division of land, ground coverage, FAR, parking requirements, norms for building construction etc. have already been established on a state wide basis by the Government in the absence of statutory master plans. The zoning regulations included in the master plan are therefore confined to only the use of land.

CHAPTER - II

INTRODUCTION

2.1 State of Punjab

2.1.1 Punjab is the border state of Northern India, situated along the Indo-Pak border, and forms a part of the vast Indo-Gangetic Plain. The state covers a total area of 50,362sq.kms comprising of 12,329 inhabited villages and 120 towns and had a population of 20.28 millions as per 1991 census. On the sunrise of 1st March, 2001, population of state of Punjab rose to 24.29 million out of which 8.25 million persons lived in urban centers. Thus the percentage of urban population in the state recorded a growth of 37.58% during 1991-2001 decade in comparison with the national figure of 27.78% and this trend is likely to continue in the coming years. The process of rapid urbanization during the last 4 decades (1961-2001) gained momentum due to setting-up of Mandi townships and that of New Urban and Industrial Estates. This urban growth has been a natural consequence of various socio-economic factors and is mainly concentrated along the fast growing central corridor of Ludhiana-Amritsar (along G. T. Road, i.e. N. H. 1).

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

Table No. 1 Trends in Urbanization-Punjab 1901-2001

Census year	Total number of UAs/Towns	Total Population	Total urban population	Percentage of urban population	<u>Decennial Growth</u> Absolute Percent		Annual exponential growth rate(urban)
1.	2.	3.	4.	5.	6.	7.	8.
1901	76	7544790	934766	12.39	-	-	-
1911	62	6731510	813224	12.08	-121542	-13.00	-1.38
1921	59	7152811	869526	12.16	56302	06.92	0.67
1931	66	8012325	1168413	14.58	298887	34.37	3.00
1941	75	9600236	1657415	17.26	489001	41.85	3.56
1951	110	9160500	1989267	21.72	331853	20.02	1.84
1961	106	11135069	2567306	23.06	578039	29.06	2.58
1971	106	13551060	3216179	23.73	648873	25.27	2.28

1981	134	16788915	4647757	27.68	1431578	44.51	3.75
1991	120	20281969	5993552	29.55	1345468	28.95	2.58
2001	157	24289296	8245566	33.95	2252341	37.58	3.24

2.1.3 Looking at the growth of urban population vis-à-vis population of state during last century (1991-2001) it has been observed that while total population of the state merely increased approximately 3 times (7.5 to 24.28 millions), during this very period urban population recorded enormous increase of 9 times (0.9 to 8.25 million) indicating a sharp rise in urban population. However, during the same period rural population grew only by 2.5 times (6.61 to 16.02 millions). In 1901 when every 8th person was urbanite, in 2001 every 3rd person came to live in the cities/towns. The trends of urbanization were slow in the first half of century when urban population merely doubled (0.93 to 1.98 million) in the space of 5 decades (1901-1951). However, it picked up in the post-independence era and urban population grew by more than 4 times (1.98 to 8.25 million) during the second half of century (1951-2001). In absolute numbers, increase in urban population recorded during the last century was 73.11 lakh persons whereas level of urbanization increased merely from 12.39% to 33.95% indicating the massiveness of the state's urbanization. Last decade witnessed a sharp rise of 37.38% in urban population whereas in absolute number the addition to the urban centres was of the order of 22, 52, 341. From the ongoing trend it can be envisaged that urban growth will be much faster in years to come.

2.1.4 State of Punjab recorded a population of 2, 42, 89.296 in 2001. During 1991-2001, population of state increased by 40.07 lac out of which addition to urban population was of the order of 22.52 lac (56%) due to the fact that number of urban centres recorded a sharp increase from 120 to 157. Concentration of population in urban areas of Punjab is very high as compared to rural areas. Villages recorded low density as compared to urban areas giving a density ratio of 1:12 in favour of urban centres. Apparently, Punjab is one of the most densely populated state in India.

2.1.5 It is expected that by 2011, population of the state would be of the order of 305 lakhs out of which urban component would be 40% i.e. two out of every five Punjabis will be urban residents. In absolute numbers the urban population would be around 120 lakhs and decadal addition to urban centres would be 38 lakhs. Thus annual addition to urban population which was 2.3 lakh during 1991-2001 would go upto 3.8 lakh during 2001-11 period. This would further result in excessive concentration of urban population.

2.1.6 There has been polarization of population towards class I towns with major contribution coming from these towns. As against 17.38% of population living in Class-I towns in 1901, their share went up to 58.39% in 2001. However, Class -II town recorded a marginal growth from 12.97% to 16.45% whereas Class-III towns recorded decline in population from 15.67% to 12.50%. However, decline was sharp in the population of Class IV & V towns which came down from 20.45% & 27.47% to 9.82% and 2.52% respectively. Class-VI towns followed the same trend with their population share getting marginalized from 6.06% to 0.33%. Thus the share of Class III, IV, V & VI towns sharply declined from 69.63% to 22.16%. Table 2 shows class of towns wise trends in urban population in Punjab.

Table No. 2 Trends in Urban Population in Different Size-categories of Cities and Town

Years	Class I	Class II	Class III	Class IV	Class V	Class VI	All Classes
1951	3 [33.11] (658,725)	2 [7.73] (153,719)	17 [26.17] (520,558)	20 [14.44] (287,223)	36 [13.18] (262,197)	2 [5.37] (106,845)	110 [100.00] (1,989,267)
1961	4 [38.25] (981,890)	5 [10.15] (260,707)	23 [28.11] (721,684)	20 [10.44] (267,913)	35 [10.38] (266,439)	19 [2.67] (68,673)	106 [100.00] (2,567,306)
1971	4 [40.52] (1,303,128)	8 [15.84] (509,389)	22 [22.20] (714,176)	31 [13.32] (428,413)	29 [6.84] (219,911)	12 [1.28] (41,162)	106 [100.00] (32,161,79)
1981	7 [46.38] (2,155,714)	10 [14.39] (668,780)	27 [20.24] (940,482)	36 [11.28] (524,505)	40 [6.50] (301,905)	14 [1.21] (56,371)	134 [100.00] (4,647,757)
1991	10 [54.16] (3,246,224)	18 [19.91] (1,193,171)	25 [12.92] (774,453)	46 [10.82] (648,230)	14 [1.72] (102,945)	7 [0.47] (28,202)	120 [100.00] (5,993,225)
2001	14 [58.38] (4,814,405)	19 [16.45] (1,356,386)	35 [12.50] (1,030,623)	54 [9.82] (809,366)	28 [2.52] (207,891)	7 [0.33] (26,895)	157 [100.00] (8,245,566)

Source: Census of India, 1951,1961,1971,1981, 1991, 2001

Note :- (1) Number of towns in each category (without bracket) ,

(2) Percentage of in each class []

(3) Total population in each class ():

2.2 District Fatehgarh Sahib



2.2.1 Origin of the District

Fatehgarh Sahib District was constituted on April 13th 1992 by carving out portions of Ludhiana, Fatehgarh Sahib - Sirhind and Ropar districts. The district derived its name from its headquarters place, Fatehgarh Sahib named after the name of historic Gurdwara Fatehgarh Sahib which is said to have derived its name from Sahibzada Fateh Singh, the youngest of the martyred sons of Guru Gobind Singh who were bricked alive at this place in 1704 by Wazir Khan, the then Fauzdar of Sirhind. According to another version, the name is also on account of Fateh (means victory) of Garh (means Fort) of Sirhind by Sikhs under the command of Banda Bairagi. The fort was built by Ferozeshah Tuglaq. A memorial with the name of Fatehgarh Sahib was raised in 1710 during days of Banda Bairagi over the remains of the fort.

2.2.2 Prior to the Independence, the main area of the present Fatehgarh Sahib was administered by the erstwhile Princely States of Fatehgarh Sahib - Sirhind and Nabha except few villages which were part of British territory. At that time Bassi (now Bassi Pathana the tahsil headquarters of present Fatehgarh Sahib District) was the headquarters of Amargarh Nizamat (District) of Fatehgarh Sahib - Sirhind State. Amlah (presently tehsil headquarters of the District) was Nizamat (District) of Nabha Sahib. After Independence with the formation of PEPSU, in 1948 Fatehgarh Sahib was made a district of the new State. In 1953 the

Fatehgarh Sahib District was merged with Fatehgarh Sahib -Sirhind District and Fatehgarh Sahib was made a tehsil/subdivision with its headquarters at Bassi-Pathana which was later shifted to Fatehgarh Sahib. The Fatehgarh Sahib with its headquarters at Fatehgarh Sahib was again made a separate district on 13th April, 1992.

2.2.3 According to the 2001 Census, the population of the district was 5,38,041 persons (3,86,950 Rural and 1,51,091 urban) comprising 2,90,137 males and 2,47,904 females. In terms of population the district ranked 17th in the State having 2.20 % population of the State as a whole.

2.2.4 Inter-District Variation in Urbanisation

Within the state due to overall economic development of districts not being homogenous the disparity in level of urbanization is quite marked among the districts and accordingly percentage of urban population differs in different districts. If Ludhiana is the most urbanized district of the state with 55.80% of its population living in urban areas, Nawanshahar is the least urbanized district with merely 13.80% of urban population. Thus, as against Ludhiana where every alternate person lives in urban centres, in Nawanshahar every seventh persons is an urbanite. In Fatehgarh Sahib - Sirhind, Faridkot, Kapurthala districts every third person is a resident of urban area. Four districts namely Ludhiana, Amritsar, Jalandhar and Fatehgarh Sahib - Sirhind are the most urbanized districts of state which have higher level of urbanization than the state average as rest of 13 districts have lower level of urbanisation than state's average as indicated in the table below :

Table No. 3: Ranking of districts by percentage of urban population - 2001

Sr. No.	State/District	Percentage of Urban Population to total population of the district	Rank 2001
		2001	
	1.	2.	3.
	Punjab	33.95	
1.	Ludhiana	55.80	01
2.	Jalandhar	47.45	02
3.	Amritsar	40.00	03
4.	Fatehgarh Sahib - Sirhind	34.98	04
5.	Faridkot	33.89	05
6.	Kapurthala	32.59	06
7.	Rupnagar	32.46	07
8.	Bathinda	29.78	08
9.	Sangrur	29.26	09
10.	Fatehgarh Sahib	28.08	10

11.	Firozepur	25.81	11
12.	Muktsar	25.52	12
13.	Gurdaspur	25.46	13
14.	Mansa	20.68	14
15.	Moga	20.04	15
16.	Hoshiarpur	19.66	16
17.	Nawanshahar	13.80	17

2.2.5 The concentration of urban population is increasing over a period of time with few districts dominating the state scenario. Ludhiana district alone accounts for one-fifth (20.50%) of the urban population of the state whereas its share of total population is merely one-eight (12.48%). Three most urbanisation districts namely : Ludhiana, Amritsar and Jalandhar share about one-half (46.66%) of the states total population Jalandhar while three least urbanized districts of Mansa, Fatehgarh Sahib, Nawanshahar account for merely 4.55% of states urban population. Nawanshahar district has merely 0.98% of state's urban population and occupies the position at the bottom thereby reflecting a wide disparity in the distribution of urban population in different districts of the state. Incidentally three highly urbanised districts namely Ludhiana, Amritsar and Jalandhar are all located along the G.T. road indicating the massive population concentration along central corridor due to the availability of effective road and rail linkages. This emphasizes the need for developing adequate rail and road linkages in other 14 districts of the state for connecting these districts with main centres of the state and the country so as to divert further population into these districts.

2.2.6 Location, General Boundaries and Total area of the District

Fatehgarh Sahib falls in the Patiala Division and lies between 30°-27' and 30°-46' North latitude & 76°-04' and 76°-38' East longitude. It lies in the south-eastern part of the state and is surrounded by Ropar, S.A.S Nagar, Ludhiana and Sangrur Districts.

2.2.7 Fatehgarh Sahib District comprises of 455 villages (450 inhabited and 5 uninhabited) spread over four Tehsils and one sub-tehsil viz. Amloh, Bassi-Pathana, Fatehgarh Sahib and Khamano and along with Sub-tehsil Gobindgarh of Tehsil Amloh.

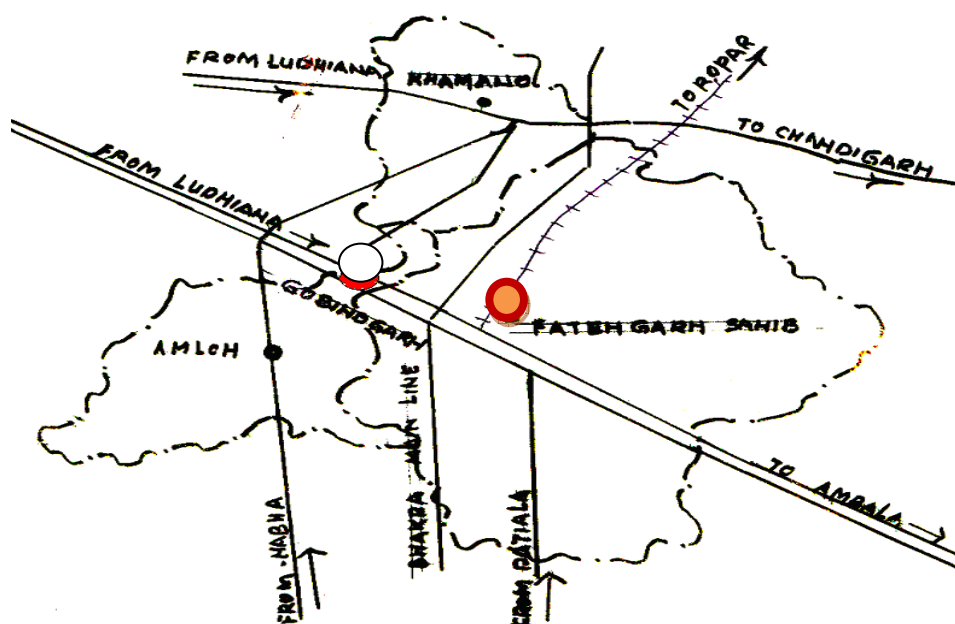
2.2.8 According to Director of land of records, Punjab, Jalandhar, the area of Fatehgarh sahib district during 2000-2001 was 1, 147, 79 sq.km which accounts approximately 2.34 percent of the area of the state. Fatehgarh Sahib district is the smallest district in the state in terms of area. The Tehsil wise area of Fatehgarh sahib district is given below:

Table No. 4 Tehsil wise area - District Fatehgarh Sahib

Sr. No.	Tehsil	Area(Sq.km)
1	Fatehgarh Sahib	484.09
2	Bassi Pathana	206.57
3	Amloh	261.20
4	Khamano	195.93
	Total	1,147.79

(Source: Director Land Records, Punjab, Jallandar)

2.3 Town Profile – Fatehgarh Sahib



2.3.1 Historical Background

Fatehgarh Sahib-Sirhind town having great historical religious and archaeological background has derived its name from the name of historic Gurudwara Fatehgarh Sahib which was named after the name of Sahibzada Fateh Singh, the younger of the two martyred sons of Guru Gobind Singh Ji. Fatehgarh Sahib was given the status of a town on December, 1996 by forming a Nagar panchayat that was later on merged with the Sirhind Municipal Council on April 8, 1998. Now this town is officially known as Fatehgarh Sahib-Sirhind and is the district head quarter. Thereafter Deriving impetus from it being a centre of religious importance along with it being a seat of great administrative and other activities pleasant environment and strategic location near to Chandigarh as well as industrial town Gobindgarh, the town not only catered to its own requirements but also for its surrounding area.

2.3.2 Regional setting and Linkages

Location

The town is located on Ambala-Ludhiana G.T. Road at distance of about 28km from Rajpura and 65 kms from Ludhiana and 30 kms from Patiala 52 km away from Chandigarh. The town lies between 30°-36' to 30°-39' north latitude and 76°-22' to 76°-25' east longitude. It is well connected with road and railway network having facility of Sirhind junction railway station on Delhi-Amritsar broad-gauge double railway line and another Sirhind-Nangal railway line and Fatehgarh Sahib Railway station on it.

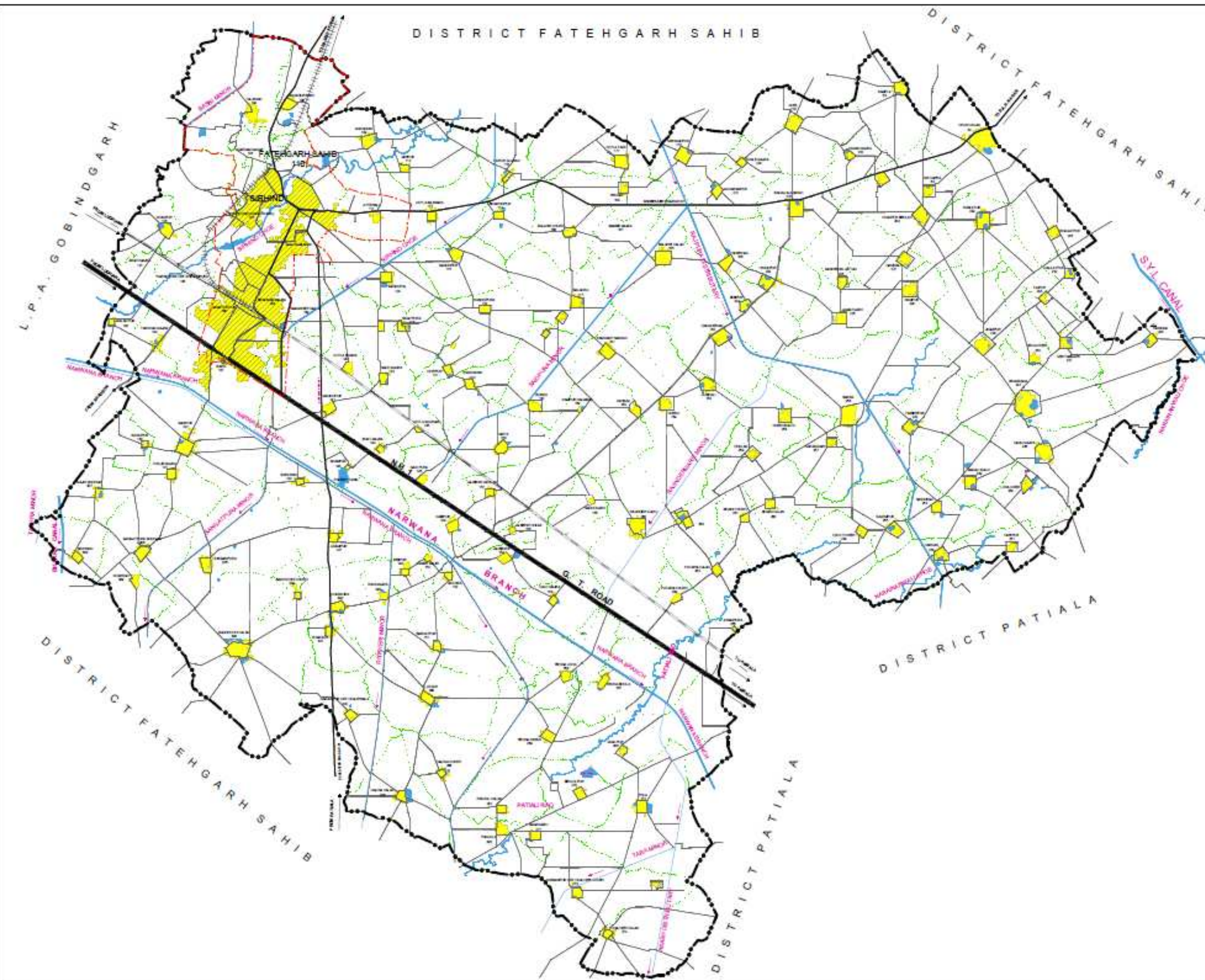
2.4. Physiography

Fatehgarh Sahib-Sirhind L.P.A covers northern eastern part of Fatehgarh Sahib District and is a part of the great plains of North India. Fatehgarh Sahib-Sirhind forms a part of Punjab plain or Indo-Gangetic plain and is characterised by flat featureless surface with deposition of alluvial soils in recent geological past brought by river origination in Himalayas. Basically it is a flat featureless plain but spatial variation is also experienced in surface configuration.

It is a gently sloping plain with elevations ranging from 273mts in north and 259 in south thus having a range of 14 metres only indicates gentle slope. It has a mean elevation of about 256m and gently slopes from North-East towards South-West. The elevations are higher in east than west. The terrain is flat and featureless. Being alluvial in origin, its soils are well drained and are very fertile. A favourable sub soil water condition has led to the development of tubewell irrigation.

2.4.1 Drainage system of L.P.A

1. Sirhind Choe : this is a major seasonal stream originating near Sirhind town from rain waters of the area. It flows through northwestern part of the district and then crossing through Nabha tehsil it enters the Sangrur District.
2. Sirhind Distributory :
3. Saidpura Minor :
4. Rajindergarh Minor :
5. Rajpura Distributory :
6. Narainawala Choe :
7. Pataila ki Rao : Its also known as Patialawali Nadi and runs through southerneastern part of the district. This stream originates in Shiwalik Hills and after traversing through Kharar enters Fatehgarh Sahib Sirhind LPA from southwest part of district. It ultimately joins Ghaggar River after flowing in Patiala District



FATEHGARH SAHIB - SIRHIND **LOCAL PLANNING AREA-2010**

EXISTING DRAINAGE NETWORK

LEGEND

- L.P.A. BOUNDARY
- M.C. BOUNDARY
- VILLAGE BOUNDARY / SETTLEMENT
- URBANISABLE BUILTUP
- PONDS/WATER BODY
- MAJOR ROADS / OTHER ROADS
- RAILWAY LINE
- CANAL / DISTRIBUTARY / MINOR
- CHOE

SCALE - 1:28,000



OFFICE OF THE DISTT. TOWN PLANNER FATEHGARH SAHIB

DRAWING NO. D.T.P. (FOS)-1808/10

DATED: 01/10/2010

SP.2.
 ASST. ENGINEER

ASST. TOWN PLANNER

DISTRICT TOWN PLANNER

8. Nirwana Branch : This is a distributary of main Sirhind Canal running down parallel to the National highway from southwest to southeast part of the Fatehgarh Sahib Sirhind LPA.
9. Tara Minor :
10. Sangatpura Minor :

2.5. Major Events in the Development History

2.5.1 Development Milestones in Fatehgarh Sahib-Sirhind:

Fatehgarh Sahib has both historic and religious importance and came into existence with effect from 13th April, 1992, Baisakhi Day, the most auspicious day for the hardworking Punjabi farmers. It derived its name from Sahibzada Fateh Singh, the youngest son of 10th Guru of Sikhs, Sri Guru Gobind Singh Ji, who was done to death mercilessly by the Mughal emperor Aurangzeb in 1705. The historic city of Sirhind bears testimony to the atrocities of the Mughal emperor is known to be the past capital of 'Hind' which was destroyed by Banda Singh Bahadar.

iii) History of the District as an administrative Unit and the Changes in its Component Parts:- Prior to the Independence, the main area of the present Fatehgarh Sahib District was administered by the erstwhile Princely States of Fatehgarh Sahib - Sirhind and Nabha except few villages which were part of British territory. At that time Bassi (now Bassi Pathana the tehsil headquarters of present Fatehgarh Sahib District) was the headquarters of Amargarh Nizamat (District) of Fatehgarh Sahib - Sirhind state. Amloh (presently tehsil headquarters of the District) was Nizamat (District) of Nabha State. After Independence with the formation of PEPSU, in 1948 Fatehgarh Sahib was made a district of the new State in 1953 the Fatehgarh Sahib district was merged with Fatehgarh Sahib - Sirhind district and Fatehgarh Sahib was made a tehsil / sub division with its headquarters at Bassi Pathana which was later shifted to Fatehgarh Sahib. The Fatehgarh Sahib with its headquarters at Fatehgarh Sahib was again made a separate district on 13th April 1992. The district was created by including the Fatehgarh Sahib / Sirhind tehsil and Amloh sub tehsil, Khamano, Bassi Pathana. Beside this there is one sub tehsil Mandi Gobindgarh.

2.5.2. Institutional Milestone

The city of Fatehgarh Sahib-Sirhind has many institutional milestones like Mata Gurji college, Baba Banda Singh Bahdur Engineering college and polytechnic, District Library

Fatehgarh-Sahib, Lincoln College of Law and Education and the first World Sikh University was set up in 2009.

Table: Institutional Milestones of Fatehgarh Sahib / Sirhind

Sr. No.	Events
1	Mata Gujri College
2.	Baba Banda Singh Bahdur Engineering college
3.	Baba Banda Singh Bahdur Polytechnic college
4.	District Library Fatehgarh Sahib
5	Lincoln College of Law & Education
6.	Shri Granth Sahib World Sikh University

Source: DTP Office, Fatehgarh Sahib

2.5.3. Planning and Administrative Milestones

Fatehgarh Sahib-Sirhind has always remained an administrative hub and possesses sound planning structure. One of the major developments to look after the public amenities of the town was the establishment of Municipal Council in April 8, 1998 . A major landmark in the history of town planning of Fatehgarh Sahib - Sirhind was the setting up of the Office of Divisional Town Planner in July 1995. Initially to regulate uncontrolled development Govt. had declared an area of 1340 Acres approximately (comprising mainly of SGPC land and Aam Khas Bagh) u/s 5(7) of the Punjab Scheduled Roads & Controlled Areas (Restriction of unregulated development) Act, 1963 vide notification no. 1365-2 ; ft II 35072 dated 31-08-1977 in Punjab gazette of along with the existing land use plan drawing no. DTP(P) 1295/75 & development Plan drawing no. DTP (P) 1296/75 dated. 25-04-1975. First Outline Draft Master Plan was prepared for Fatehgarh Sahib - Sirhind in 1992.

CHAPTER - III

NEED FOR MASTER PLAN

3.1 Background

3.1.1 The rapid growth of urbanisation and inability to effectively organise the physical growth has brought with it large number of complex urban problems such as encroachment on roads, haphazard and sub-standard physical development, squatting on public land, mixed land use, sub-standard and haphazard construction in shape of unauthorised colonies and pressures on existing infrastructures etc. This unplanned and uncontrolled sprawling growth posed a serious problem of unhealthy environment in human settlements leading to proliferation of slums. Due to economic constraints, the local agencies have not been able to meet the growing demand for urban service land which has led to mushroom growth of industries along the highways and unauthorised residential colonies without basic services and amenities in and around cities/towns. Life and living conditions of people in these human settlements are fast deteriorating.

3.1.2 Master Plan has been considered as one of the most effective mechanism to promote planned growth of the urban centers. It provides a tool for the authorities to take decision with regard to current and future development related issues. Master Plan provides the framework for rationalizing the orderly movement of traffic and transportation within the city and defines the area for laying down net-work of various services. The plan is used for promoting integrated development of the urban centre by rationalizing its pattern of land use and their interrelationship. It also defines the strategies and solutions for overcoming the existing problems of the urban centers and to overcome its infrastructural and service related inadequacies. In addition, it provides options for accommodating the future addition to population which is likely to come to the urban centre due to natural growth and migration. Master Plan acts as a tool for determining the infrastructure cost which would be required to make the city sustainable. It also suggests ways and means to overcome the existing inadequacies and weaknesses of the urban centre to remove all bottlenecks in the rational development to make the urban centre a vibrant entity. It also envisages appropriate quality of life to all the existing and future residents of the city, including poorest of the poor.

LEGAL FRAMEWORK FOR PREPARATION AND IMPLEMENTATION MASTER PLAN

3.2.1 LEGAL SET UP

3.2.2 Legislative support is an essential tool to control the planning and development activity in a state. Some states like Goa, Gujarat, Himachal Pradesh, Karnataka, Madhya

Pradesh, Maharashtra, Manipur and Mizoram etc have comprehensive legislation which provided for urban planning and development in a regional perspective beyond the city limits and coordinated with the overall framework of economic development, priorities and resource availabilities.

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

3.2.4 Prior to the enactment of the Act *ibid* the Town Planning Activity within urban areas was being governed by different legislations such as The Town Improvement Act 1922, The Punjab Municipal Act 1911, The Punjab Municipal Corporation Act 1976, The Punjab Urban Estates (Development and Regulation) Act 1964 etc and for areas falling outside municipal limits in the periphery of urban centers, these was ‘The Punjab Scheduled Roads And Controlled Areas Restriction of Unregulated Development Act 1963(Now repealed) but no comprehensive legislation was available for the overall control and development at local and regional level.

3.3 MAIN PROVISIONS OF THE LAW

3.3.1 THE PUNJAB REGIONAL AND TOWN PLANNING AND DEVELOPMENT (AMENDMENT) ACT 2006

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

3.3.3 The act intends to achieve the following main objectives:

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

3.4 The following are the sections of the Act dealing with the preparation of Master Plans:

U/S 56(1)

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

U/S 57

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

U/S 58

Section 58 of the act states that;

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

U/S 59

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

U/S 60

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

3.5 Chapter X

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

U/S 70 (1)

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

- a) Indicate broadly the manner in which the land in the area should be used.

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

U/s 70 (2)

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

U/s 70 (3)

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

U/s 70 (4)

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

U/s 70 (5)

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

U/s 75

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

U/s 76

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

Development Control

Chapter XI of the Punjab Regional & Town Planning & Development Act provides for “Control of Development and Use of Land in Areas where Master Plan is in Operation”. This chapter in conjunction with the Punjab Regional Town Planning & Development (General) Rules 1996 has laid down the;

- (a) Procedure for applying for development permission
- (b) The manner in which development permission may be granted., including the provisions for deemed permission.
- (c) Validity and lapsing of development permission
- (d) Provision serving “acquisition notice” if beneficial use of land is rendered impossible.
- (e) Control of unauthorized development
- In Chapter XII, Section 91 of the Act deals with the preparation of Town Development Schemes. Although Town Development Scheme does not have any role to play in the preparation of Master Plan but has a significant role in the implementation of Master Plan proposals by way of planned development and through making land available for the open spaces, recreation, education and health services, transport and communication network, water supply, sewerage, sewage disposal and other public utilities including electricity and gas etc. It has a vital role in the preservation and protection of objects of historical importance i.e. natural beauty or heritage and of building actually used for religious purposes. Similarly it takes care of imposing conditions and restrictions with regard to open spaces to be maintained around buildings and various development controls etc.

In addition to above, Chapter XIV of the Act provides for “Control and Development along Scheduled Roads”.

2.8.1. Other Legislations

The acts mentioned below though do not have direct role in the preparation of Master Plan but have a definite role to play in the implementation of the Master Plan.

Punjab Town Improvement Act, 1922

The Punjab Town Improvement Act, 1922 is another tool which plays a significant role for the implementation of Master Plans in the following manner:

- (i) It helps to provide planned development through the mechanism of Development Schemes.
- (ii) It makes land available for the development of social and physical infrastructure like schools, health, parks and play grounds, good road network etc.
- (iii) Social housing can be made available within the purview of this act.

Punjab Apartment and Property Regulation Act, 1995 (PAPRA)

The Punjab Apartment and Property Regulation Act, 1995 has been enacted with a view to regulate the promotion of the construction, transfer and management of apartments on ownership basis, to regulate colonies and property transactions and to provide for registration of promoters and estate agents and enforcement of obligations on promoters and estate agents. Before the enactment of 1995 Act, the Punjab Regulation of Colonies Act, 1975 occupied the field. However, it was felt that the private colonizers were operating in the State with the sole motive of making profits without considering the interest and rights of individual buyers of plots / flats. In order to check, control and regulate the activities of private colonizers and to protect the interest of the consumers keeping in view the National Housing Policy, the legislature enacted the 1995 Act.

This act is an important tool for ensuring planned development within the framework of Master Plan. Master Plan envisages good living environment with a reasonable level of social and physical infrastructure for the inhabitants. This act helps in achieving these objectives of the Master Plan if enforced in the right manner and enacting proper urban land development policies in the following manner:

- 1. It provides planned development thus checking, controlling and regulating the activities of the private developers.
- 2. It makes available funds for off-site or external development.
- 3. It provides land for the development of physical and social infrastructure through the mechanism of planned development.
- 4. It also has the provision to make social housing available at low prices for Economically Weaker Section of the society.

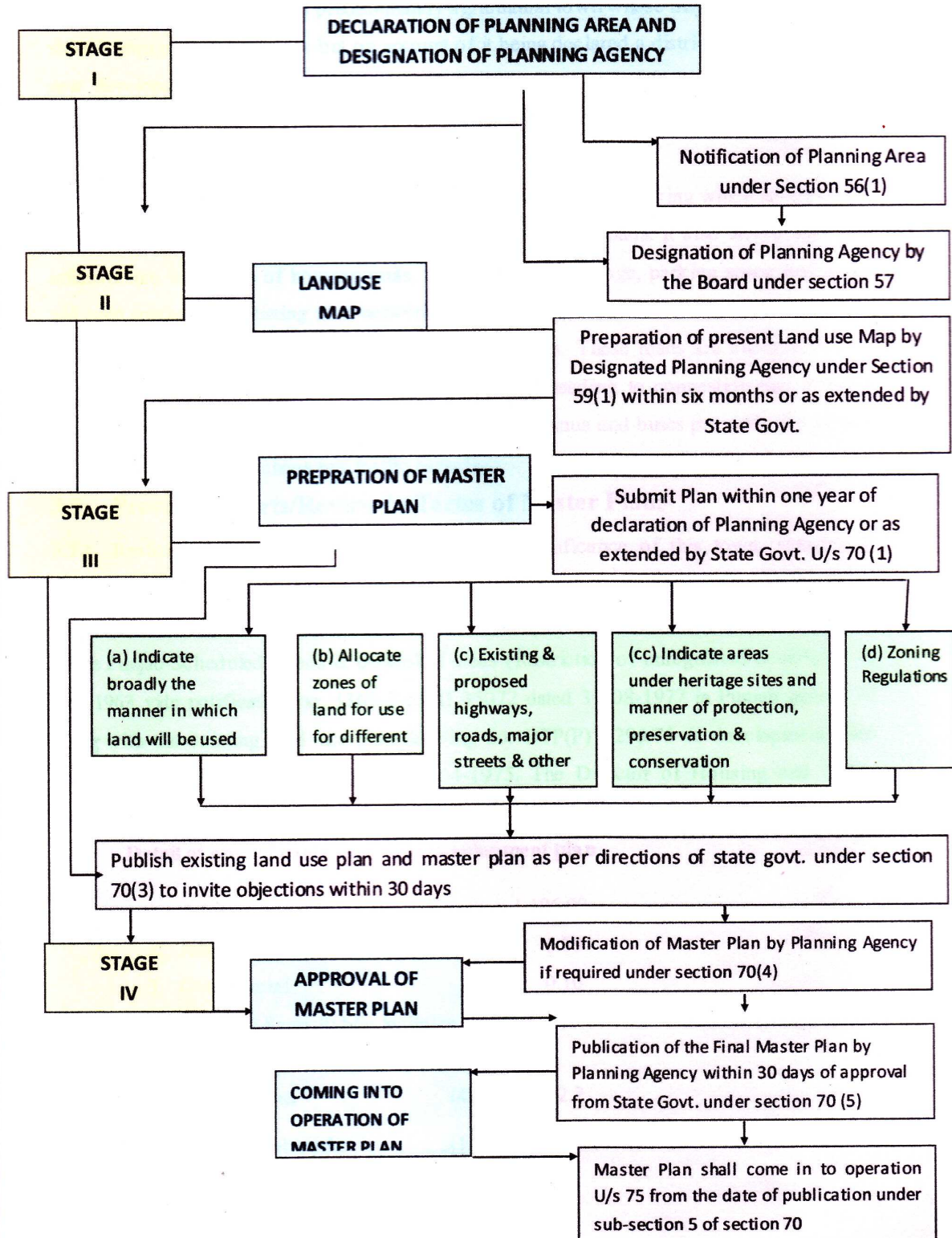
The flow chart showing the process of Master Plan preparation and approval is illustrated below:

STAGES OF MASTER PLAN PREPARATION

As per the provisions of the Punjab Regional & Town Planning & Development Act

1995

(Amendment 2006)



Context with respect to Fatehgarh Sahib-Sirhind

3.6.1 Fatehgarh Sahib-Sirhind was developed by Mughals and has old as well new development. It is a basically historic/ religious town which experienced unplanned development in the past. It is a predominantly agricultural town whose majority of population share is engaged in agriculture but on account of it being declared a district head quarter, the new development trends resulted in workforce shifting from the primary sector to secondary/tertiary sectors. The town is strategically located along G.T. Road and adjacent to the renowned steel town Gobindgarh.

3.6.2 The town lacked planned shopping centers with organized parking which gave birth to mushrooming of commercial activities along important town roads. It also lacked adequate infrastructure in respect of housing units, water supply, sewerage, parking space and parks and open spaces. The existing road network does not have proper defined road hierarchy and has narrow and zig-zag roads with poor road geometrics. These roads are encroached by local shopkeepers, Khokas, rehri and vehicle parking leading to congestion and difficult traffic flow. The town is also devoid of planned bus terminus and buses presently are parked on Sirhind road creating chaos and traffic hazards.

3.7 Previous Efforts/Review In Terms of Master Plan:-

3.7.1 Realizing the tremendous religious/historic significance of this town, initially to regulate uncontrolled development Govt. had declared an area of 1340 Acres approximately (comprising mainly of SGPC land and Aam Khas Bagh) u/s 5(7) of the Punjab Scheduled Roads & controlled areas (Restriction of unregulated development) Act, 1963 vide notification no. 1365-2 ; ft II 35072 dated 31-08-1977 in Punjab Gazette along with the existing land use plan drawing no. DTP(P) 1295/75 & development Plan drawing no. DTP (P) 1296/75 dated. 25-04-1975. The Director of Housing and Urban development Punjab exercised the powers of the competent authority.

Detail of area of controlled area development plan

1. Agriculture & Rural	1,196.00
2. Residential	5.00
3. Commercial	0.10
4. Public & Semi-Public facilities	
(a) Educational	{2.5}
(b) Religious	{48.5} 52.2
(c) Disposal works	{1.2}

5. Governmental	1.00
6. Roads/Rastas	25.7
7. Prohibited	
Choes/Nallahs etc	60.00

Total 1,340.00

Under the Punjab and regional town planning development act 1995 the first Outline draft Master Plan (1996-2016) for Fatehgarh Sahib-Sirhind town drawing no. DTP (FGs) 87/99 dated 15-2-1999 was prepared but unfortunately, it could not be implemented due to lack of statutory framework support. The land use detail of this plan is as below:

Table No: Land use detail of Outline Draft Master Plan (1999)

S. No	Land use	Area (in acres)	percentage
1	Residential	2312	38.73
2	Commercial	295	4.94
3	Industrial	405	6.79
4	Transportation	1035	17.34
5	Public and Semi public	440	7.37
6	Recreational	662	11.10
7	Governmental	305	5.11
8	Agricultural	515	8.63
	Total Urban Area	5969	100
	Rural zone	6524.26	
	Total urban area	12493.26	

3.8 Delineation of Local Planning Area Fatehgarh Sahib-Sirhind

- For the preparation of Master Plan Fatehgarh Sahib-Sirhind under the Punjab Regional and Town Planning and Development(Amendment) Act 2006 Local Planning area for an area of 33354 hectares was notified by the Govt. vide notification No. 12/37/2006-4-HGI-1/ 915 dated 29.1.2008 and Chief Town Planner, Punjab vide notification no. 12/37/2006-4HGI/921 dt. 29/1/08 was designated as the planning agency for formulation of comprehensive integrated master plan for L.P.A., Fatehgarh Sahib-Sirhind.
- Based on Satellite imagery data by Remote sensing centre Ludhiana, L.P.A **drawing no. DTP (FGS) 1413/10 dt.15.4.2010** for an area of 33354 hectares comprising of Fatehgarh Sahib-Sirhind Town and adjoining 132 villages was prepared.

3.8.1 While delineating Local Planning Area of Fatehgarh Sahib-Sirhind, the relevant factors (with respect to Fatehgarh Sahib-Sirhind Town) mentioned in Rule 22 of the Punjab Regional and Town Planning and Development (General Rules) 1995 have been considered.

FATEHGARH SAHIB - SIRHIND LOCAL PLANNING AREA 2010 - 2031



- LEGEND**
- L.P.A. BOUNDARY
 - M.C. BOUNDARY
 - CONTROLLED AREA BOUNDARY
 - VILLAGE BOUNDARY / SETTLEMENT
 - PONDS / WATER BODY
 - NATIONAL HIGHWAY
 - MAJOR ROADS / MINOR ROADS
 - RAILWAY LINE
 - CANAL / MINOR
 - DRAINS / CHOE

TOTAL VILLAGE FALLING IN L.P.A. FATEHGARH SAHIB = 132
TOTAL AREA = 33515 HECT.

0 1:250 2:500 5:000
Scale 1:2500

DEPARTMENT OF TOWN AND COUNTRY PLANNING, PUNJAB
DRAWING NO. D.T.P.(PDS) 1413/10 DATED 15/4/2010

<p>APPROVED BY DIRECTOR TOWN PLANNING PUNJAB</p>	<p>APPROVED BY DIRECTOR TOWN PLANNING PUNJAB</p>	<p>APPROVED BY DIRECTOR TOWN PLANNING PUNJAB</p>	<p>APPROVED BY DIRECTOR TOWN PLANNING PUNJAB</p>
<p>APPROVED BY DIRECTOR TOWN PLANNING PUNJAB</p>	<p>APPROVED BY DIRECTOR TOWN PLANNING PUNJAB</p>	<p>APPROVED BY DIRECTOR TOWN PLANNING PUNJAB</p>	<p>APPROVED BY DIRECTOR TOWN PLANNING PUNJAB</p>

CHAPTER – IV

POPULATION, HOUSING, ECONOMY AND EMPLOYMENT

4.1 Introduction

4.1.1 Modern day cities have complex structure comprising of numerous & intertwined/ interwoven relationships due to which town planning judgments cannot be merely treated as technical-oriented as they affect the lives and interests of the whole community. In the present context, the slogan " Planning by the people and Planning for the people " exhibits a shifts from Physical design oriented basic concept of town planning to more of a socially relevant and sensitive model of town Planning encompassing socio-economic richness and viability of existing communities.

4.1.2 The economic sectors i.e. primary, secondary and tertiary form the economic base of the town. Nothing can hamper the physical growth/ development of an area more than the economic incompetence. It is imperative to lay more stress on tertiary sector activities like I.T., ITES, Commerce, development of wholesale markets and informal sectors etc. Modernization/ up gradation of existing industries in any urban settlement along with provision of necessary infrastructural facilities and services imparts further impetus to economic growth. An economically viable area is adjudged by its ability to sustain certain magnitude of economic activity along with its capacity to provide employment opportunities which in turn affects not only the size of population but its dispersal also, because any specific economic system tends to arrange people in specified pattern. For a predominantly historical\religious city like Fatehgarh Sahib-Sirhind along with some market activities on account of it being a centre of business, the thrust imparted on account of it being accorded the status of district headquarter further added another dimension to the texture of this town by infusing more administrative, institutional and multifarious nature of activities thereby controlling further population distribution and density.

4.1.3 The identity of a town depends upon the character of its population. Demographic profile determines the demographic character of the town area in terms of population, growth rate, density, literary rate etc. which further helps in determining the social as well as the economic character of the area. The decade wise study of Fatehgarh Sahib-Sirhind city has been done to bring out the trends about various demographic characters. The natural population growth has special significance because it is a vital index of economic

development, social awakening, historical and cultural background of the town. The population per unit area defines the density of population with the help of which it is easy to know how dense the area is? High density means that the area needs to be decongested where as low density implies capacity to accommodate more people.

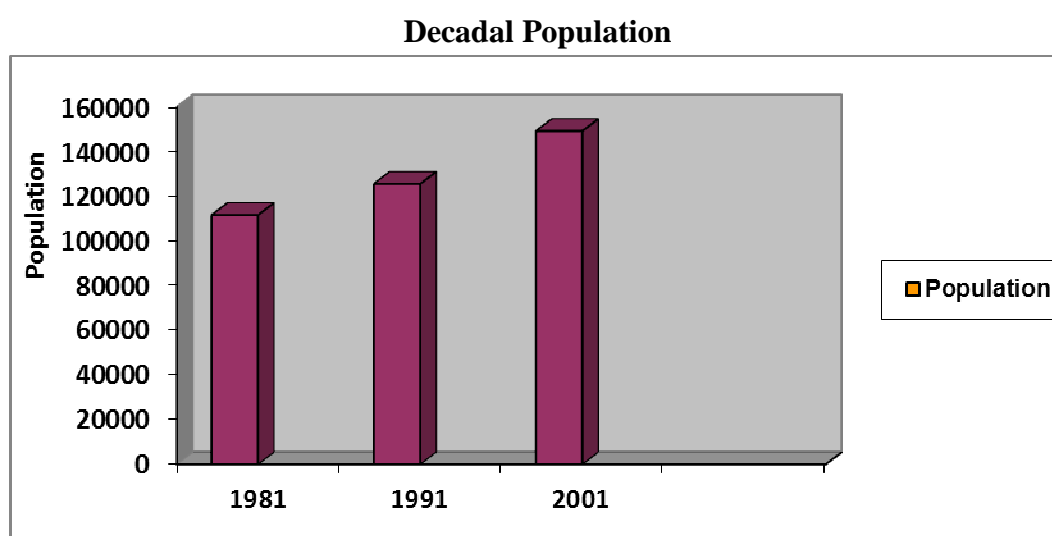
4.1.4 Therefore, the study of socio-economic and demographic factors plays an important role in defining the character of a town as well as the urban limits of a town/city. The following studies related to socio-economic and demographic factors for Fatehgarh Sahib-Sirhind town have been conducted to know the socio-economic and demographic character of this town.

4.2 POPULATION GORWTH:-

4.2.1 The Local Planning Area of Fatehgarh Sahib-Sirhind comprises of two urban settlements i.e. Fatehgarh Sahib and Sirhind out of which Fatehgarh Sahib was accorded the status of a town on December 23, 1996 by forming a Nagar Panchayat which was later merged with Sirhind Municipal Council on April 8, 1998 and thereafter was renamed Sirhind-Fatehgarh Sahib. The Local Planning Area Fatehgarh Sahib-Sirhind comprising of 132 villages witnessed a growth rate of 18.85% for the decade 1991-2001.

Table No. 1 Population growth rate of Local Planning Area

Sr. No.	Year	Population	Decadal growth rate (% age)
1.	1981	111531	--
2.	1991	125482	12.51
3.	2001	149140	18.85



Source: District Census Handbook Fatehgarh Sahib, Patiala

4.2.2. Fatehgarh Sahib-Sirhind is an important historically/religiously rich town which is fast emerging into a hub of multifarious activities like administrative, educational, institution, cultural & etc.

4.3 FATEHGARH SAHIB-SIRHIND TOWN

Fatehgarh Sahib-Sirhind is an important religious/historical town of tourist interest having status of class III tier town with type B municipal status. The Table No 2 below clearly indicates large variations as well as enormous ups and downs in decadal growth rate. The town had a growth rate of 23.05% during the decade 1951-1961 whereas during the decade 1961-1971, it witnessed a tremendous spurt in growth rate from 23.05% to 87.63% which declined for the decade 1971-1981 to 68.52% & further massively declined to 14.42% during the decade 1981-1991 and it witnessed a sudden massive rise to 61.67% growth rate during the decade 1991-2001.

Table No. 2 Growth trends-Urban Population in Punjab and Fatehgarh Sahib-Sirhind

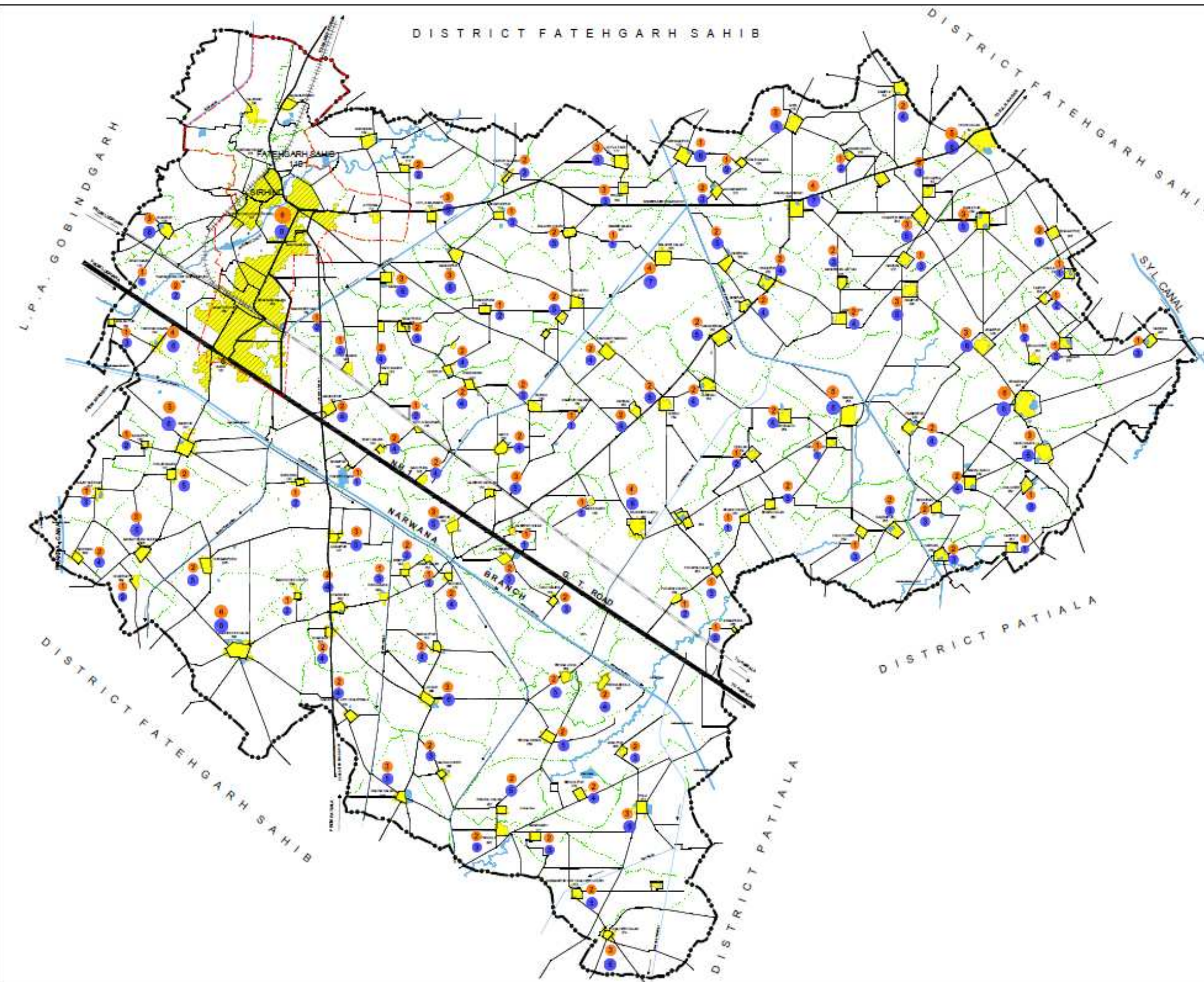
YEARS	URBAN POPULATION OF PUNJAB (PERSONS)	POPULATION OF FATEHGARH SAHIB-SIRHIND M.C.I	POPULATION OF FATEHGARH SAHIB-SIRHIND M.C.I AS PERCENTAGE OF TOTAL URBAN POPULATION OF PUNJAB	DECADAL GROWTH RATE OF URBAN POPULATION OF PUNJAB (%)	DECADAL GROWTH RATE OF POPULATION OF FATEHGARH SAHIB-SIRHIND CITY (%)
1951	1989267	7808	-	-	-
1961	2567306	9608	0.37%	29.06%	23.05
1971	3216179	18028	0.56%	25.27%	87.63
1981	4647757	30380	0.65%	44.51%	68.52
1991	5993552	30818	0.51%	28.95%	1.44
2001	8245566	49825	0.60%	37.58%	61.67

Source: Census of India

The above table clearly indicates that the decadal %age growth rate of Fatehgarh Sahib-Sirhind city has been by and large tremendously faster as compared to the Punjab State.

4.4 POPULATION GROWTH

4.4.1 A small Town Committee was constituted at Sirhind a little before 1947. Fatehgarh Sahib-Sirhind had urban population of merely 7808 persons in the year 1951. Keeping in view the importance of Fatehgarh Sahib, on 23rd December 1996, it was accorded the status of Nagar Panchayat. But the towns of Sirhind and Fatehgarh Sahib were so intermingled that it was very difficult to recognize their separate identities and therefore, to solve this problem



FATEHGARH SAHIB - SIRHIND **LOCAL PLANNING AREA-2010**

DISTRIBUTION / GROWTH OF POPULATION

LEGEND

- L.P.A. BOUNDARY
- M.C. BOUNDARY
- VILLAGE BOUNDARY / SETTLEMENT
- URBANISABLE BUILTUP
- PONDS/WATER BODY
- MAJOR ROADS / OTHER ROADS
- RAILWAY LINE
- CANAL / DISTRIBUTARY / MINOR
- CHOE

1991

- 1-200
- 201-400
- 401-600
- 601-800
- 801-1000
- 1001-1500
- 1501-2000
- ABOVE 2000

2001

- 1-500
- 501-1000
- 1001-1500
- 1501-2000
- 2001-2500
- 2500-3000
- 3001-3500
- ABOVE 3500

SCALE - 1:20,000



OFFICE OF THE DISTT. TOWN PLANNER FATEHGARH SAHIB

DRAWING NO. D.T.P. (FOS)-1811/10

DATED 04/10/2010

[Signature]
 S.P.D. *[Signature]*
 ASST. ENGINEER

[Signature]
 ASST. TOWN PLANNER

[Signature]
 DISTRICT TOWN PLANNER

both the Council and Nagar Panchayat were merged into one on 8th April 1998 and now it is known as Sirhind-Fatehgarh Sahib Municipal Council.

As per 2001 Census, the town with an area of 19.15 sq. km had a population of 49825 persons out of which 26,717 were Males and 23,108 were Females. The ratio of urban-rural population in the Fatehgarh Sahib district was 28.08:71.92 and tehsil Fatehgarh Sahib was 26.75:73.25 against the State's 33.92:66.08.

4.4.2 WARD WISE DETAIL OF POPULATION:-

Fatehgarh Sahib- Sirhind Municipal Council comprises of 17 wards spread over an area of 19.15 square kilometer. The town due to its historical/religious background and in the present context as a hub of administrative, institutional, educational & cultural importance has considerable green cover and recreational area.

Table No. 3 Ward Wise Population

Ward No.	Ward Wise Population
1	2999
2	2960
3	3047
4	2484
5	2675
6	4217
7	3018
8	2801
9	2484
10	5803
11	2684
12	2710
13	3088
14	3771
15	2707
16	3208
17	3157
Ramdass Nagar	1104
Shekhupura	636
Total	55503

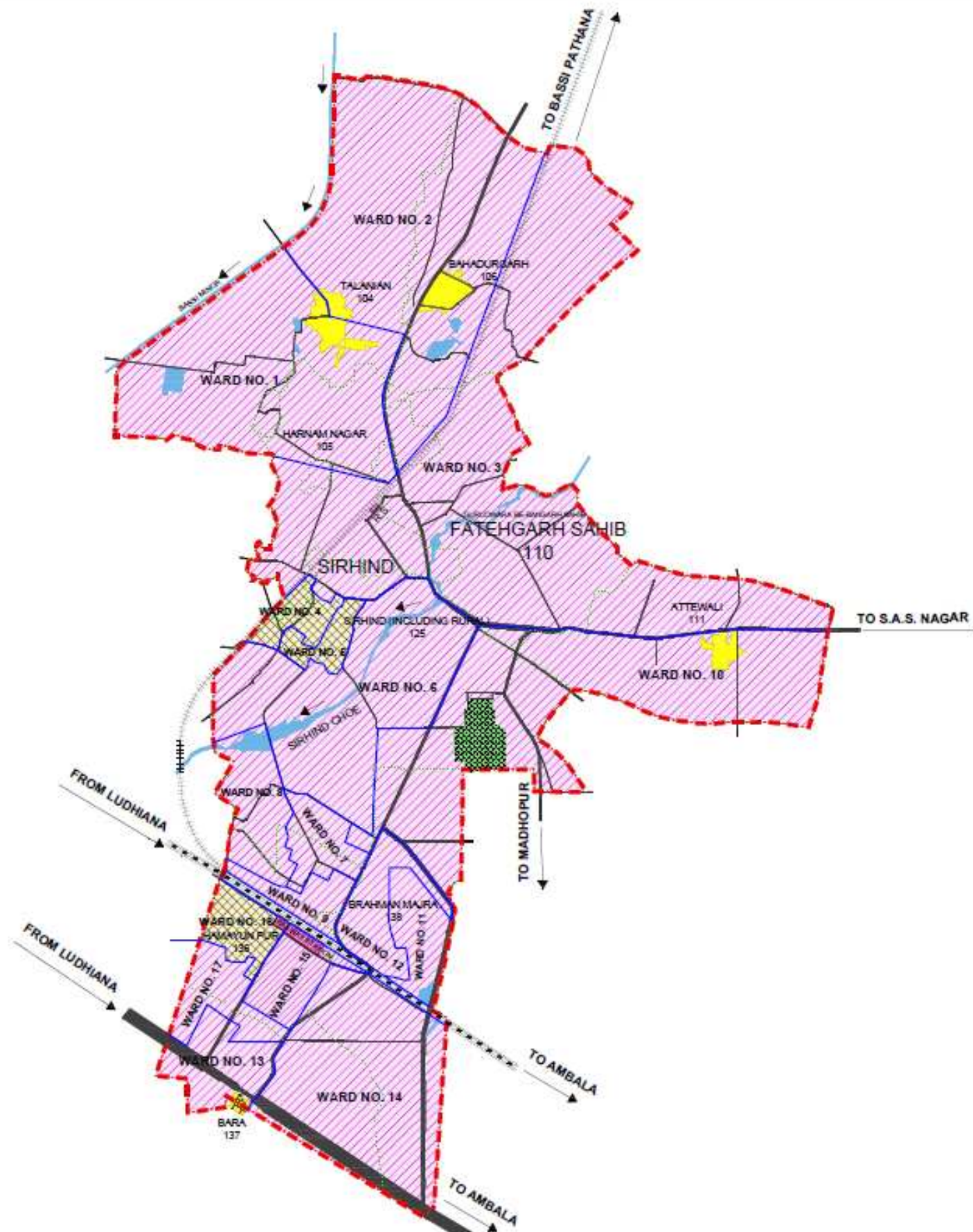
(Source: M.C.I. Fatehgarh Sahib-Sirhind, 2010)

4.4.3 POPULATION DENSITY:-

The density of population is the sole indicators highlighting the intensity of the developed area with the help of which further area requirement can be determined.

Table No. 4 Population density

Year	Population Density	
	Persons/Sq. Km	Persons/hectare
1981	111531	3
1991	125482	4
2001	149140	5



FATEHGARH SAHIB - SIRHIND LOCAL PLANNING AREA-2010

WARD WISE POPULATION DENSITY WITH IN M.CL.

LEGEND

- M.C. BOUNDARY
- WARD BOUNDARY
- VILLAGE BOUNDARY / SETTLEMENT
- PONDS / WATER BODY
- NATIONAL HIGHWAY
- MAJOR ROADS / MINOR ROADS
- RAILWAY LINE
- MINOR
- CHOE
- AAM KHAAS BAGH

0 TO 50 PERSONS / ACR. (TOTAL NO. OF WARDS = 14)

51 TO 70 PERSONS / ACR. (TOTAL NO. OF WARDS = 3)

SCALE - 1:25,000



OFFICE OF THE DISTT. TOWN PLANNER FATEHGARH SAHIB

DRAWING NO. D.T.P. (FGS)-18/10/10

DATED: 01/10/2010

SPD. D. Singh
Asst. Engineer

Asst. Town Planner

District Town Planner

Density of population has raised from 3 persons per hectare in the year 1981 to 5 persons per hectare in the years 2001.

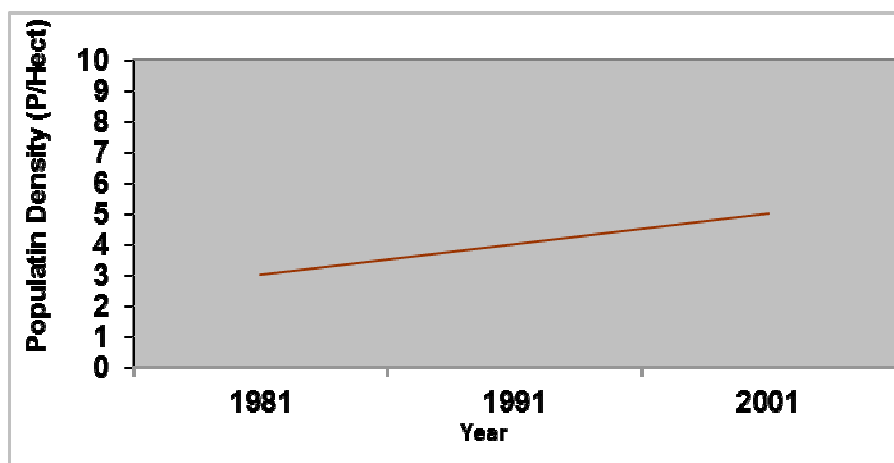


Figure No-2

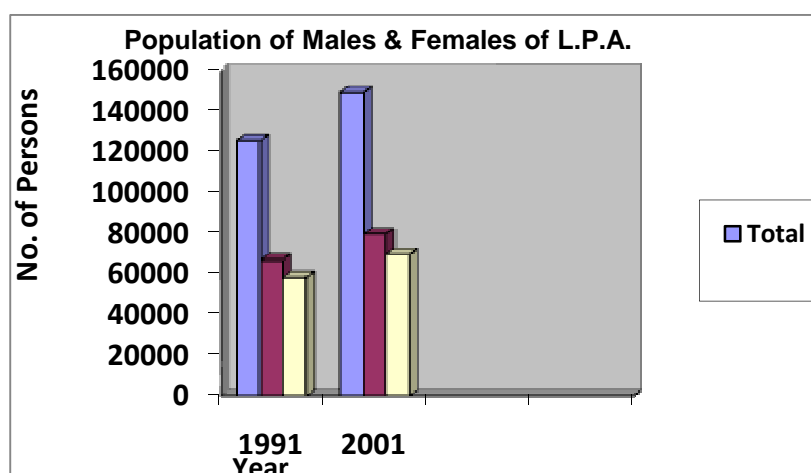
4.5 Sex Ratio

As per census 1991 the sex ratio was 878 females for every 1000 males in the Local Planning Area Fatehgarh Sahib-Sirhind whereas in the year 2001 the sex ratio was 870 females for every 1000 males which show that the sex ratio has declined during the decade 1991-2001. The sex ratio of the Local Planning Area was slightly lower compared to that Punjab State in 2001 which was 876 females.

Table No. 5 Sex ratio

Year	Total	Males	Females	Sex ratio
1991	125482	66819	58663	878
2001	149140	79767	69373	870

(Source: District Census Handbook Fatehgarh Sahib, Patiala)



FigureNo.3

Population of Males and Females of

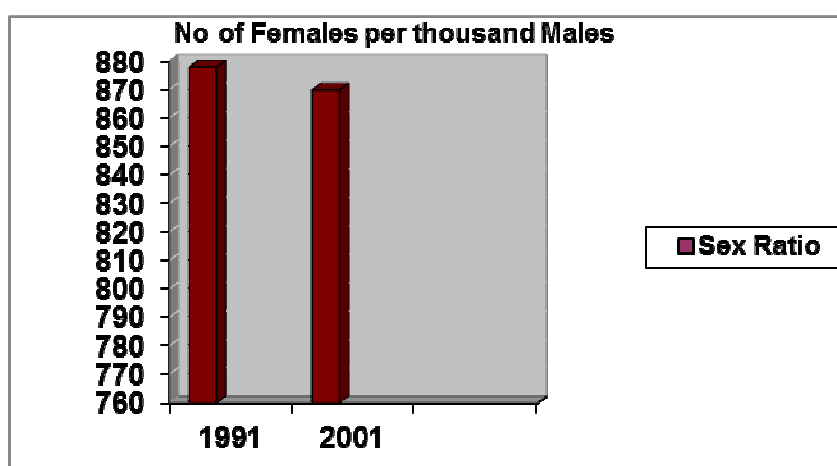


Figure no. 4.

4.6 Caste Composition

The Scheduled Castes population in the Fatehgarh Sahib district as per 2001 census constitutes 30.67 per cent of the total population as against 28.85 per cent of the State as a whole whereas that of Fatehgarh Sahib-Sirhind town is slightly lower i.e. 27.76%age of the total population.

Table No. 6 Scheduled caste population & percentage of Schedule caste population to total Population in Fatehgarh Sahib-Sirhind town

Sr. No.	Year	Schedule caste population			%age of SC Pop. to total Pop.
		Total	Male	Female	
1.	1991	32802	17584	15218	26.14%
2.	2001	41407	22141	19266	27.76%

(Source: District Census Handbook Fatehgarh Sahi, Patiala & Ropar)

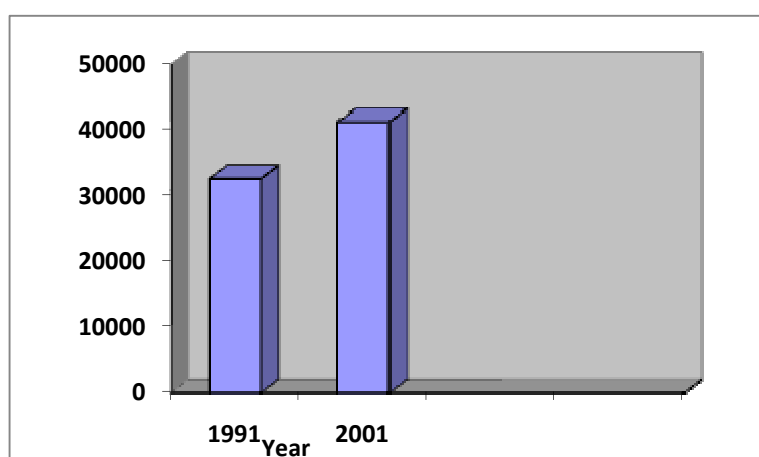


Figure No-5

4.7 Literacy

The District Fatehgarh Sahib has higher %age of literates (74.10%) as compared to the State average of 69.95%. The district occupies 7th rank in literacy amongst the districts of Punjab State whereas in Fatehgarh Sahib-Sirhind city and its surrounding area the literacy rate is comparatively lower i.e. 65.19 %. The year-wise literacy rate is given below:

Table No. 7 Literacy Rate

Sr. No.	Year	Total Population of L.P.A. Sirhind-Fatehgarh Sahib	Total literates		Males		Females	
			Persons	%age	Number	%age	Number	%age
1.	1991	125482	67592	53.87%	39598	58.58	27994	41.42
2.	2001	149140	97225	65.19%	54934	56.50	42291	43.50

(Source: District Census Handbook Fatehgarh Sahib, Patiala & Ropar)

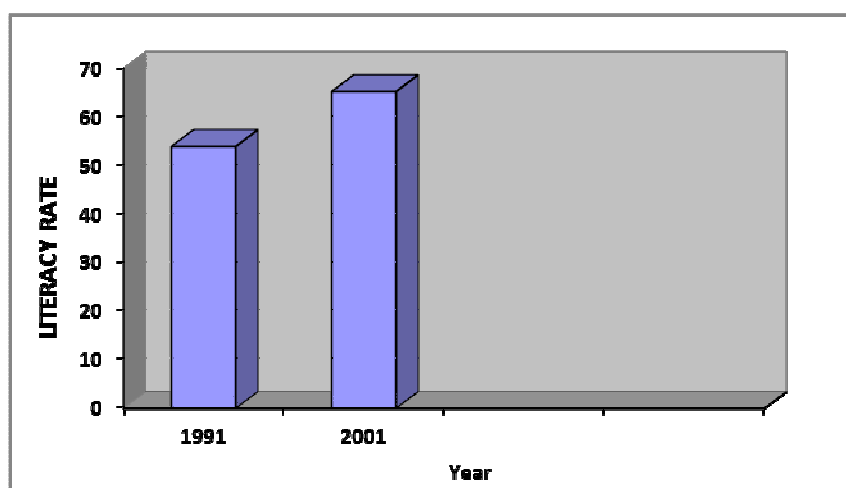


Figure No-6 Literacy Rate

4.9 Economic/ Industrial Base

Fatehgarh Sahib which was initially a small settlement of tourist interest, historical and religious significance, after having been accorded the status of district head quarter, became a centre of administrative, educational and other activities. Whereas Sirhind town like other Indian towns has both old as well as new development. Old Sirhind town has densely built-up unplanned area dating back to Mughal period and is basically a market town with 71% of its workforce employed in trade and other services. The town also has some industrial units pertaining to agricultural machinery and transport parts. The town has fertile agricultural surroundings producing large quantities of wheat, rice and sugarcane. A new grain market of appx 72.19 acres has already been developed by State Marketing Board. Due to its strategic location along G.T. Road and nearness to Steel Town Fatehgarh Sahib-Sirhind, this town has

great industrial potential as well. Fatehgarh Sahib being more of a historical, religious town was initially as well as today more or less dependent on Sirhind town fulfilling for its residential, recreation and other requirements.

4.9 Occupational Structure

This occupational structure helps to determine the economic status of a town. During the decade 1991-2001, the growth of workers has 29.25% been merely 33.63% in the Local Planning Area Fatehgarh Sahib and out of total workers, the 25.75% are cultivators, 11.2% are agricultural labourer, 2.57% in household industry and 61.16% of workers engaged in others.

Table No. 8 Growth of Workers & Non Workers in Local Planning Area Fatehgarh Sahib-Sirhind

Sr. No.	Year	Total Population	Total Workers	%age	Non-Workers	%age	Marginal Workers	%age
1.	1991	125482						
2.	2001	149140	50151	33.63	92210	61.83	6779	4.54

(Source: District Census Handbook Fatehgarh Sahib/Patiala & Ropar)

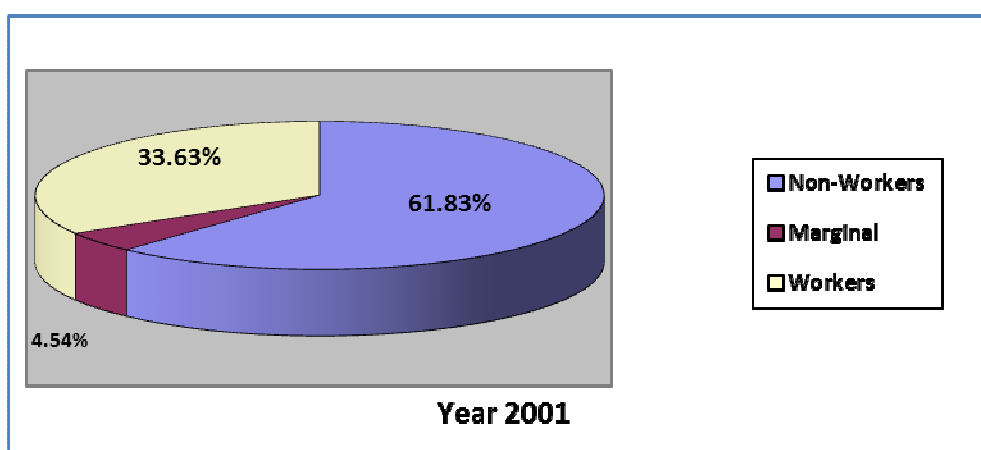


Figure No-7

Table No. 9 Detail of Workers

Sr. No.	Year	Total Workers	Cultivators		Agricultural labourers		Household industries		Others	
			No.	%age	No.	%age	No.	%age	No.	%age
1.	1991									
2.	2001	50151	12414	24.75	5779	11.52	1285	2.57	30673	61.16

(Source: District Census Handbook Fatehgarh Sahib and Patiala)

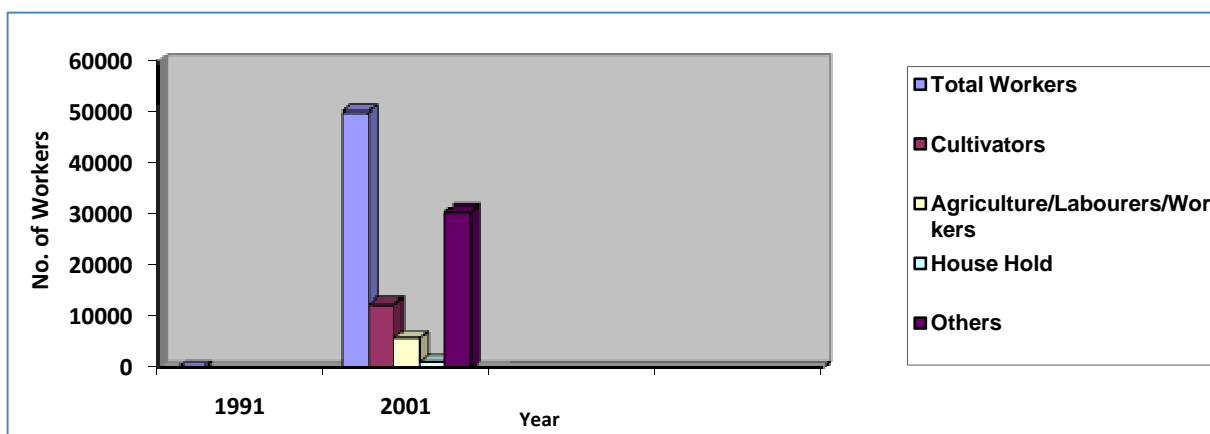


Figure No.8

5. Migration

The Census of India defines the migration as:

Migrants by place of birth: Migrants by place of birth are those who are enumerated at a village/town at the time of census other than their place of birth.

Migrant by place of last residence: A person is considered as migrant by place of last residence, if the place in which he is enumerated during the census is other than his place of immediate last residence.

5.1. Migration at Punjab Level

Being a prosperous state, Punjab attracts a large number of people from within India and outside India. Migration in Punjab is predominantly male sex selective and it affects the demographic profile of the state. Approximately 0.81 million people from outside Punjab and 0.02 million from outside India migrated to Punjab whereas 0.5 million out migrated from the state. Agricultural development due to green revolution has worked as a pull factor for migrants from U.P, Bihar, Haryana, Orissa etc.

➤ Migration in Fatehgarh Sahib - Sirhind

According to Census 2001, about 5.07% share of the total population of Fatehgarh Sahib - Sirhind are in-migrants coming from different parts of the country for higher education as well as for job purposes.

6. Housing

The Census of India defines a 'Census House' as a building or a part of a building having a separate main entrance from the road, common courtyard or staircase etc., used or recognised as a separate unit. Hence, the 'Census House' has been taken as a unit for the study of housing component in Master Plan Fatehgarh Sahib - Sirhind which not only includes residential

component but also comprises of other type of buildings like shops, offices, hospitals etc. However, main focus of the study is on the residential and other uses. Housing characteristics (stock) reflects the economic and social status of the people residing in a particular area.

The growth of residential houses and households has been found to be keeping pace with the growth of population. Housing stock from the year 1991 to 2001 reveals that the number of occupied residential houses in the city increased from 5061 to 6270 because of the rapid urbanization of the city. The growth of 16% has been witnessed in the decade of 1991-2001. The household size of population of the Fatehgarh Sahib - Sirhind city shows an inverse correlation with the number of households and occupied residential houses in Fatehgarh Sahib - Sirhind town. The household size which was 5.5 in 1991, decreased to 5.0 in the year 2001. Consequently, the number of households and number of occupied residential houses increased during this decade. The fast paced development, awareness among people of a small family and breaking up of joint families into nuclear families has resulted into the decrease in the household size of the city.

❖ **Housing Characteristics**

➤ **Pattern of use of housing stock**

The pattern of use of census houses in Fatehgarh Sahib - Sirhind, in the year 2001 reveals that 69.2% of houses in Fatehgarh Sahib-Sirhind are used for residential purposes. The use of residential premises for other purposes is also widespread. Moreover it has been observed that every 8th house in the city is being used as shop/office whereas every 23rd house in the city is used for school, hotel, lodge, guest house, nursing home, dispensary, workshop, workshed, place of worship and other non-residential uses and every 30th house of the city is used for both residential and other purposes.

➤ **Type of housing structure**

As per 2001 Census, in Fatehgarh Sahib-Sirhind town 96% of houses have permanent structure, 3% of total census houses have semi-permanent structure and 1% of temporary housing structure.

7. Economy

Punjab being an agrarian state, agriculture has played a pivotal role in the economic development of the state. Through green revolution in the 60's, Punjab took a major stride in increasing its productivity of food grains, especially of wheat and rice. It contributed significantly towards strengthening India's self-sufficiency by contributing a major share in the central pool over a period of time. During 2006-07, it contributed 75.3% wheat and

31.2% rice to the central pool. However, the growth of secondary sector especially of manufacturing sector is not of satisfactory level. Neighbouring states got an edge over Punjab in the growth of manufacturing sector due to locational advantages and due to more conducive policy regime. Punjab has grown at a rate of 5.08% during 10th Five Year Plan as compared to 7.77% at all India level. Its secondary sector has grown at 8.40% as compared to 9.46% at all India level.

Table No. : Key Economic Indicators

Item	Unit	2004-05	2005-06	2006-07
GSDP at 1999-2000 prices	Rs. (Crores)	81229.39	85729.29	91148.12
Growth Rate of GSDP at 1999-00 Prices	Percent	5.2	5.54	6.32
Per Capita Income at 1999-00 Prices	(Rs)	27851	28872	30158
Percentage Share to Central Pool				
Wheat	%	55	60.9	75.3
Rice	%	36.9	32	31.2
Electricity Generated	(mk w.h)	21296	24642	23695
Per Capita Power consumption	(kw.h)	871	906	968

Source: Economic survey of Punjab, 2007-2008

The overall economy of Punjab has witnessed a growth rate of 5.54% at constant (1999-2000) prices during 2005-06 and 6.32% during 2006-07. The share of agriculture (proper) in GSDP has declined from 26.2 % in 1999 - 2000 to 20.65% in 2006-07. The share of primary sector which includes agriculture and livestock has come down from 37.53% in 1999-2000 to 31.97% in 2006-07. The share of secondary sectors has increased from 22.75% 1999-2000 to 25.90% in 2006-07, which is mainly due to increase in activity of construction sector. The share of tertiary, which comprises of services sector, has increased from 39.72% in 1999-2000 to 42.13% in 2006-07. This growth is mainly due to increase in contribution of transport, storage & communication, trade, hotels & restaurants and banking & insurance sector. It is evident that this structural change in Punjab's economy is the main underlying reason for sustained urbanization.

❖ **Manufacturing Industry**

Industrially, both L.P.A and Fatehgarh Sahib-Sirhind city are underdeveloped. A very few number of medium and small scale industries have been set up in and around the whole city as per annexure 11. Yet it is worth mentioning that small number of workers of main workers of Fatehgarh Sahib - Sirhind town are engaged in industrial sector, out of which 11.55% workers are engaged in non-household industries while 3.60% workers are engaged in household industry.

❖ **Warehousing & Wholesale Trade**

When wholesale trade and warehousing sector of L.P.A is examined, then it is observed that wholesale trade and warehousing is primarily concentrated in and around Fatehgarh Sahib - Sirhind town. Majority of the warehouses and godowns are located on the Sirhind road. Good number of Fatehgarh Sahib-Sirhind town population is engaged in wholesale and retail trading for which grain market of appx of 54 acre is already established by Punjabi State Marketing Board. This shows that this sector provides job opportunities to a major chunk of population of Fatehgarh Sahib - Sirhind. Therefore it shows that Fatehgarh Sahib - Sirhind town serves as a major wholesale hub in the L.P.A region.

❖ **Tourism and Hospitality:**

From the tourism point of view, Fatehgarh Sahib - Sirhind city has huge potential since the town has great historical relevance where many heritage buildings like Gurudwara Fatehgarh Sahib, Gurudwara Jyoti Sarup, Ruaza Sharif, Aam Khas Bagh, Tomb of Ustad and Shagird, etc. are situated. The city has great tourism potential but the tourism is still underdeveloped. To cater to the needs of tourists as well as local people, the town should've adequate number of hotels and restaurants spread in different parts of Fatehgarh Sahib-Sirhind. Presently, the town has a few hotels, guest houses and rest houses are located in different areas of the city. The city also have a heritage hotel named as Maulsari Tourist Complex, within Aam Khas Bagh premises which was being run by the Punjab Tourism Development Corporation which was located in the heart of Fatehgarh Sahib - Sirhind city but which is not in running condition presently.

❖ **Finance, Insurance and Banking:**

Finance, insurance and banking sector plays a vital role in the economy of Fatehgarh Sahib - Sirhind L.P.A, Fatehgarh Sahib - Sirhind city is more developed in terms of banking, insurance and finance sector. There are few banks located in Fatehgarh Sahib - Sirhind city. The office of State Bank of Patiala is located here. Number of insurance companies and finance companies are located providing financial assistance to the city population as well as the population of L.P.A. There are few banks located in rural areas but majority of L.P.A.'s population come to Fatehgarh Sahib - Sirhind city for their financial trade. Out of the total workforce of this area the workers engaged in financial sector forms a small share.

8. Recent Development Initiatives

Several recent development initiatives have been identified within Fatehgarh Sahib - Sirhind L.P.A which will have a considerable impact upon the development of Fatehgarh Sahib -

Sirhind city as well as that of L.P.A. The boom in real estate activities especially during recent years has also been experienced in Fatehgarh Sahib - Sirhind L.P.A particularly. With the development of PUDA approved colonies like Puri Developers, S.S. Promoters, Maafi Promoters, Jai Ma Developers, Paradise Developers, etc will be contributing in enhancing the economic development of this area.

Similarly the upcoming Guru Granth Sahib World University in Attewali within Fatehgarh Sahib - Sirhind L.P.A. will generate enormous employment and would contribute significantly towards overall development of Fatehgarh Sahib-Sirhind L.P.A.

CHAPTER-V

EXISTING LAND USE

5.1. Preparation of base map

The work of preparation of base map for Fatehgarh Sahib-Sirhind L.P.A was assigned to Punjab Remote Sensing Centre (P.R.S.C.), Punjab Agricultural University (P.A.U.), Ludhiana as per the decision taken in the meeting held on dated 20th of October 2007 in the committee room of PRSC, Ludhiana and as per the instructions issued to Punjab Remote Sensing Centre, Ludhiana by Chief Town Planner, Punjab vide their memo no 4827 CTP (Pb.)/SP 480 dated 22-10-2007. The base map of entire Sirhind-Fatehgarh L.P.A is generated on 1:26,000 scale using Cartosat I data of **2.5m spatial resolution**. The Cadastral maps of the villages falling in L.P.A were procured from the District Revenue Office by the office of District Town Planner, Fatehgarh and these maps have been scanned in the office of PRSC, Ludhiana and registered with Cartosat I data to demarcate village boundaries. The features like forests, roads, rails, high and low lands, canals, minors, drains and settlements etc. have also been delineated from Cartosat I data by the concerned agency and shown on the draft base map prepared on the basis of satellite imagery. After editing the map details, the attributes to different features were assigned. The Quickbird data (satellite imagery) has been received by the PRSC, Ludhiana from National Remote Sensing Agency, Department of Space, GOI, Hyderabad.

5.2. Enhancement through field surveys-Land use and Road network

The draft base map for Fatehgarh Sahib-Sirhind L.P.A and the densely built up areas (i.e. core areas) received from Punjab Remote Sensing Centre, P.A.U., Ludhiana were updated through ground-truthing conducted by the office of D.T.P Fatehgarh Sahib. The various land uses have been identified at the site and earmarked accordingly. Similarly the road network, drains, distributaries and other communication zones have been verified and checked at site. After conducting field surveys, the necessary feedback was supplied to P.R.S.C Ludhiana which after incorporating the same ultimately prepared an updated base map. The Office of D.T.P Fatehgarh Sahib again conducted second round of field verification (ground truthing) after which the corrections were made available to the staff of the concerned department, whom the staff of D.T.P office personally assisted in getting them incorporated for the preparation of final Existing Land Use Plan (ELU).

5.3. Existing Land use: Fatehgarh Sahib-Sirhind, L.P.A

The Existing Land Use (ELU) Plan, Drg. no DTP(FGS) 1540/10 based on base map dated 25-6-2010 prepared by Punjab Remote Sensing Centre, Ludhiana shows the existing land use of Fatehgarh Sahib-Sirhind L.P.A. on which, following is the break-up of Existing Land use of Fatehgarh Sahib-Sirhind L.P.A:-

Table No. 5.3. Existing Land use: Fatehgarh Sahib-Sirhind, L.P.A

Sr. No.	Land-Use	Area (Acres)	% age
1.	Residential	3160.26	3.80
2.	Commercial	304.00	0.37
3.	Industrial	147.60	0.18
4.	Traffic & Transportation	2107.14	2.53
5.	Public & Semi Public	488.94	0.59
6.	Recreational	46.18	0.05
7.	Governmental	142.00	0.17
8.	Agriculture	76725.69	92.26
9.	Special Heritage	43.56	0.05
Total		83165.37(33670.19ha)	100

Source: Punjab Remote Sensing Centre, Ludhiana

5.4. Existing Land use: Fatehgarh Sahib-Sirhind (M.C. Limit)

The total area of Municipal Council of Fatehgarh Sahib-Sirhind is 19.14sq.kms. The detail of major existing land uses within the M.C. Limits is given in Table below:

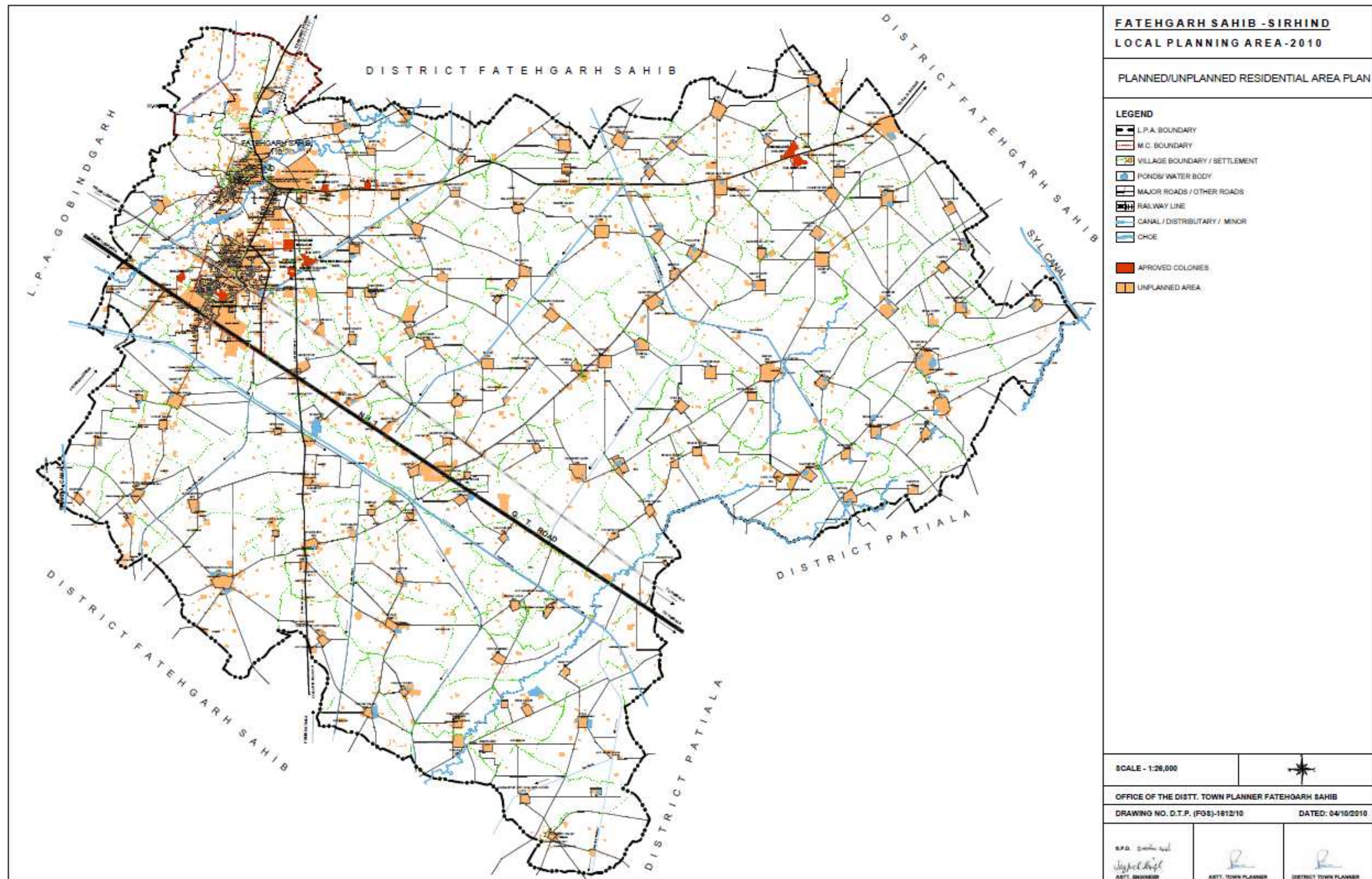
Table No. 5.4:- Fatehgarh Sahib-Sirhind area under different land use (M.Cl.)

Sr. No.	Land Use	Area (Acres)	%age
1.	Residential	570.42	12.06
2.	Commercial	156.68	3.31
3.	Industrial	37.56	0.79
4.	Traffic & Transportation	335.92	7.10
5.	Public & Semi public	287.36	6.08
6.	Recreational	44.43	0.94
8.	Rural and Agriculture	3184.94	67.33
9	Governmental	69.30	1.47
10	Special Heritage	43.56	0.92
Total		4730.17(1915ha)	100

Source P.R.S.C. Ludhiana

5.4.1. Residential

It is quite evident from the Table no. 4.3 that residential use has the largest share of developed area within LPA. Out of the total LPA area of 83165.37 acres (including Fatehgarh Sahib-Sirhind urban agglomeration), 3160.26 acres (3.8%) is under residential use which



includes both planned and unplanned residential development. Out of the total developed residential area, most is unplanned/unregulated development and only 103.87(a+b) acres area constituting planned development in the form of upcoming private colonies as per list given below and depicted on plan Drg. no.1610/10 DT: 4-10-2010 attached:-

Table no 5.4.1. List of Approved Residential Colonies within M.CI

S.NO.	NAME OF COLONIES	AREAS IN AREAS
1	Palm City Extension	4.88
2	Palm City	5.895
3	Modern Valley	5.42
4	Shamsher Singh Avenue	9.44
	a)Total	25.635

Source: DTP Office, Fatehgarh Sahib

Table no 5.4.2. List of Approved Residential Colonies outside M.CI

S.NO.	NAME OF COLONIES	AREAS IN AREAS
1	Paradise Colony	8.71
2	S.S. City	8.75
3	S.S. Enclave	8.41
4	Golden City	9.63
5	Dream Land	8.59
6	V.S. Enclave	8.48
7	Rajdhani Enclave	9.93
8	Rajdhani Greens	7.43
9	Modern Valley	5.42
10	Mehak Apartment	2.89
	b)Total	78.24

Source: DTP Office, Fatehgarh Sahib

5.4.2. Commercial

The commercial use is the most important use of the urban area though it may have lesser share in the area extent; it plays a vital role in the formation of city character. In case of Fatehgarh Sahib-Sirhind LPA, the total area covered under planned as well as unplanned commercial use is 304 acres (0.37%). The majority of unplanned commercial area is confined to inner city which is in the form of linear bazaars and is lacking in parking and other public amenities. Outside M.CI limits main commercial (retail) activity is along the main roads. The wholesale Grain market of 54 acres is located on Sirhind road.

5.4.3. Industrial

Fatehgarh Sahib-Sirhind being predominantly a religious, historical and archeological town does not have much industrial development. Out of the total LPA area, merely 147.60 acres

(0.18%) is under this use and out of this total area, 101.19 acres is under six Rural Industrial Focal Points which are located in villages Kharrah, Nabipur, Mathi, Baras, Bhagrana and Badali Ala Singh having 20.75 acres, 19.80 acres, 18.15 acres, 14.20 acres, 14.75 acres, 13.54 acres areas respectively. There are total 187 numbers of planned plots of sizes varying from 250sq.yds to 2000sq.yds within these rural industrial focal points.

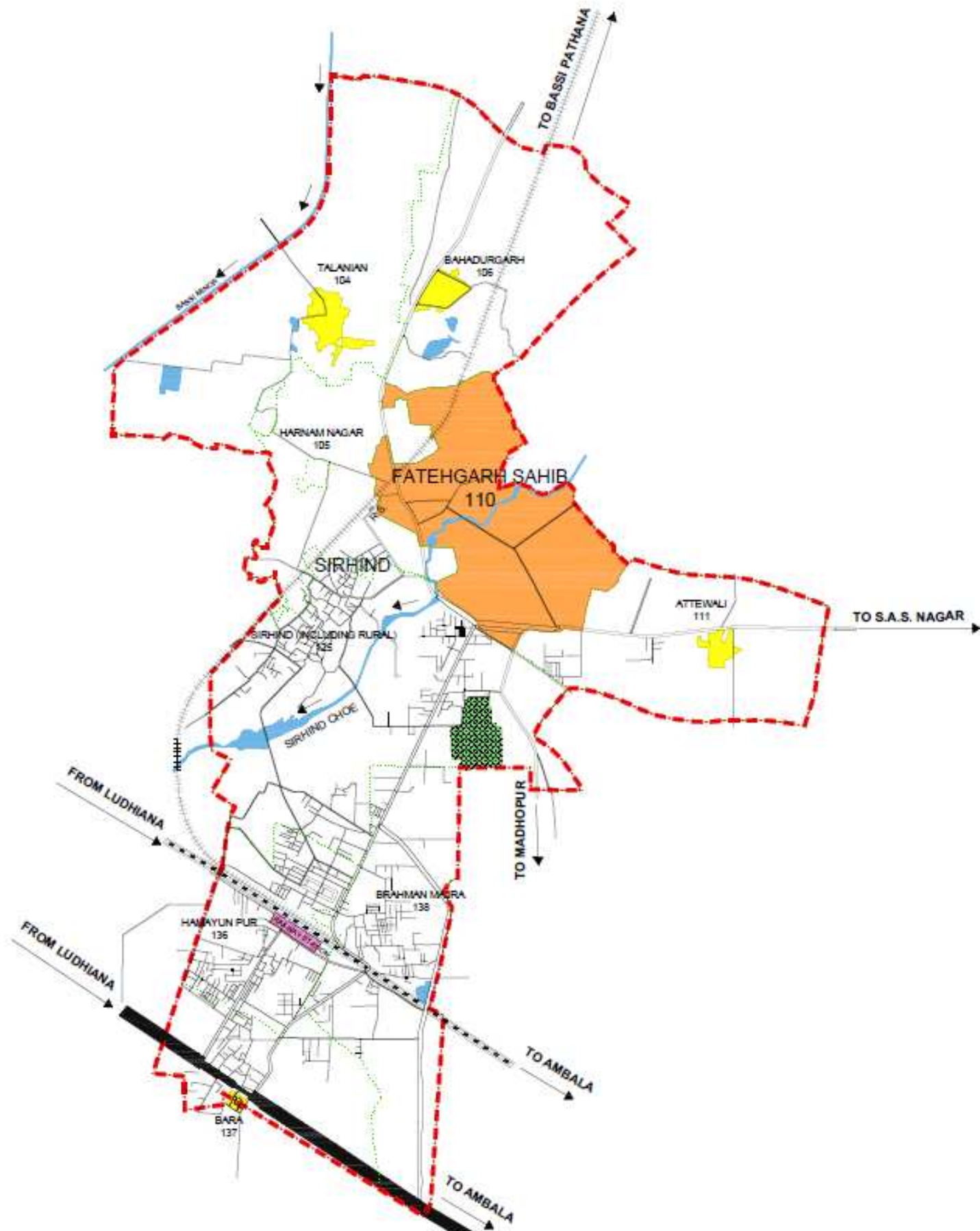
Apart from the above, within M.CI there are about 55 industrial units (as per annexure-11) operating having area of apprx 8 acres. Beside this rest of the industrial development is either along National Highway-1/ Sirhind road in the form of truck body building workshops or different types of industries in the scattered form. In these workshops the body-building of trucks, buses etc is done along with the repairs. There are also few rice-shellars and tool manufacturing industries distributed in different parts of LPA.

5.4.4. Public & Semi Public

This use comprises of areas covered under Govt./Semi Govt. offices, Education, Health, Socio-cultural, Cremation grounds etc. As per table of existing land use, the total area covered by this use is 488.94 acres (0.59%). Under this use, educational land use is comparatively on a higher side due to number of educational institutions like Mata Gujri College and Baba Banda Singh Bahadur college (degree/post graduation colleges of fame) and along with an upcoming university namely Guru Granth Sahib World University. Being district headquarter, the town has a planned District Administrative Complex of 12 acres area and in addition to this, Fatehgarh Sahib-Sirhind is having branch offices of many prestigious departments of the state namely PSPCL, Public Health, P.W.D B&R, Excise & Taxation along with the area under Jail, Police lines, Govt. Dairy Farm etc. This use also includes area under religious places and cultural places like clubs, community centers, district library, along with 9 cremation grounds and 2 burial grounds. As per plan attached Drg. No. DTP (FGS) 1624/10 dated 15/10/2010, about 1300 acres (appx.) of land is under SGPC ownership.

5.4.5. Traffic & Transportation

This use comprises of roads, railway line & station, truck terminus, bus terminus, bridges and flyovers. As per table of existing land use, the total area covered by this use is 2107.14 acres (2.53 %). There are two northern railway lines namely Ambala-Ludhiana and Sirhind-Nangal along with two railway stations namely Sirhind Junction and Fatehgarh Sahib. Apart from these, LPA is well-served by major roads such as national highway, state highway, major



**FATEHGARH SAHIB - SIRHIND
LOCAL PLANNING AREA - 2010**

**PLAN SHOWING LAND UNDER SHIROMANI
GURDWARA PARBANDHAK COMMITTEE**

- LEGEND**
- M.C. BOUNDARY
 - VILLAGE BOUNDARY / SETTLEMENT
 - PONDS/ WATER BODY
 - NATIONAL HIGHWAY
 - MAJOR ROADS / MINOR ROADS
 - RAILWAY LINE
 - MINOR
 - CHOE
 - AAM KHAAS BAGH
 - SHIROMANI GURUDWARA PARBANDHAK COMM. LAND AREA = 484.788 ACRES.

SCALE - 1:28,000			
OFFICE OF THE DISTT. TOWN PLANNER FATEHGARH SAHIB			
DRAWING NO. D.T.P. (FGS)-1824/10		DATED: 16/10/2010	
S.P.D. <i>[Signature]</i> DIST. ENGINEER	<i>[Signature]</i> ASST. TOWN PLANNER	<i>[Signature]</i> DISTRICT TOWN PLANNER	

istrict roads, other district roads and other links roads. The further detailed study of traffic & transportation has been covered in next chapters ahead.

5.4.5.1. Existing Road-Rail Transport Network

Transport is the backbone of economy and social structure of any region. If urban centers have been recognized as engines of economic growth, traffic and transportation has rightly been termed as wheels of such engines. Road and Rail network plays a vital role in the urban planning and traffic & transportation has been considered as a function of land use planning. Transport network is considered as the life line of the city and if any bottleneck or obstructions comes in between, it poses a severe threat to day to day life of the city people. The good road and rail network is the symbol of the sound development of any city and the study of transportation helps in understanding the existing situation, potentials, weaknesses etc. and helps to draft out strategies and projects for the future development.

Road and Rail sector occupy the significant roles in the transport sector of Fatehgarh Sahib-Sirhind and surrounding areas. The road network has been studied in terms of classification of roads, length of roads, cross section of roads (divided and undivided carriageways), area under major existing roads and major road intersections. Available data regarding rail network has also been studied.

5.4.5.2. Road Network at L.P.A. Level

A) Fatehgarh Sahib-Sirhind L.P.A is well served by roads connecting it to various parts of country as well as the state. National Highway (N.H.-1) stretches within LPA from village Malikpur to Jiwanpura. There are two State highways passing through L.P.A. namely S.A.S Nagar–Chunni-Sirhind- Gurudwara Jyoti Sarup- Madhopur Chowk-Patiala Road(SH – 12A and Schedule Road no. -31) and SH–12B (Madhopur by-pass road to Bhaironpur along Sirhind minor along with major district road; MDR–31 namely Sirhind-Patiala road(also Schedule No -31). There are five Other District Roads(ODR) which are listed below:

- A) MDR – 31** (Fatehgarh Sahib- Sirhind-Patiala Road)
- B) SH – 12A** (Chungi No. 4 to Over Bridge to G.T. Road)
- C) SH – 12B** (Madhopur By-Pass Road to Bharonpur along distributory)
- D) ODR – 3** (Officer Colony-Mata Gujri Senior Secondary School)
- E) ODR – 6** (Brahman Majra phatak to G.T. Road)
- F) ODR – 7** (Raipur Gujran to ITI Bassi-Pathana)
- G) ODR – 14** (Old Sirhind to Sirhind Mandi)

H) ODR – 17 (G.T. Road-Sadhugarh-Hansali-Badali Ala Singh)

All the above major roads except G.T. Road(NH-1) within LPA have mostly undivided carriageways and have divided carriageway only at few points inside M.Cl. limits.

Table No. 5.4.5.2. Length & width of Major Roads in Fatehgarh Sahib-Sirhind L.P.A

Sr. No.	Name of Roads	Length of roads in L.P.A. (Km)		Width of road (ROW) (in feet)	Divided/ undivided
		Total	Outside M.C. limits		
1.	National Highway-1	16.51	2.31	297'-00"	Undivided
2.	SH-12A(Fatehgarh Sahib- SAS Nagar)	16.38	2.64	70'-00"	Undivided
3.	SH-12B(Madhampur Bypass to Bhaironpur)	5.28	-	35'-06"	Undivided
4.	ODR-3(Officer colony- Mata Gujri Sen. Sec. School)	0.66	0.66		Undivided
5.	ODR-6(Brahman Majra Crossing –G.T. Road)	1.32	1.32	67'-00"	Undivided
6.	ODR-7(Raipur Gujran- ITI Bassi)	3.17	-		Undivided
7.	ODR-14(Old Sirhind- Sirhind Mandi)	1.84	1.84	28'-00"	Undivided
8.	ODR-17(G.T. Road- Sadhugarh-Hansali- Badali Ala Singh)	10.9	-	43'-00"	Undivided
9.	Sirhind-Patiala Road	11.55	1.25	88'-00"	Undivided
10.	Sirhind-Bassi Pathana Road	3.96	3.96	110'-00"	Undivided
11.	Tarkhan Majra to Bhadson	1.32	-	40'-00"	Undivided

Source: Field survey, DTP Office, Fatehgarh Sahib, 2010

The existing road network in Fatehgarh Sahib-Sirhind L.P.A shows that it is well served by the regional roads providing it a high level of connectivity with other parts of the state. These roads have a total length of **72.89** kilometers within L.P.A out of which 14 km fall within M. Cl. limits.

5.4.5.3. Road Network at City Level

The existing road network in the city is partially radial in pattern assuming the road stretch between Gurudwara Fatehgarh Sahib and Gurudwara Jyoti Sarup as central point. SH-12A

(SAS Nagar–Chunni-Sirhind Road, Sirhind –Patiala road and Sirhind-Bassi Pathana Road form Tri-junction near Gurudwara Jyoti Sarup creating conflicting traffic point.

The above mentioned major city roads carry the traffic from one segment to another and have irregular alignments and frequent intersections with various road widths varying from 8 feet to 35 feet leading to serious capacity constraints. The length of these roads has been measured i.e. 14 km from their respective starting points to the end of M.C.Limit.

Table no. 5.4.5.3. length & width of Major Roads in Fatehgarh Sahib-Sirhind(M.CI)

Sr. No.	Name of the Road	Length in K.M.	Width of Carriage way (in meter)	Divided/ Un-divided
2.	SH-12A(Fatehgarh Sahib-SAS Nagar)	2.64	70'-0"	Un-divided
3.	SH-12B(Madhonpur By-pass to Bhaironpur)	-	35'-6"	Un-divided
4.	ODR-3(Officer colony-Mata Gujri Sen. Sec. School)	0.66	40'-0"	Un-divided
5.	ODR-6(Brahman Majra Crossing –G.T. Road)	1.32	67'-0"	Un-divided
6.	ODR-7(Raipur Gujran-ITI Bassi)	-		Un-divided
7.	ODR-14(Old Sirhind-Sirhind Mandi)	1.84	28'-0"	Un-divided
8.	ODR-17(G.T. Road-Sadhugarh-Hansali-Badali Ala Singh)	-	43'-0"	Un-divided
9.	Sirhind-Patiala Road	1.25	88'-0"	Un-divided
10.	Sirhind-Bassi Pathana Road	3.96	110'-0"	Un-divided
11.	Tarkhan Majra to Bhadson	-	40'-0"	Un-divided

Source: Field Survey, 2010; D.T.P Office, Fatehgarh Sahib

5.4.5.4. Road Intersections

While examining the road network of the city a total number of five road intersections have been identified within the limits of Municipal Council which remain almost busy throughout the day. The detail of road intersections is given in the table below:-

Table No. 5.5.4. Road Intersections in Fatehgarh Sahib-Sirhind City

Sr. No.	Name of Intersections	Type of Junction
1.	Sirhind-Chunni Road(near Jyoti Sarup Sahib) with Sirhind-Patiala Road	Signalised(T-Junction)
2.	G.T Road with road leading from Chungi No. 4 to G.T. Road	Signalised(T-Junction)
3	G.T. Road with Patiala-Sirhind Road	Signalised(Cross-Junction)

4.	G.T. Road with Railway Road	Non-Signalised(T-junction)
5.	G.T. Road with road leading to Grain Market-Brahman Majra level crossing	Non-signalised(T-Junction)
6.	G.T. Road with Khanpur link road	Non-signalised(T-junction)
7.	Bassi-Sirhind Road with road leading to Sirhind city	Non-signalised(Y-Junction)

Source: Field Survey, 2010; D.T.P Office, Fatehgarh Sahib

From the above table it is evident out of seven major intersections only three are signalized and rest is non-signalized. Apart from these there are numerous irregularly aligned/ frequent intersections in the inner part of the city.

5.4.5.5. Road Under Passes (RUPs)

City has no road under pass to facilitate pedestrian movement.

5.4.5.6. Rail Network

Rail is considered as the lifeline of a nation and a good rail network boosts the economy. Fatehgarh Sahib-Sirhind is very fortunate in terms of rail network as it has double broad-gauge Delhi-Ambala-Amritsar railway line alongwith Sirhind-Nangal branch line. Many trains pass through these railway lines connecting this city to various cities and states of India. The main rail routes passing through Fatehgarh Sahib-Sirhind have been listed in the table given below:

Table No. 5.4.5.6. Railway Routes in Fatehgarh Sahib-Sirhind

Sr. No.	Name of the route	Important cities connected
1.	Ludhiana-Ambala	Ambala, Kurushetra, Saharnpur, Bareli
2.	Delhi-Nangal Dam	Bareli-Delhi, Ambala, Saharnpur,
3.	Sirhind-Amritsar	Amritsar, dehradun, Hawra, Katihar, Baruni, Mumbai, Nanded-Hajoor Sahib
4.	Sirhind-New Delhi	Jammu-New Delhi-Pune, Amrtisar-Katihar, Amritsar-Mumbai, Amritsar-Hajoor Sahib

Source: Station Master, Railway, Sirhind and Fatehgarh Sahib 2010

5.4.5.7. Level Crossings / R.O.Bs

Although, there is one railway line i.e. branch line of Ambala passing from the middle of city yet there are 5 level crossings on Ambala-Ludhiana railway line and 3 level crossing on Sirhind-Nangal branch line which are all manned. This railway line has one running R.O.B and another one under- construction at Brahmanmajra Road to reduces the chaotic traffic condition at the level crossings. The detail of ROB's is given in the table below:

Table No. 5.4.5.7. Detail of R.O.Bs

Sr. No.	Name of Level Crossings/ R.O.B/ Underpass	Location	Status
1.	Chopra Restaurant to 4 no. Chungi Road	Fatehgarh Sahib	Running
2.	Brahmanmajra Road	Fatehgarh Sahib	Under-Consrtruction

Source: Field Survey, 2010; D.T.P Office, Fatehgarh Sahib

5.4.6. Recreational

This use comprises of playgrounds, stadiums, sports complex, parks and gardens and open spaces. As per the table of existing land use, the total area covered under this use is 46.18 acres (0.05%). Except for the provision of playgrounds or sports related infrastructure within the existing educational/technical institutions, the city does not have any kind of planned recreational spaces/buildings. There is no cinema/multiplex in the town for the entertainment of local population. Though there are a few small parks in the form of totlots but they are also not very well-maintained.

5.4.7. Rural and Agricultural

This is the predominant land use within LPA comprising of 76725.69 acres (92.26%). There are unevenly distributed chunks of agricultural land falling within M.Cl. limits which lie to the north of Fatehgarh Sahib-Sirhind LPA. Narwana Branch and Sirhind Choe along with other distributaries pass through the LPA area.

5.4.8. Heritage

The heritage includes places of tourist interest like fort/ heritage buildings, etc and this use covers 0.05% of total developed area with 43.56 acres of land. Prominent heritage buildings falling within LPA Fatehgarh Sahib-Sirhind, are Aam-Khas-Bag, Todar Mal Haweli, Tomb of Shagird, Tomb of Ustad, Sadhna Ksai has been taken under this use.

5.5. Existing Strategy for Development of Town under IDSMT

During the 8th Five Year Plan, under IDSMT the State Govt. selected this town for strengthening its economic base with a view to:

- 1.) Generate employment opportunities.
- 2.) Develop growth centers for the betterment of rural hinterland by adopting a regional development approach.
- 3.) Provide infrastructural facilities to support employment generation activities.

4.) Evolve resource generating schemes.

Under this scheme, Central assistance (45%) Punjab State (30%) and 25% by local body was to be contributed to execute listed below works as per resolution number 584, dated 9-21996 passed by M.Cl. Fatehgarh Sahib-Sirhind:

- A) Construction of link roads.
- B) Construction / upgradation of road and side drains.
- C) Provision of Bus Terminus.
- D) Development of shopping center.
- E) Localized drain- works.
- F) Streetlights
- G) Slaughter house
- H) Cycle/ Rickshaw stand
- I) Parks and Playgrounds.
- J) Traffic management scheme and social amenities.

As per municipal sources, under the above IDSMT scheme a community center near Naina Devi Mandir in Sirhind city, a public park near Naina Devi Mandir, a shopping centre opposite Bachat Bhawan. Another shopping center in existing Sabzi Mandi, Shopping complex opposite grain market, street light and strengthening of exisiting road, another existing road improvement have been accomplished so far.

CHAPTER VI

TRAFFIC & TRANSPORTATION

6.1. Introduction

Urban transport is regarded as the single-most important component instrumental in shaping the development of cities, towns and urban living. While urban areas are termed as engines of economic growth, urban transport can be viewed as the wheels of that engine. Transportation is critical for the economic growth of the cities. Urban transport planning along with policy directly influences efficiency and the welfare of city-dwellers. Furthermore, there are strong linkages between urban development, transportation network, energy conservation, and aesthetic & pollution free environment.

6.2. In Context of Fatehgarh Sahib-Sirhind town

Traffic & transportation is an inseparable and vital constituent of communication system which in the modern context is undoubtedly an indispensable link in all walks of life comprising of roadways, railway, airways, waterways, post & telegraph, telephones, radio, T.V. etc. It plays a prominent and meaningful role in stimulating the economic development of an area as well as influences its cultural life.

Traffic & transportation is considered as an inevitable function of land use planning. Urban transport is an integral part of urban planning because apart from defining the form of a town, the smooth functioning and productivity of any urban centre clearly hinges on the efficacy of traffic & transportation system. Since roads and streets or transport network are equated with arteries/veins of human body whereas traffic on roads/streets is comparable to blood flowing, so any blockage/ obstruction in this system acts like clot in the blood invariably leading to numerous complications.

Therefore, traffic & transportation has emerged as the most critical/sensitive issue in the context of effective planning & proper functioning of urban centers.

Fatehgarh Sahib-Sirhind strategically located on N.H. 1 has developed historically without any planning but strategic location of Ambala-Ludhiana Railway line in its proximity has imparted it further strong and due impetus/advantage. There are trends of further development emerging along National Highway No.-1, Sirhind-Bassi Pathana Road (MDR-31), Fatehgarh Sahib-Chunni Road (SH-12A), and Fatehgarh Sahib-Sirhind-Patiala Road (MDR-31).

The growth of town has largely been haphazard/ unplanned as a result of which road network within town does not follow any well-defined hierarchy and it is predominantly need based.

With approximately only 7% area of the town under roads & streets, the road network is incapable of catering to the ever-rising traffic demand of the city.

Fatehgarh Sahib-Sirhind town is an important historic, religious and administrative town which is fast emerging as an educational/institutional hub resulting in large volumes of mixed traffic conditions especially during peak hours contributing to further deterioration of already chaotic/pathetic traffic and transportation network of the city resulting in enormous suffering to the road-users.

6.3. Existing Road Network Hierarchy:-

1. The major road network converges with Ambala-Ludhiana G.T. Road (NH-1) which along with Ambala-Ludhiana Railway line forms the major spine of Fatehgarh Sahib-Sirhind LPA. Apart from the central major spine i.e. NH-1, other major roads are as below:-

- A) MDR – 31 (Sirhind-Patiala road)
- B) SH – 12A (Chungi No. 4 to Over Bridge to G.T. road)
- C) SH – 12B (Madhopur By-Pass road to village Bhaironpur along distributory)
- D) ODR – 3 (Officer Colony-Mata Gujri Senior Secondary School)
- E) ODR – 6 (Brahman Majra Crossing to G.T. road)
- F) ODR – 7 (Raipur Gujran to ITI Bassi-Pathana)
- G) ODR – 14 (Old Sirhind to Sirhind Mandi)
- H) ODR – 17 (Jalbehri Dhumi-Sadhugarh-Hansali-Badali Ala Singh)

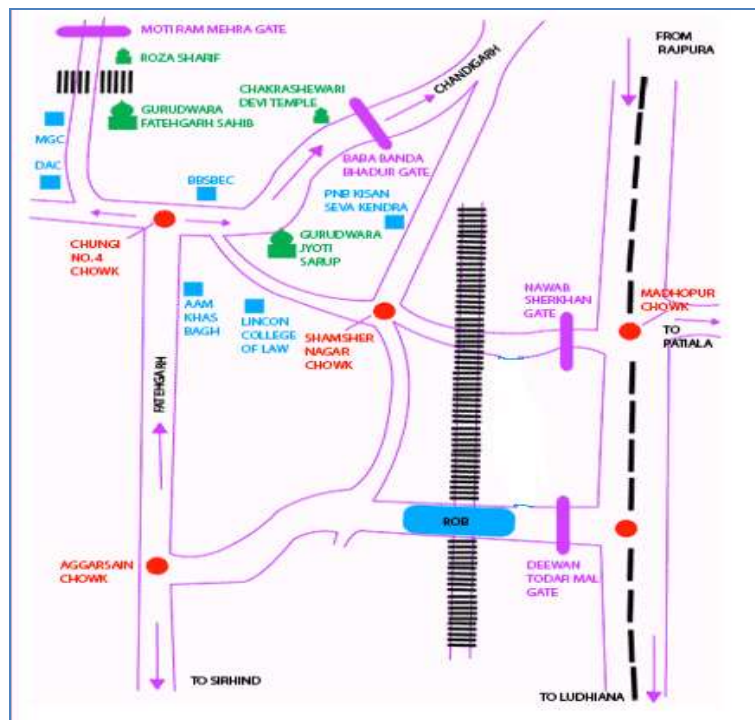
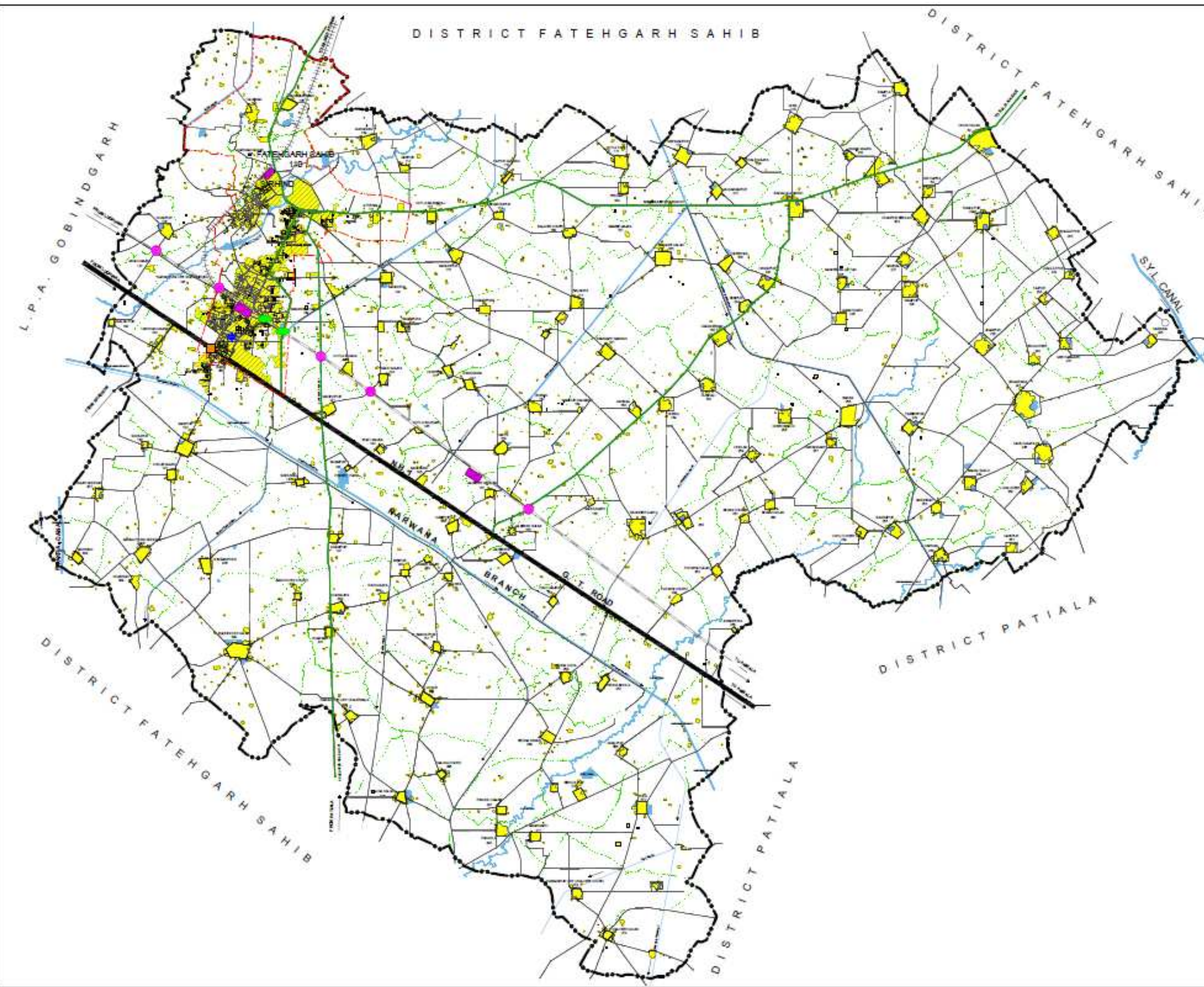


Fig: 6.1. Main road network system in the Town



FATEHGARH SAHIB - SIRHIND **LOCAL PLANNING AREA - 2010**

EXISTING TRANSPORT NETWORK

LEGEND

- L.P.A. BOUNDARY
- M.C. BOUNDARY
- VILLAGE BOUNDARY / SETTLEMENT
- URBANISABLE BUILTUP
- PONDS/WATER BODY
- RAILWAY LINE
- RAILWAY STATION
- CANAL / DISTRIBUTARY / MINOR
- CHOE
- NATIONAL HIGHWAY NH - 1
- MAJOR ROAD
- VILLAGE LINK ROAD
- S RAILWAY CROSSING
- Z R.O.B.
- FLY OVER BRIDGE (UNDER CONSTRUCTION)
- TRUCK STAND (PRIVATE)

SCALE - 1:25,000



OFFICE OF THE DISTT. TOWN PLANNER FATEHGARH SAHIB

DRAWING NO. D.T.P. (FGS)-1818/10

DATED: 07/10/2010

S.P.D. *[Signature]*
 ASST. ENGINEER

[Signature]
 ASST. TOWN PLANNER

[Signature]
 DISTRICT TOWN PLANNER

The preparation of Master Plan to meet the future traffic needs and to facilitate movement of vehicles on roads, the following transport studies relating to length of carriage way, right of way & road cross sections have been carried out of existing roads whose detail is as below :

Table No. 6.1: Carriage way, Road cross-section and length of major roads passing through Fatehgarh Sahib-Sirhind LPA

Sr. No.	Name of Roads	Length of roads in L.P.A. (Km)		Width of road (ROW) (in feet)	Divided/ undivided
		Total	Outside M.C. limits		
1.	National Highway-1	16.51	2.31	297'-00"	Undivided
2.	SH-12A(Fatehgarh Sahib- SAS Nagar)	16.38	2.64	70'-00"	Undivided
3.	SH-12B(Madhonpur Bypass to Bhaironpur)	5.28	-	35'-06"	Undivided
4.	ODR-3(Officer colony-Mata Gujri Sen. Sec. School)	0.66	0.66		Undivided
5.	ODR-6(Brahman Majra Crossing –G.T. Road)	1.32	1.32	67'-00"	Undivided
6.	ODR-7(Raipur Gujran-ITI Bassi)	3.17	–		Undivided
7.	ODR-14(Old Sirhind-Sirhind Mandi)	1.84	1.84	28'-00"	Undivided
8.	ODR-17(G.T. Road-Sadhugarh-Hansali-Badali Ala Singh)	10.9	–	43'-00"	Undivided
9.	Sirhind-Patiala Road	11.55	1.25	88'-00"	Undivided
10.	Sirhind-Bassi Pathana Road	3.96	3.96	110'-00"	Undivided
11.	Tarkhan Majra to Bhadson	1.32	–	40'-00"	Undivided

Source: Traffic Survey 2010, DTP Office, Fatehgarh Sahib

❖ Vehicle composition on main Road Network

The o/o District Town Planner, Fatehgarh Sahib conducted the traffic volume survey of the following main roads of Sirhind-Fatehgarh Sahib city in order to know the vehicular composition and volume on these roads.

A mixed composition of vehicles i.e. heavy vehicles like trucks, buses, tractor, medium vehicles like tempos, cars etc, two wheelers like motor cycles, scooters etc, four wheelers and other light weight vehicles like cycles, hand carts etc are widely observed on the main roads of Sirhind-Fatehgarh Sahib city.

The vehicular composition on main roads reveal that main roads namely Ambala-Ludhiana Road (G.T. Road), Fatehgarh Sahib-Sirhind-Patiala Road, Fatehgarh Sahib-Sirhind-Chunni Road and Fatehgarh Sahib-Sirhind-Bassi Road has mixed vehicular composition with predominantly cars, jeeps, buses, trucks, tractor trailers and autos moving on these main roads. In the case of inner main roads of the city, the use of cycles and motor cycles as means of transport is predominant.

❖ **Volume Capacity Ratio on Main Roads of Sirhind-Fatehgarh Sahib City**

The volume capacity Ratio indicates the capacity of roads to hold a given volume of vehicles. The capacity of urban road is normally expressed in terms of a common unit, namely Passenger Car Unit (PCU). The relative PCU of particular vehicle type is affected to a great extent by increase in its proportion in the total traffic. The value of volume capacity ratio if comes out to 1 is considered as an ideal condition. If the ratio exceeds 1, it indicates over utilization/ congestion or if it is below 1, the road capacity is under-utilized. Following table shows recommended PCU factors for various types of vehicles on urban roads as given in UDPFI Guidelines.

Table No. 6.2: Recommended PCU factors for various types of vehicles on urban roads:

Sr. No.	Type of vehicles	Equivalent PCU factors
1.	Cycle	0.4
2.	Two Wheeler M/Cycle or Scooter	0.5
3.	Passenger Car, Pick up Van	1.0
4.	Auto Rickshaw	1.2
5.	Cycle Rickshaw/Tonga	1.5
6.	Truck or Bus	2.2
7.	Agricultural Tractor Trailor	4.0

Source: UDPFI Guidelines.

The urban roads are broadly classified under three categories:-

- **Arterial Road:** The Road which connects the town to a State Highway or a National Highway is termed as arterial road. Main characteristics of arterial roads are:
 - i) Road for intra-urban through traffic.
 - ii) No frontage access.
 - iii) No standing vehicles and very little cross traffic and minimum roadway intersection spacing 500 m.
- **Sub Arterial Road:** These roads are also known as major roads or second roads. They are contained within city limits and they connect important town centers. Main characteristic of sub arterial roads are:

- i) Roads for intra-urban through traffic with frontage access but no standing vehicles having high cross traffic.
- ii) High capacity intersection and minimum roadway intersection spacing 300 m.
- **Collector Street:** These roads are also known as the minor roads. They collect traffic from various parts of the town and lead it to another minor road or major road. Main characteristics of collector streets are:
 - i) Streets for collecting and distributing traffic from arterial roads to local streets.
 - ii) Providing access to arterial and sub-arterial road.
 - iii) Having free frontage access but no parked vehicle and having heavy cross traffic and minimum roadway intersection spacing 150m.

Table No. 3.2(b): Volume Capacity Ratio(VC Ratio) on Main Roads of Sirhind-Fatehgarh Sahib City

TRAFFIC SURVEY ON BASSI PATHANA - FATEHGARH SAHIB ROAD

Time	Car/ Jeep	Bus	Truck	Two wheeler Scooter/ Motor- cycle	Tractor Trolley / Tempo	Three wheeler	Cycle	Rickshaw	Tempo/ 4 wheeler	Animal Cart	Others	Total
9-11 A.M.	410	175	140	425	135	125	65	10	--	--	--	1485
12-2 P.M.	430	75	50	440	80	60	50	5	--	--	--	1190
3-5 P.M.	410	55	55	510	55	60	70	5	--	--	--	1220
Total	1250	305	245	1375	270	245	185	20	--	--	--	3895

TRAFFIC SURVEY ON BASSI PATHANA - FATEHGARH SAHIB ROAD

Time	Car/ Jeep	Bus	Truck	Two wheeler Scooter/ Motor- cycle	Tractor Trolley / Tempo	Three wheeler	Cycle	Rickshaw	Tempo/ 4 wheeler	Animal Cart	Others	Total
9-11 A.M.	360	125	145	280	180	105	70	10	--	--	--	1275
12-2 P.M.	335	80	90	390	120	90	40	5	--	--	--	1150
3-5 P.M.	485	60	80	385	65	40	25	5	--	--	--	1145
Total	1180	265	315	1055	365	235	155	20	--	--	--	3570

From the table above it is evident that during morning and evening peak hours out of the total number of vehicles 1485 and 1220 respectively, the maximum number (almost 35%) comprises of two-wheelers with the number of cars/jeeps occupying second position (30%)

whereas number of slow moving vehicles like cycle and rickshaws is the least. The heavy vehicles like trucks, buses and tractors constitute almost 23% of the total number of vehicles on this road. The VC Ratio on this road comes out to be 0.775 which being less than 1 indicates under utilisation of this road.

TRAFFIC SURVEY ON FATEHGARH SAHIB – CHUNNI ROAD

Time	Car/ Jeep	Bus	Truck	Two wheeler Scooter/ Motor- cycle	Tractor Trolley / Tempo	Three wheeler	Cycle	Rickshaw	Tempo/ 4 wheeler	Animal Cart	Others	Total
9-11 A.M.	310	10	20	560	20	60	90	15	--	--	--	1085
12-2 P.M.	375	30	20	650	15	75	80	15	--	--	--	1260
3-5 P.M.	210	15	15	415	15	50	25	10	--	--	--	755
Total	895	55	55	1625	50	185	195	40	--	--	--	3100

TRAFFIC SURVEY ON CHUNNI - FATEHGARH SAHIB ROAD

Time	Car/ Jeep	Bus	Truck	Two wheeler Scooter/ Motor- cycle	Tractor Trolley / Tempo	Three wheeler	Cycle	Rickshaw	Tempo/ 4 wheeler	Animal Cart	Others	Total
9-11 A.M.	460	15	10	730	15	85	30	10	--	--	--	1355
12-2 P.M.	525	30	30	900	20	75	45	5	--	--	--	1630
3-5 P.M.	245	25	15	420	10	40	20	5	--	--	--	780
Total	1230	70	55	2050	45	200	95	20	--	--	--	3765

From the table above it is evident that during morning and evening peak hours out of the total number of vehicles 1085 and 755 respectively, the maximum number (almost 53%) comprises of two-wheelers with the number of cars/jeeps occupying second position (28%) whereas number of slow moving vehicles like cycle and rickshaws is the least. The heavy vehicles like trucks, buses and tractors constitute only 1.6% of the total number of vehicles on this road. The VC Ratio on this road comes out to be 0.6 which being less than 1 indicates under utilisation of this road.

TRAFFIC SURVEY ON SIRHIND-AMBALA(G.T. ROAD)

Time	Car/ Jeep	Bus	Truck	Two wheeler Scooter/ Motor- cycle	Tractor Trolley / Tempo	Three wheeler	Cycle	Rickshaw	Tempo/ 4 wheeler	Animal Cart	Others	Total
8-10 A.M.	470	105	275	180	85	--	5	6	--	--	--	1126
12-2 P.M.	1115	475	820	415	290		15	--				3130

3-5 P.M.	730	375	355	245	113	--	10	--	--	--	--	1828
Total	2315	955	1450	840	488	--	30	6	--	--	--	6084

TRAFFIC SURVEY ON AMBALA-SIRHIND(G.T. ROAD)

Time	Car/Jeep	Bus	Truck	Two wheeler Scooter/ Motor-cycle	Tractor Trolley / Tempo	Three wheeler	Cycle	Rickshaw	Tempo/ 4 wheeler	Animal Cart	Others	Total
8-10 A.M.	500	85	220	210	70	--	25	20	--	--	--	1130
12-2 P.M.	920	405	835	390	125	--	20	--	--	--	--	2720
3.5 P.M.	620	325	275	105	75	--	35	--	--	--	--	1435
Total	2040	815	1330	705	270		80	20	--	--	--	5285

From the table above it is evident that out of the total number of vehicles, the maximum 36% comprises of car/jeep with the trucks occupying second position (20.4%) whereas buses constitute 16% of the total traffic followed by 13% comprising of two-wheelers. The slow moving vehicle like slow moving vehicles like cycles and rickshaws are the least on this road. The VC Ratio on this road comes out to be 1.4 which being more than 1 indicates over utilisation of this road.

TRAFFIC SURVEY ON SIRHIND-PATIALA

Time	Car/Jeep	Bus	Truck	Two wheeler Scooter/ Motor-cycle	Tractor Trolley / Tempo	Three wheeler	Cycle	Rickshaw	Tempo/ 4 wheeler	Animal Cart	Others	Total
8-10A.M.	485	75	65	200	30	--	70	30	--	--	--	955
12-2 P.M.	800	515	500	675	530	--	130	--	--	--	--	3150
3-5 P.M.	945	155	150	235	370	--	115	85	--	--	--	2055
Total	2230	745	715	1110	930	--	315	115	--	--	--	6160

TRAFFIC SURVEY ON PATIALA-SIRHIND

Time	Car/Jeep	Bus	Truck	Two wheeler Scooter/ Motor-cycle	Tractor Trolley / Tempo	Three wheeler	Cycle	Rickshaw	Tempo/ 4 wheeler	Animal Cart	Others	Total
8-10A.M.	440	130	145	170	35	--	10	10	--	--	--	940
12-2 P.M.	580	350	130	315	90	--	10	---	--	--	--	1475
3-5 P.M.	535	240	355	335	205	--	50	20	--	--	--	1740
Total	1555	720	630	820	330	--	70	30	--	--	--	4155

From the table above it is evident that during peak hours out of the total vehicles moving on this road, the maximum 37% comprises of car/jeep with the two-wheelers occupying second position (18.7%) whereas bus constitute 14% of the total traffic followed by 13% comprising of trucks and tractors each. The slow moving vehicles like cycles and rickshaws with 10% are the least on this road. The VC Ratio on this road comes out to be 0.8 which being less than 1 indicates under utilisation of this road.

VOLUME CAPACITY RATIO ON MAJOR ROADS OF FATEHGARH SAHIB-SIRHIND

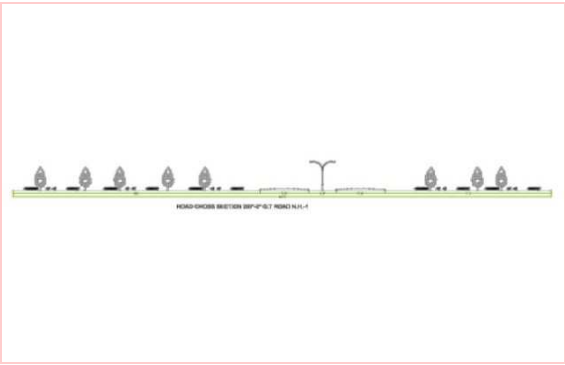
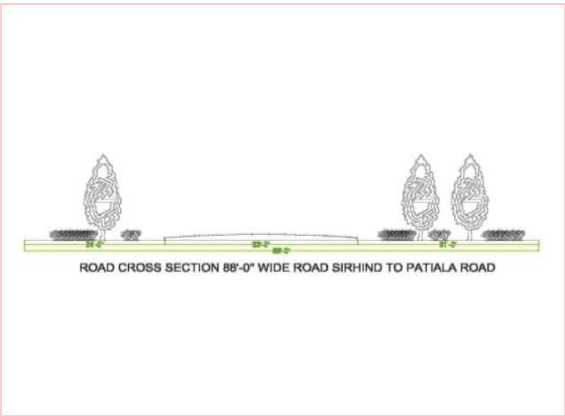
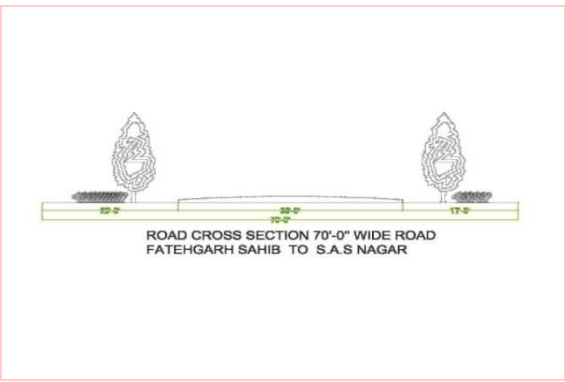
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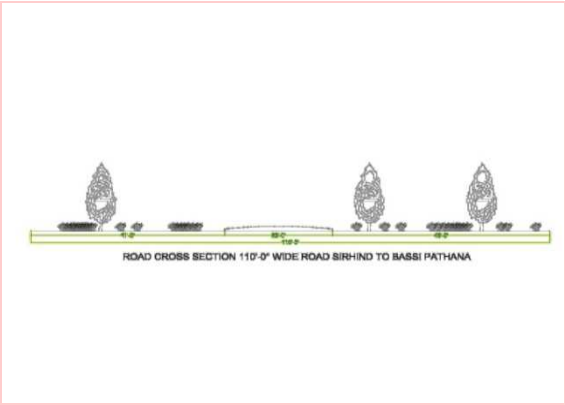
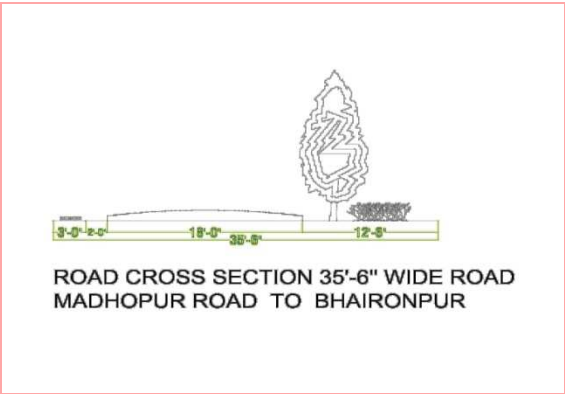
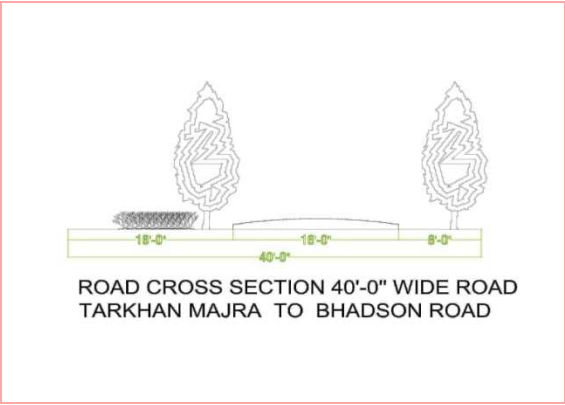
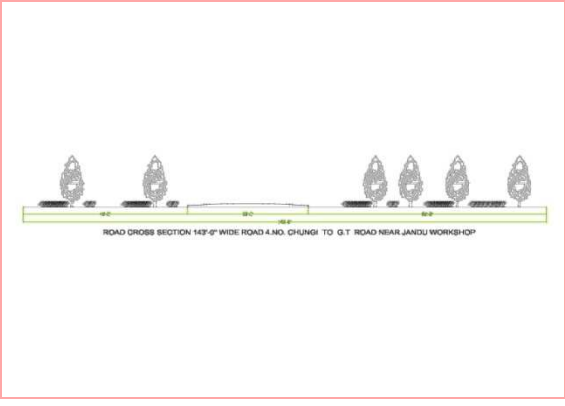
Table: 6.3. PCU factors for various types of vehicles

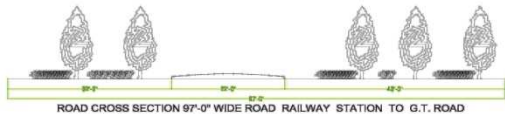
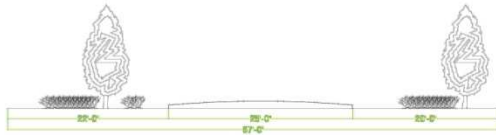
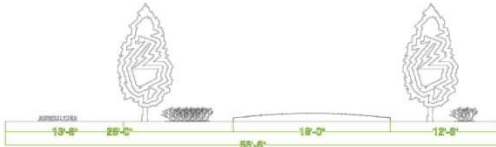
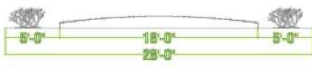
S.No.	Type of Vehicles	Equivalent PCU Factors
1	Cycle	0.4
2	Two wheeler, motor cycle or scooter	0.5
3	Passenger car, pick up van	1.0
4	Auto rickshaw	1.2
5	Cycle rickshaw. Tonga	1.5
6	Truck or bus	2.2
7	Agricultural tractor-trailor	4.0

The volume capacity ratio on the major 4 roads of Fatehgarh Sahib-Sirhind town ranges between 0.24 -1.7 which reveals that these roads (except G.T. road) are wide enough to accommodate the present volume of traffic and have smooth traffic flow. Only Ambala-Ludhiana (G.T. Road) is having Volume Capacity Ratio more than 1.7 due to heavy and medium vehicular regional traffic such as truck, buses, car/jeeps and tractor/trailors, etc.

6.4. Detail of various existing road cross sections:

S.NO.	NAME OF THE ROAD	CROSS-SECTION	REMARKS
1.	Ambala-Ludhiana Road(G.T. Road)		The 6-lane project for development of this road is being undertaken by presently NHAI
2.	Fatehgarh Sahib-Sirhind-Patiala Road		In spite of road condition being good, yet due to high volume of mixed traffic condition it becomes accident prone and as a result it requires road geometry/width improvement.
3.	Fatehgarh Sahib - S.A.S. Nagar		Keeping in view vicinity to SAS Nagar and large volume of traffic during peak hours, requires road width /geometry improvement in M.C. limit

4.	Fatehgarh Sahib-Sirhind-Bassi Pathana Road	 <p>ROAD CROSS SECTION 110'-0" WIDE ROAD SIRHIND TO BASSI PATHANA</p>	Due to high volume of mixed traffic, poor road condition and being accident prone, it requires road geometry/width improvement.
5.	Madhopur - Bhaironpur	 <p>ROAD CROSS SECTION 35'-6" WIDE ROAD MADHOPUR ROAD TO BHAIRONPUR</p>	The road condition is good with moderate traffic volume.
6.	Tarkhan Majra-Bhadson Road	 <p>ROAD CROSS SECTION 40'-0" WIDE ROAD TARKHAN MAJRA TO BHADSON ROAD</p>	The road condition is good with moderate traffic volume.
7.	Chungi No. 4 – Jandu Workshop	 <p>ROAD CROSS SECTION 143'-0" WIDE ROAD 4.NO. CHUNGI TO G.T. ROAD NEAR JANDU WORKSHOP</p>	The road condition is good with moderate traffic volume.

8.	Railway Station – G.T. Road	 <p>ROAD CROSS SECTION 97'-0" WIDE ROAD RAILWAY STATION TO G.T. ROAD</p>	The road condition is good with moderate traffic volume.
9.	Brahman Majra Railway Crossing - G.T. Road (Near Grain Market)	 <p>ROAD CROSS SECTION 67'-0" WIDE ROAD BRAHMAN MAJRA RAILWAY CROSSING TO G.T. ROAD NEAR GRAIN MARKET</p>	The road condition is good with moderate traffic volume.
10.	G.T. Road - Badali Ala Singh	 <p>ROAD CROSS SECTION 43'-0" WIDE ROAD G.T. ROAD TO BADALI ALA SINGH</p>	The road condition is good with moderate traffic volume.
11.	Sirhind Town – Sirhind Mandi	 <p>ROAD CROSS SECTION 28'-0" WIDE ROAD SIRHIND TOWN TO SIRHIND MANDI</p>	The road condition is good with moderate traffic volume.

❖ **Bus Transport**

➤ **Bus Terminal**

There is no planned bus terminal in Fatehgarh Sahib-Sirhind city and buses are operating from a temporary bus stand located in Sirhind city which is basically patch of vacant land along Sirhind Road where Ram Leela and Dushehra celebrations are held. The most preferred mode of transport in the area is bus transport as buses from all the districts of Punjab and neighboring states on their way halt at the bus stand and a few local buses originate and terminate at the existing bus stand. Bus transport is also considered as a preferred means of transport for the daily commuters which considerably contribute to the increasing bus traffic. There is a proper linkage between temporary bus stand and railway station making it suitable and convenient mode of transportation. The over bridge on Ludhiana-Ambala railway line joining Todar Mal Gate road to Chungi No. 4 road has been developed and heavy vehicular regional traffic has been diverted through the over bridge. There is no cycle rickshaw stand, auto rickshaw stand or taxi stand in and around the bus stand, with the result these are parked along road side along with rehriwallas which reduces the effective width of roads, resulting in congestion, chaos and lowering of journey speed.

CHAPTER -VII

EXISTING PHYSICAL INFRASTRUCTURE

7.1. Water Supply

The 74th Constitutional Amendment envisages the provision of water supply to be legitimate function of the municipalities. The system was made operational in the year 1949 and was completely based on ground water. With the town getting power supply, the shallow tubewell were replaced by deep tubewells and system of pumping/extracting the water was, made through new electric motors. Piped water supply was first introduced in Fatehgarh Sahib–Sirhind town just couple of year after constitution of M.Cl.

❖ Source of Water Supply

The system of water supply is based upon the underground water by digging wells in the city and pumping it to the destinations.

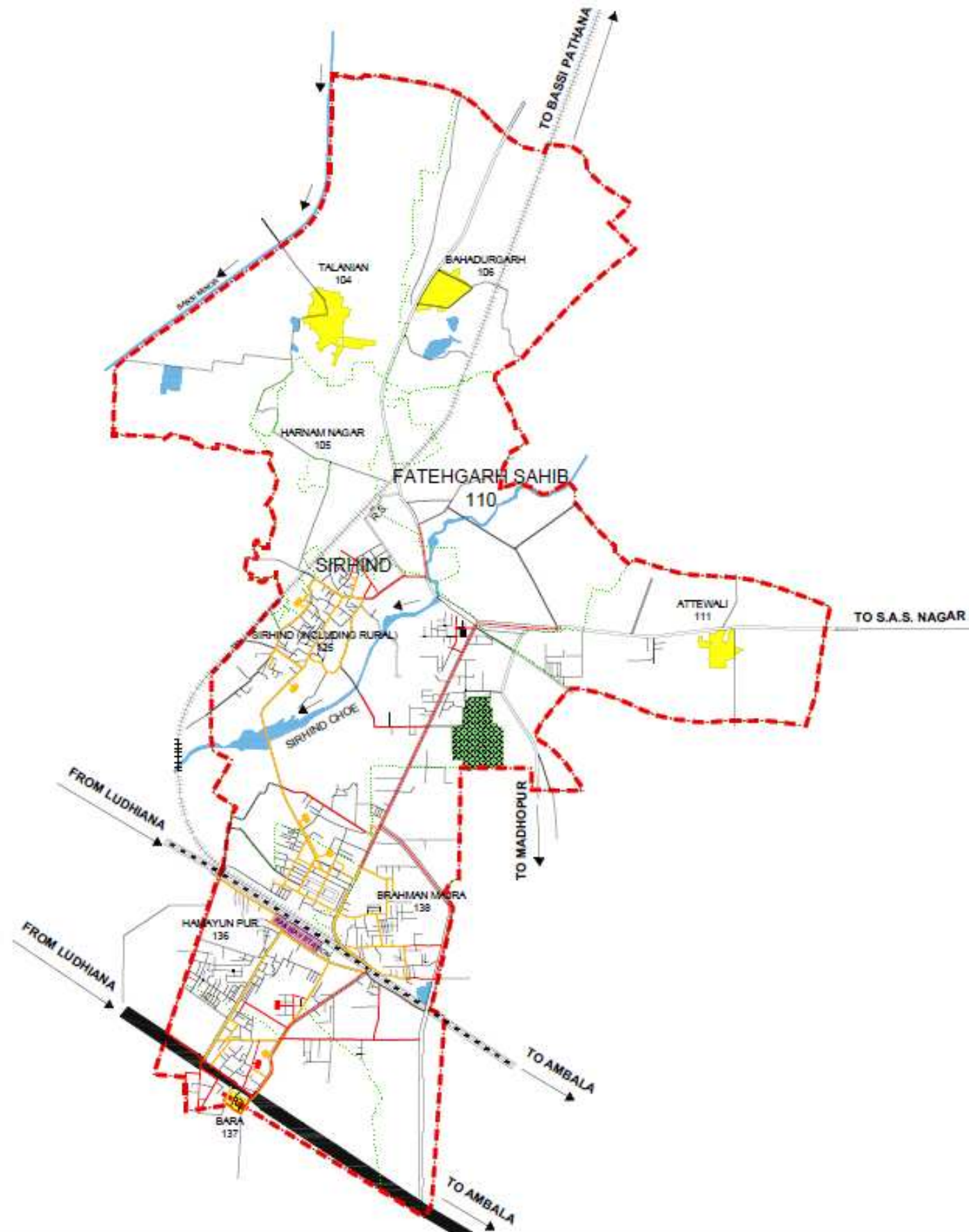
❖ System of Water Supply and Area Coverage

Municipal Council Fatehgarh Sahib–Sirhind provides water supply to the city and takes care of its operational and maintenance services. The state level agency i.e. Punjab Water Supply and Sewerage Board (PWSSB) handles the entire process of planning, designing, laying the major network and construction of tube wells and OHSR. The town has direct system of water supply through pumping or dual system and in both the cases is underground water. As far as the existing water supply network is concerned, M.Cl has 5 tube wells serving 70% of the population of the city i.e. out of total M.Cl area of 19.15sq.kms appx. 9.2sq.kms M.Cl area accommodating 39860 population of the city is served with water supply. There is only one OHSR with capacity of 2 lac gallons within M.Cl. (as shown in plan attached).

❖ Water supply network (LPA) rural

The water supply pattern of the villages falling in LPA the as shown on Drg No DTP (FGS) - 1613/10 dated 5-10-2010 reflect that 100% of population of the LPA is covered by the water supply. In this LPA, there are 60 OHSRs capacity ranging from 25000 gallons to 150000 gallons to serve the water demand.

The total water supplied on per capita basis in LPA works out to be 120 LPCD. The duration of water supply is thrice a day and the total works out to be 12hrs on dily basis.



FATEHGARH SAHIB - SIRHIND **LOCAL PLANNING AREA-2010**

WATER SUPPLY NETWORK (WITH IN M.C.)

LEGEND

- M.C. BOUNDARY
- VILLAGE BOUNDARY / SETTLEMENT
- PONDS/ WATER BODY
- NATIONAL HIGHWAY
- MAJOR ROADS / MINOR ROADS
- RAILWAY LINE
- MINOR
- CHOE
- AAM KHAAS BAGH

- EXISTING W/S LINES
- PROPOSED W/S LINES
- EXISTING T/W
- PROPOSED T/W
- EXISTING O.H.S.R.
- PROPOSED O.H.S.R.

NOTE: (a) TOTAL LENGTH OF EXISTING W/S NETWORK ~ 47.10 KM.
(b) PROPOSED W/S NETWORK ~ 42.50 KM.

SCALE - 1:25,000



OFFICE OF THE DISTT. TOWN PLANNER FATEHGARH SAHIB

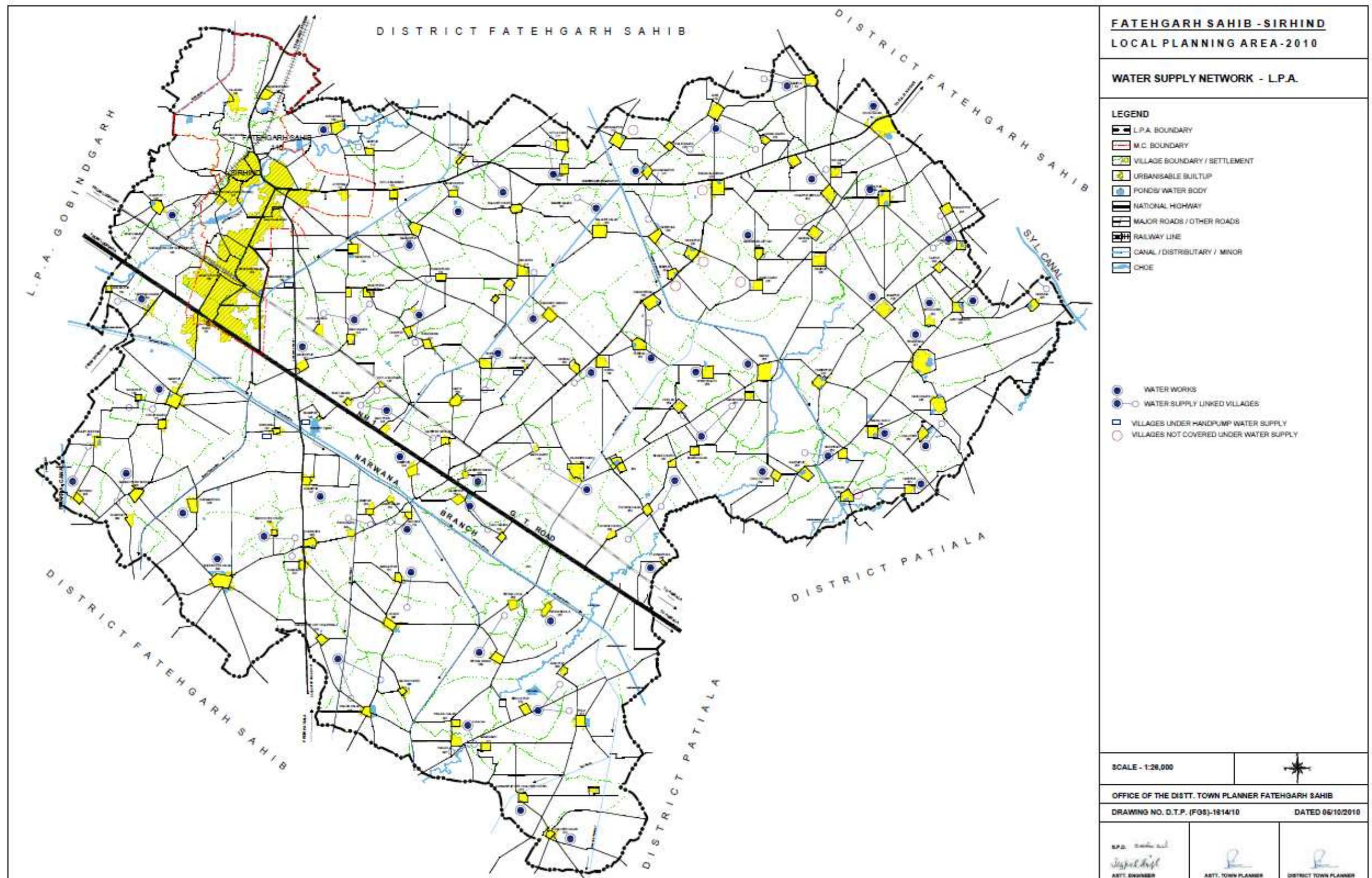
DRAWING NO. D.T.P. (FGS)-1813/10

DATED: 06/10/2010

S.P.D. *[Signature]*
ASTT. ENGINEER

[Signature]
ASTT. TOWN PLANNER

[Signature]
DISTRICT TOWN PLANNER



7.2. Sewerage

The quality of life of a city depends upon the kind of urban amenities with which it is being provided. This includes not only potable water supply but also the kind of waste water disposal system the city is equipped with. It is the necessity of the day to have an efficient sewerage network in all the cities and Fatehgarh Sahib–Sirhind town is not an exception.

❖ Area Coverage

Fatehgarh Sahib–Sirhind M.CI. provides the facility regarding disposal of sewerage from the council area. This includes waste generated both from domestic, commercial and institutional units operating in the town. Out of the total city area 19.15sq.kms, the area covered under the sewerage network is to the extent of 34% i.e. 6.5 sq.kms accommodating appx 16940 population is covered. The city presently has total length of 31.87km sewer and as per data procured from M.CI there is further proposal to add 54.97 km length of sewer to cover up the rest of unserved area.

❖ Population Coverage

As far as the population of the Fatehgarh Sahib–Sirhind city is concerned about 34% of the total population has the facility of sewerage system whereas 66% of the population is devoid of this facility resulting in the poor sanitation conditions. M.CI has total 4100 sewerage connection at present out of which are 2724 are in running state. This also leads to the high degree of pollution of underground water and poor environment in and around their habitat.

❖ Quality of waste generated

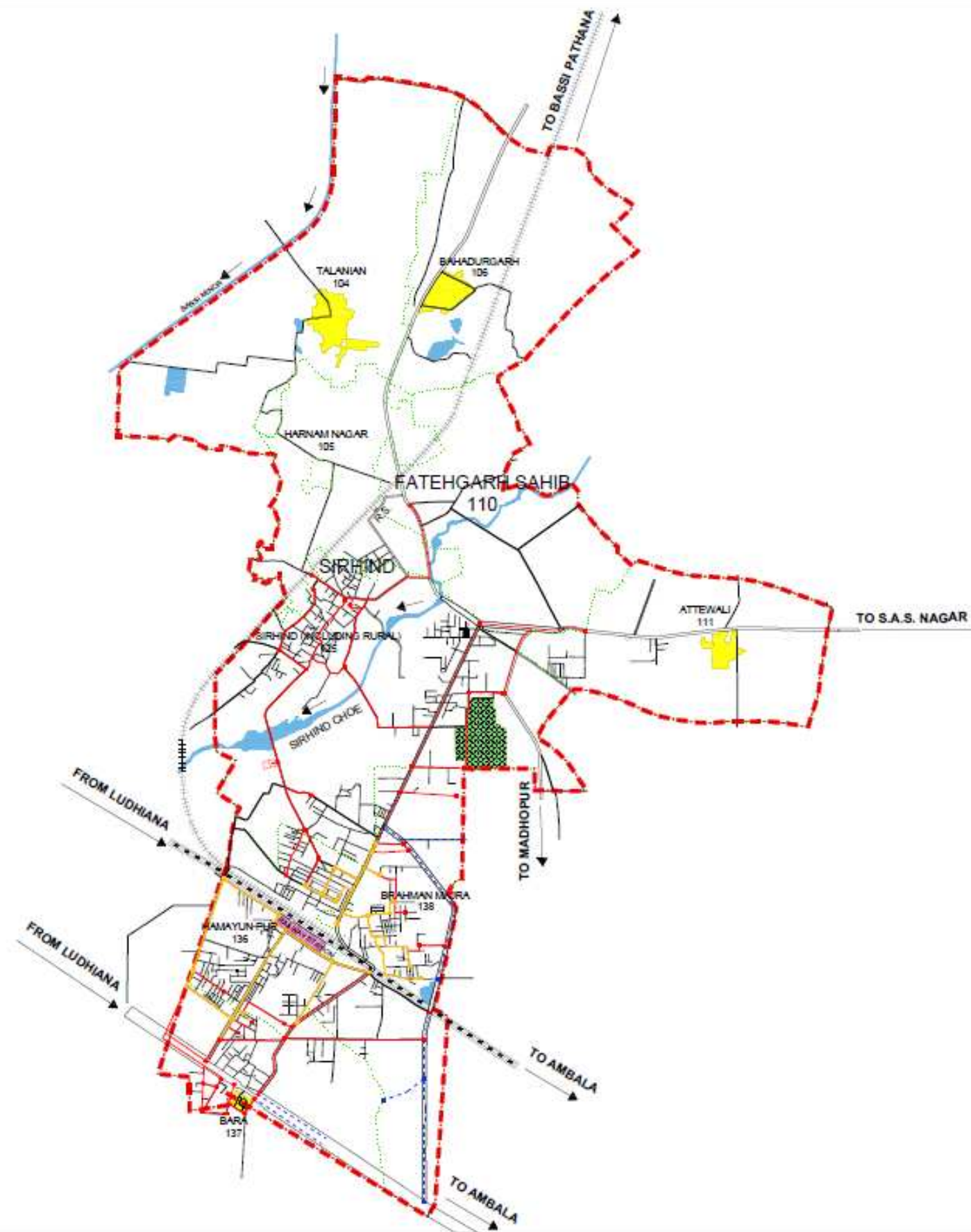
The city has a total water supply of 19mld (million liter per day) out of which 80% is considered to be the wastage and only 20% of the water is consumed actually. Hence the sewerage works out to be 15mld.

❖ Waste Disposal

At present the disposal of the waste generated in the city is being done in Sirhind Choe through main pumping station of 66mld (million liters per day) located on Sheikhpura.

7.3. Storm Water Drainage

The rain water in the present context is a precious source of water supply but neither the town has any storm water network nor does it seem to be on the top priority list of M.CI so far. Moreover no concentrate efforts are under way to conserve this valuable resource by indgenious methods of rain water harvesting due to which the rain water harvesting is largely



FATEHGARH SAHIB - SIRHIND LOCAL PLANNING AREA-2010

SEWERAGE NETWORK (WITH IN M.C.)

LEGEND

- M.C. BOUNDARY
- VILLAGE BOUNDARY / SETTLEMENT
- PONDS/ WATER BODY
- NATIONAL HIGHWAY
- MAJOR ROADS / MINOR ROADS
- RAILWAY LINE
- MINOR
- CHOE
- AAM KHAAS BAGH

- EXISTING SEWER LINES
- PROPOSED SEWER LINES
- FUTURE EXTENSION SEWER LINE

NOTE: (a) TOTAL LENGTH OF EXISTING SEWER LINE ~ 31.87 KM.
(b) TOTAL LENGTH OF PROPOSED SEWER LINE ~ 54.968 KM.

SCALE - 1:28,000



OFFICE OF THE DISTT. TOWN PLANNER FATEHGARH SAHIB

DRAWING NO. D.T.P. (FGS)-1816/10

DATED: 08/10/2010

S.P.D. *Dr. Anil K. Singh*
ASST. ENGINEER

[Signature]
ASST. TOWN PLANNER

[Signature]
DISTRICT TOWN PLANNER

discharged into the existing sewerage network leading to choking of the sewer pipes, overflow of the sullage and backflow of the sewerage water.

Therefore, it's a matter of great urgency to have a separate storm water network design and put in place for this town along with the preservation of existing natural drainage network as an integral part of the development process by declaring them as protected areas.

It would also be worthwhile to explore the mechanism of rain water harvesting to be made applicable for large industrial, residential, commercial and institutional areas to recharge the ground water.

7.4. Solid Waste Management

Solid waste is a combination of unwanted and discarded materials from households, commercial and industrial operations besides street sweeping. Increase in urban population coupled with change in life style and economic prosperity has led to generation of considerable solid waste. Solid waste has emerged as the major problem in urban areas with regard to its effective managements. Solid waste arising from human activity has emerged as one of the major environmental issue leading to extensive pollution and threat to human health.

There has been no formal study estimating the amount of solid waste generated in the Municipal Council Fatehgarh Sahib–Sirhind. The amount of garbage generated is roughly estimated (as per UDPFI guidelines for small towns) to the tune of 45.1 metric tons which includes solid waste generated by domestic sector, malba of houses, green belt/sabzi mandi, slaughter house and hospitals. Higher garbage generation can be attributed to the living style and the economic character of the city.

Solid Waste Management is the prime responsibility of Municipal Council Fatehgarh Sahib–Sirhind within the Municipal Council area. Council discharges this duty through the infrastructure created for collection, storage, transportation and disposal. The public Health department of the Council is vested with the responsibility of day to day solid waste collection and disposal. The Council organizes the collection and transportation through its own conservancy workers and a fleet of vehicles and dumpers-placers. Municipal Council collects solid waste from all the residential areas within its municipal limits collection facility is provided in 90% area occupied by people.

In order to effectively cover the entire city, 40-45 garbage collection sites of community bins have been provided by the Municipal Council out of which 45 sites have containers for garbage collection and after collection waste are disposed off in open site in village Sheikhpura.

Although Municipal Council has not made any arrangement of segregation of solid waste but rag pickers on their own segregate some of the plastic, glass and other material at the collection point and sell them to kabaris.

❖ **Disposal of solid waste**

The method adopted by the Municipal Council for disposal of the solid waste is through the mechanism of landfills. At present Municipal Council uses one site for dumping of the solid waste. The site is located at Sheikhpura. Presently solid waste is being dumped in Sheikhpura near encamping ground. The solid waste collected at 40-45 sites created at the community level is transported to dump site. The landfill site is not lined and properly defined. Moreover, land filling is being done in an unscientific manner. The waste is directly dumped, without any segregation. There is no compaction of the waste undertaken to compress it since no road rollers are available with the Health Deptt. for this purpose. In the absence of scientific disposal of the waste lot of valuable waste is lost due to absence of recycling.

Further, in the absence of defined boundaries, animals like pigs etc. vegetate on the waste. In addition, due to unscientific disposal of the waste, lot of foul smell is generated due to the presence of organic waste polluting the environment in the process. No treatment of the solid waste is undertaken during the dumping process as required in the system of sanitary landfills. This dump site is very close to residential colony, the occupants of which have to face this ugly scene. Council is looking for a suitable dump site. Thus the present practice of disposing solid waste does not comply with Municipal Solid Waste Rules 2000 of the Ministry of Environment and Forest Govt. of India.

CHAPTER VIII

EXISTING & ONGOING INFRASTRUCTURE DEVELOPMENT

8.1. DEDICATED FREIGHT CORRIDOR

The information/data elaborated below regarding Dedicated Freight Corridor Line was collected from the concerned office through personal efforts of the staff of this office.

Introduction

Dedicated Freight Corporation of India (DFCCIL) is a special purpose Vehicle set up under the administrative control of Ministry of Railway to undertake planning & development, mobilization of financial resources and construction, maintenance and operation of the Dedicated Freight Corridors. DFCCIL was incorporated in October 2006 under Indian Companies Act 1956. The plan to construct dedicated freight corridors across the country marks a strategic inflexion point in the history of Indian Railways that has essentially run mixed traffic across its network. Once completed, the dedicated freight corridors will enable Indian Railways to improve its customer orientation and meet market needs more effectively.

Creation of rail infrastructure on such a scale – unprecedented in independent India – is also expected to drive the establishment of Industrial corridors and logistic parks along its alignment. In the first phase, DFCCIL will construct two corridors – the Western DFC and Eastern DFC – spanning a total length of about 2800 route km. *The Eastern Corridor, starting from Ludhiana* in Punjab will pass through the states of Haryana, Uttar Pradesh and *terminate at Dankuni in West Bengal.* The Western Corridor will traverse the distance from Dadri to Mumbai, passing through the states of Delhi, Haryana, Rajasthan, Gujarat and Maharashtra.

The alignment from Dankuni – Khurja is double line and from Khurja to Ludhiana is single line.

2. Standards of Construction

Technical parameters adopted for Khurja – Ludhiana single line are as below:-

- (i) Trace Structure – Substructure including formation & bridges and sleepers to be planned for 32.5 tone axle load. 68 kg rails to be provided. Turnouts will be 1 in 12.
- (ii) Loop length should be 750 meters with provision for extension up to 1500 meters in future.
- (iii) C/C spacing of track of DFC lines is kept as 6 m. Minimum distance from adjacent railway line as 7 m. Ruling gradient adopted is 1 in 200 (compensated).

FATEHGARH SAHIB - SIRHIND
PROPOSED DEDICATED FREIGHT CORRIDOR LINE
 (BY D.F.C.C. LIMITED)

LEGEND

- LOCAL PLANNING AREA BOUNDARY
- MUNICIPAL COUNCIL BOUNDARY
- CONTROLLED AREA BOUNDARY
- VILLAGE BOUNDARY / H. B. NUMBER
- VILLAGE ABADI
- RAIL CIRCULATION
- MAJOR ROADS/OTHER ROADS
- CANAL / DISTRIBUTARY / MINOR
- CHCE
- DEDICATED FREIGHT CORRIDOR LINE
- D.F.C. CROSSING STATION

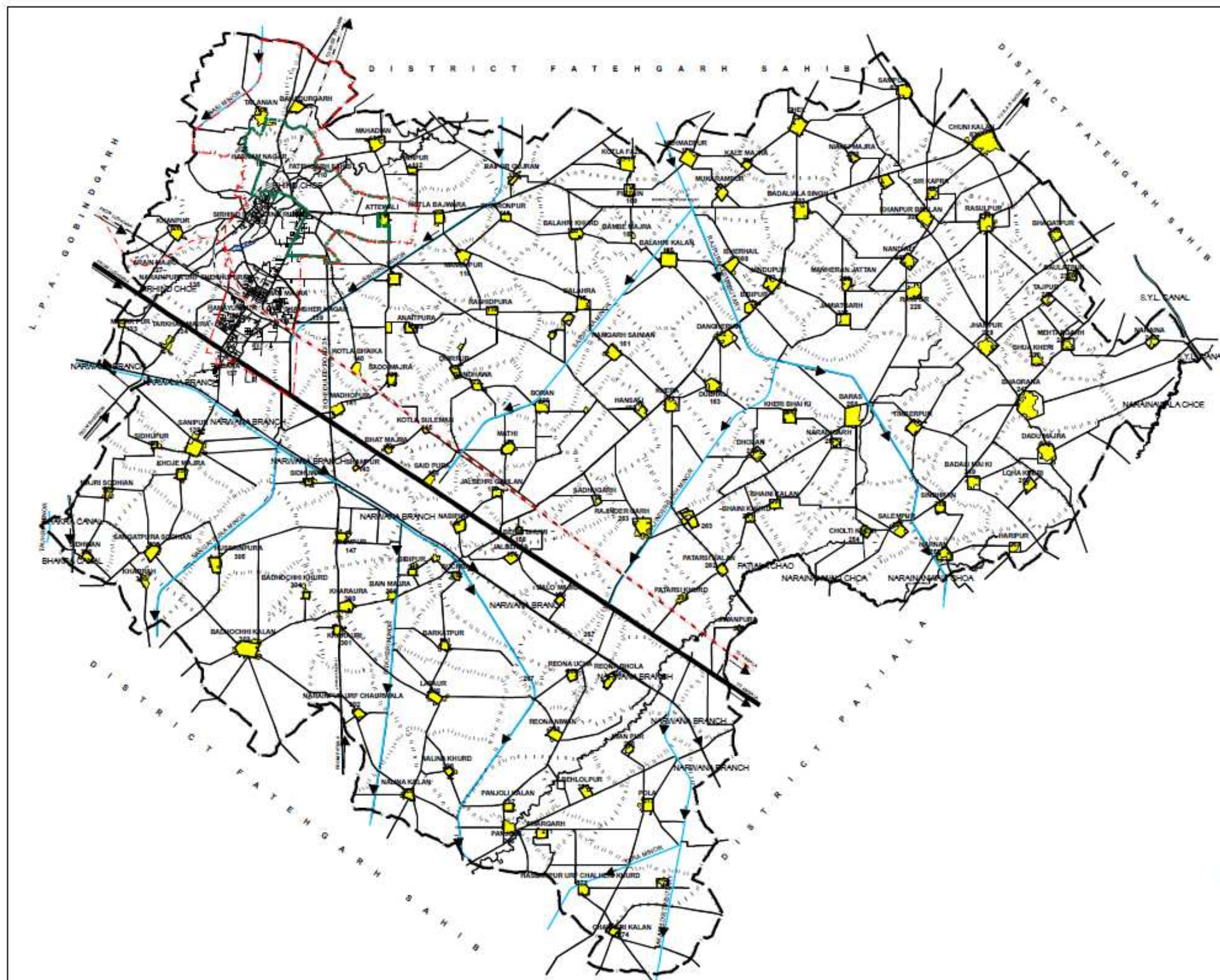
NOTE : PLAN IS NOT ON REVENUE BASED. PLAN IS BASED ON RECORD SUPPLIED BY D.F.C. CORPORATION LIMITED



OFFICE OF THE DISTRICT TOWN PLANNERS , FATEHGARH SAHIB

DRAWING NO. D.T.P.(FOS) 1621/18 DATED 12/10/2018

D.P.C. FATEHGARH SAHIB	ASSISTANT ENGINEER FATEHGARH SAHIB	ASSISTANT TOWN PLANNER FATEHGARH SAHIB	DISTRICT TOWN PLANNER FATEHGARH SAHIB



- (iv) U;Maximum degree of the curve is restricted to 2.5 degree (700 m radius). Vertical curves have been provided, where the algebraic difference in change of grade is equal to or more than 0.4%. For vertical curve minimum radius of 2500 m has been adopted.
- (v) For road under bridge a vertical clearance adopted for NH & SH as 5.5 m, for metalled road as 4.6 m and other katcha roads as 3.6 m. in Punjab, Harvest Combine is required to move in the fields, height of which is 14 feet (4.270 m). Hence clearance on metalled road has been kept as 4.6 m.
- (vi) Vertical MMD for the Eastern corridor as 5.1 meters.
- (vii) ROBs/RUBs – The norms for replacement of LCs by ROBs/RUBs would be 50,000 TVUs.
- (viii) Electric Traction System – 2 x 25 KV OHE systems to be adopted.
- (ix) Signaling – Automatic signaling with 2 km. spacing between signals to be adopted. Absolute block system for single line. Station interlocking shall have provision for future upgradation to unable to CTC operations.
- (x) Telecommunication – Independent OFC system to be provided for DFC. GSM-R system for mobile train radio communication to be adopted.

3. Route Maps:

DFC alignment is on left hand side of existing track from Khurja to Rajpura and from Sirhind to Sanehwal, from Rajpura to Sirhind it is on right side Sketch I and II.

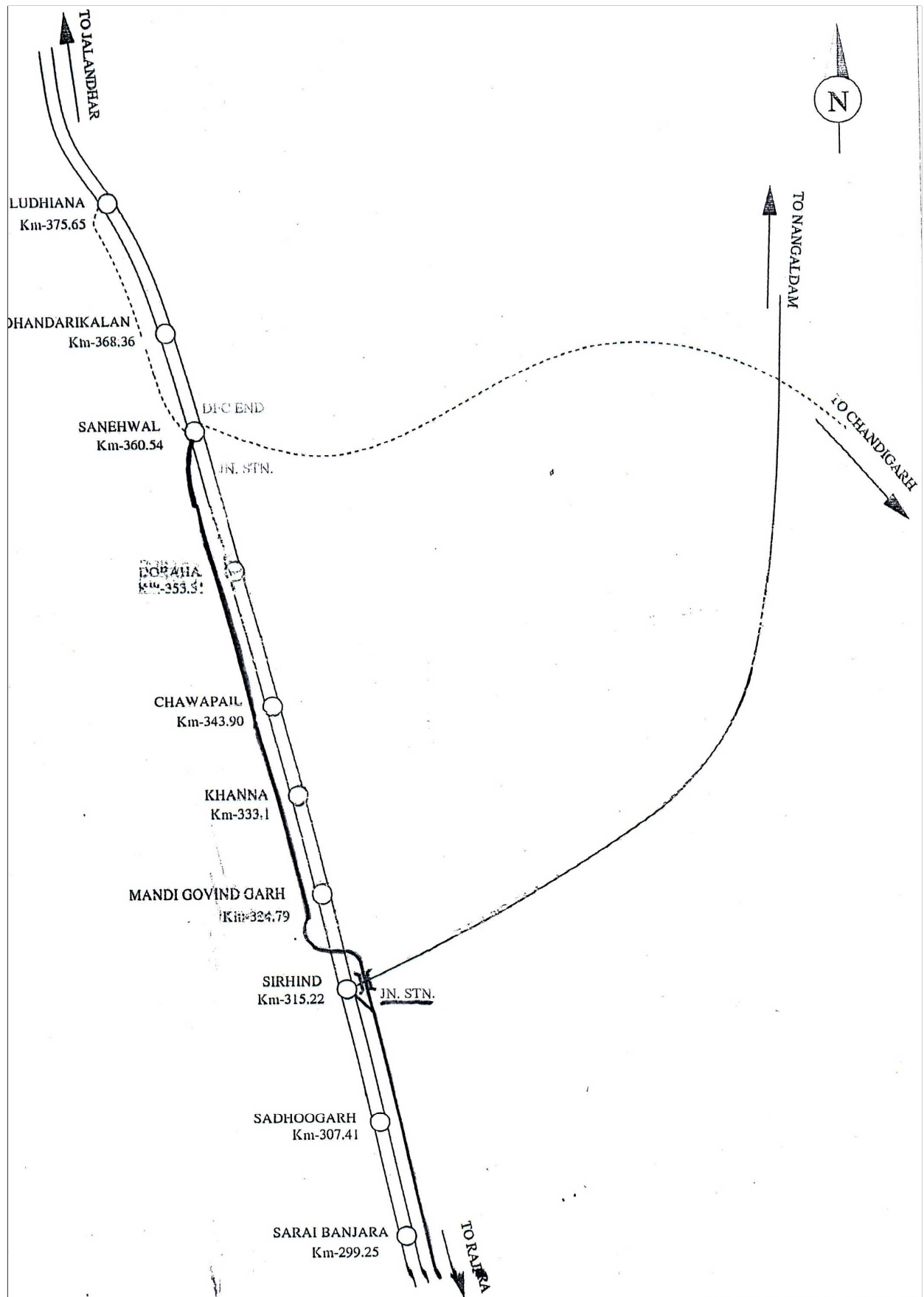
8.2. MATHURA - JALANDHAR PIPELINE (M J P L).

The information/data elaborated below regarding Mathura-Jalandhar Pipeline was collected from the concerned office through personal efforts of the staff of this office.

1. Indian Oil Corporation Limited had laid a cross country Product Pipeline from Mathura to Jalandhar under “The Petroleum and mineral Pipelines (Acquisition of Right of user in Land) Act 1962” and the said pipeline is meeting the Petroleum product requirement of all the Northern States including defence.
2. This Pipeline is transporting highly inflammable petroleum products. Mathura – Jalandhar pipeline is laid by adhering to various National & International codes & OISD standard for the safety of the adjoining residents as well as to carryout regular preventive maintenances for up keeping health of the pipeline.

While processing NOC the following guidelines as per petroleum Act are strictly adhere to:

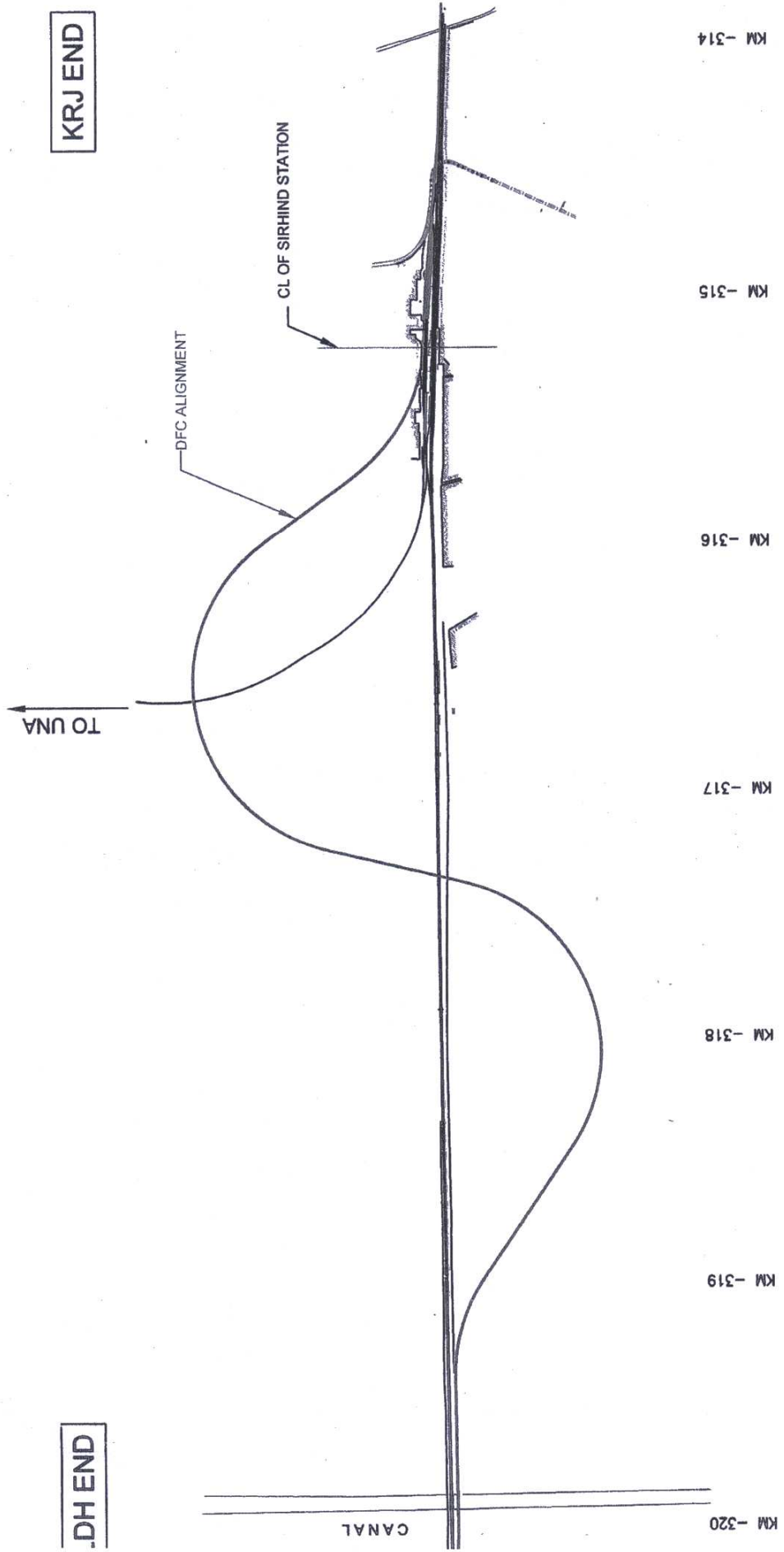
- a) Our pipelines are normally laid at a depth of one M below the ground level maintaining 18 M wide ROW throughout from Mathura to Jalandhar for regular



R.F.O. NEAR SIRHIND

KRJ END

DH END

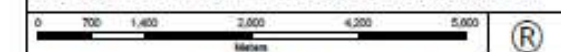


FATEHGARH SAHIB - SIRHIND
PLAN SHOWING PETROLEUM PIPE LINE
(I.O.C.L.) PASSING THROUGH L.P.A.

LEGEND

- LOCAL PLANNING AREA BOUNDARY
- MUNICIPAL COUNCIL BOUNDARY
- CONTROLLED AREA BOUNDARY
- VILLAGE BOUNDARY / H. B. NUMBER
- VILLAGE ABADI
- RAIL CIRCULATION
- MAJOR ROADS/OTHER ROADS
- CANAL / DISTRIBUTARY / MINOR
- CHOE
- VILLAGES UNDER PIPE LINE

NOTE : PLAN IS BASED ON THE RECORD SUPPLIED BY I.O.C.L. AMBALA



OFFICE OF THE DISTRICT TOWN PLANNERS, FATEHGARH SAHIB

DRAWING NO. D.T.P.(FGB) 1816/10

DATED 6/10/2010

S.P.C. FATEHGARH SAHIB	ASSISTANT ENGINEER FATEHGARH SAHIB	ASSISTANT TOWN PLANNER FATEHGARH SAHIB	DISTRICT TOWN PLANNER FATEHGARH SAHIB

patrolling and time-to-time maintenances of the pipeline. Restrictions regarding the use of land there should not be any permanent structure like building, tank, reservoir, Dam or plant any tree across ROW as it will bring hindrances for the movement of heavy machineries during maintenance emergency activities. No dwelling unit to be constructed within 20.50 M from either side edges of the R.O.W. No. flares fire or higher temperature activities to be carried out near pipeline as it transports highly Petroleum products, which may cause fire. All required precautions may please be looked into. A safe distance of 150 meter from pipeline to be maintained for the Industrial activities. Only Green belt to be maintained across the ROW including cultivation.

- b) Permission for crossing of pipeline ROW by construction the boundary wall in emergency cases are accorded with a provision of suitable beam structure with the condition that, wall may be dismantled for movement of heavy equipments like bull dozer, excavators etc. during emergency and repair by the licensee. Moreover, for the regular inspection, entry to License of his authorized representative to be allowed. For each crossing activity, separate permission would be required form IOCL. Necessary charges fee (depending upon estimated cost of the work to be carried out by you in ROW) would be communicated to you for each crossing. An agreement will also be signed for crossing permission. No heavy vehicular movement is allowed to avoid rupture direct load to the pipeline. However in specific cases for the movements of heavy vehicles Culvert Bridge are to be made across/over the ROW with prior permission in writing. No construction activities are to be started in ROW without permission in writing.
- 3 You are requested to put forward your detailed proposal for processing the permission for forthcoming project. You may feel free to ask any clarification on the subject matter.

8.3. GAS AUTHORITY INDIA LIMITED GAS PIPELINE

As shown on plan Drg. No. DTP (FGS) 1626/10 dated 9/12/2010 gas pipeline by Gas Authority of India (G.A.I.L.) is passing through villages (as per annexure no. 8).

8.4. DEVELOPMENT BY NATIONAL HIGHWAY AUTHORITY OF INDIA (NHAI)

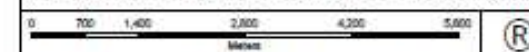
The detail of proposed development by National Highway Authority India is as per attached plan Drg. No. DTP (FSG) 1620/10 dated 11/10/2010.

FATEHGARH SAHIB - SIRHIND
PLAN SHOWING PETROLEUM GAS PIPE LINE
(G.A.I.L.) PASSING THROUGH L.P.A.

LEGEND

- LOCAL PLANNING AREA BOUNDARY
- MUNICIPAL COUNCIL BOUNDARY
- CONTROLLED AREA BOUNDARY
- VILLAGE BOUNDARY / H. B. NUMBER
- VILLAGE ABADI
- RAIL CIRCULATION
- MAJOR ROADS/OTHER ROADS
- CANAL / DISTRIBUTARY / MINOR
- CHOE
- VILLAGES UNDER PIPE LINE

NOTE : PLAN IS BASED ON THE RECORD SUPPLIED BY G.A.I.L. AMBALA



OFFICE OF THE DISTRICT TOWN PLANNERS, FATEHGARH SAHIB

DRAWING NO. D.T.P./G.S. 1626/10

DATED 9/12/2010

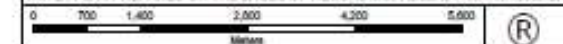
S.D. PATHAK	ASSISTANT ENGINEER FATEHGARH SAHIB	ASSISTANT TOWN PLANNER FATEHGARH SAHIB	DISTRICT TOWN PLANNER FATEHGARH SAHIB

FATEHGARH SAHIB - SIRHIND ONGOING PROPOSED N.H.1 DEVELOPMENT (BY N.H.A.I.)

LEGEND

- LOCAL PLANNING AREA BOUNDARY
- MUNICIPAL COUNCIL BOUNDARY
- CONTROLLED AREA BOUNDARY
- VILLAGE BOUNDARY / H. S. NUMBER
- VILLAGE ABADI
- RAIL CIRCULATION
- MAJOR ROAD/OTHER ROADS
- CANAL / DISTRIBUTARY / MINOR
- CHOE
- PROPOSED FOOT OVER BRIDGE
- PROPOSED FLY OVER
- PROPOSED VEHICULAR UNDERPASS
- PROPOSED PASSAGE UNDERPASS
- PROPOSED ENTRY / EXIT

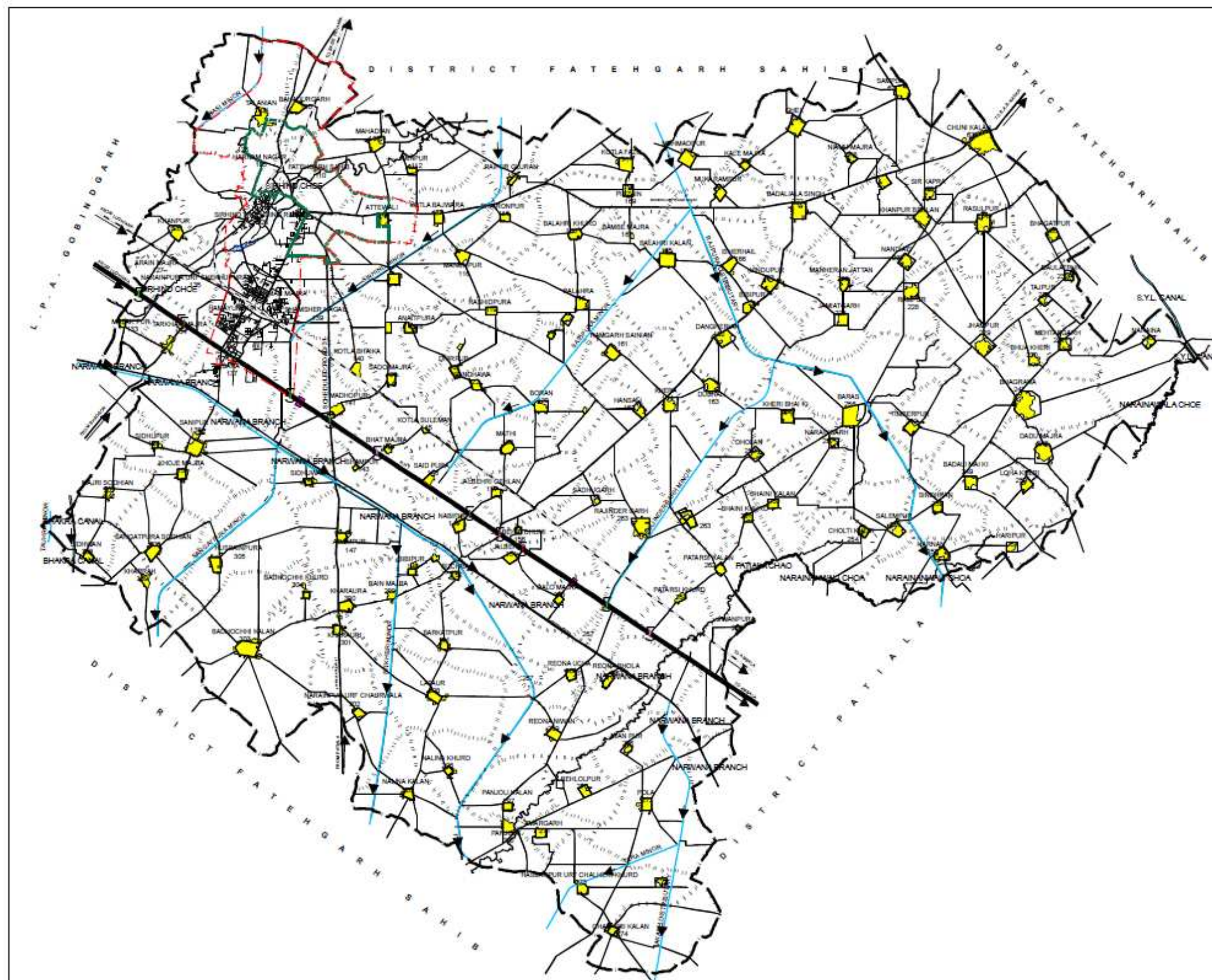
NOTE : PLAN PREPARED ON THE BASES OF RECORD SUPPLIED BY N.H.A.I. AMBALA



OFFICE OF THE DISTRICT TOWN PLANNERS , FATEHGARH SAHIB

DRAWING NO. D.T.P.(FOS) 1625/10 DATED 11/10/2010

A.P.C. FATEHGARH SAHIB	ASSISTANT ENGINEER FATEHGARH SAHIB	ASSISTANT TOWN PLANNER FATEHGARH SAHIB	DISTRICT TOWN PLANNER FATEHGARH SAHIB



CHAPTER IX

SOCIAL INFRASTRUCTURE

9.1. Introduction

Social infrastructure constitutes various facilities pertaining to education, health, recreational, cultural and other public amenities/facilities available in urban areas at various levels whose availability and accessibility determines the quality of life of an urban center. Therefore, provision of social infrastructure of appropriate level assumes high significance in the context of growth and development of urban areas for which it becomes essential pre-requisite to properly assess the adequacy/inadequacy of existing social infrastructure based on population norms defined, qualitatively, quantitatively and spatially because for efficient functioning of urban areas, it is not merely the quantity or quality of social infrastructure but more importantly the spatial distribution of these facilities in a manner that will help in improving the operational efficiency of the town as well as the surrounding areas.

In addition, it needs to be ascertained that spatial distribution of the social infrastructure is such that it is available to the entire population and is within their easy reach. Often it is found that social infrastructure is concentrated in few pockets of the town whereas certain areas have been found to be deficient. This adversely impacts the community living in deficient areas which are required to travel considerable distance to avail them. In the process, town faces problems due to unnecessary travel necessitated by irrational distribution of these services. Therefore, proper and efficient functioning of the urban centers it is not only critical, that urban infrastructure in appropriate quality and quantity are provided but also it will be important that they are spatially distributed in a manner so as to cover the entire town and its population. This would not only minimize travel within the town but would also improve the operational efficiency of the town and its community. Keeping in view above the available social infrastructure in this town as shown on Drg. No DTP (FGS) 11617/10 dated 7-10-2010 have been studied and evaluated.

Educational Facilities

Educational facilities play an important role in the overall development of a city. These facilities enhance economic growth and employment. Sirhind-Fatehgarh Sahib town in this context has been fortunate enough to have large number of educational institutes and boasts of being the educational hub of the state. Fatehgarh Sahib- Sirhind town and its L.P.A have large number of educational institutes both at lower and higher level of education which not only cater to the needs of the city but also to the region and the nearby towns/cities.

Educational Facilities certainly impact the quality of manpower available in the urban areas. In addition, these facilities have been found to leverage the economic growth, development and employment. Fatehgarh Sahib-Sirhind Local Planning Area has adequate academics and technical education facilities as is clearly evident from the Table No.1.

Table No. 9.1. : Number of Educational Institutions in the Fatehgarh Sahib-Sirhind Local Planning Area

Sr. No.	Name of Facility	Existing in Numbers	Govt.	Private organization	Urban Area Fatehgarh Sahib	Rural Area
1.	Primary Schools	127	127	-	6	121
2.	Middle Schools	19	19	-	-	19
3.	High Schools	14	13	1	3	11
4.	Senior Secondary Schools	17	8	9	6	11
5.	Degree College	2	-	2	1	1
6.	Law College	1	-	1	1	-
7.	Technical Institutions	6	1	5	2	4
8.	I.T.I	-	-	-	-	-
9.	B.Ed. College	2	-	2	1	1
10.	University	1	-	1	1	-
	Total	189	168	21	21	168

(Source DEO. & DSO, Fatehgarh Sahib)

The above table although indicates sufficient number of educational facilities well distributed in Fatehgarh Sahib-Sirhind LPA as well as within M.CI as shown on plan attached, yet as per standard/ norms available 29 more middle schools are required. Apart from this, it would be pertinent to mention that after becoming District Headquarter, the town/region around is fast emerging as education/technical knowledge hub because already it has major educational institutions such as Guru Granth Sahib World University (area appx. 80 acres), Mata Gujri College (area appx.20 acres), Mata Gujri Govt. Sen. Sec. School (area appx.8.71acres), & Baba Banda Singh Bahadur Eng. College & Polytechnic College (area appx.175acres). The spread of technical education on modern lines in this region is of recent origin.

A brief account of the major education/technical institutions functioning in the Fatehgarh Sahib-Sirhind LPA is as below:-

1) District Institute Of Education And Training Fatehgarh Sahib

It was established on July 16, 1999 by Punjab Govt. to provide two years Elementary Teacher Training in pre-service teacher's education(PSTE), Innovation and coordination(IFIC), Planning and management(PM), Educational Technology(ET), Curriculum Material Development and evaluation(CMDE), Work Experience(WE) and District Resource Unit(DRU).

2) Baba Banda Singh Bahadur Engg. College, Fatehgarh Sahib

The college was established in 1993 by Baba Banda Singh Bahadur Education Trust under the patronage of Shromani Gurudwara Parbandak Committee, Amritsar with the approval of Govt. of Punjab. The college has magnificent campus which is spread over 175 acres with two administrative and teaching blocks, well-equipped laboratories, workshops, well-stocked library, three hostels and well maintained play grounds/lawns. The college is affiliated to Punjab Technical University (PTU), Jalandhar presently and also imparts B.Tech degree in Computer Science and Engg. (CSE), Communication Engg. and Mechanical Engg.

3) The District Library, Fatehgarh Sahib

The district library was established on 21 June, 1995 after formation of Fatehgarh Sahib district and it is under the control of D.P.I. (colleges) Punjab. It is equipped with books appx numbering 20099 and has reading room services for general public.

Medical Facilities

The work of providing medical relief was greatly accelerated after Independence. Under the democratic set-up the need of healthy life has been realised. Since the launching of the Five Year Plans, rapid strides have been made in the expansion of medical services in this area. As per shown in the table below, number of medical institutions such as hospitals, dispensaries and private nursing home have been established which have adequate and qualified staff. The detail of the medical facilities is given below:

Table No.: 9.2. Medical Facilities

Sr. No.	Name of Facility	Existing in No.	Urban	Rural
1.	Hospital			
	i) Upto 25 beds	-	-	-
	ii) Upto 50 beds	-	-	-
	iii) Upto 100 beds	1	1	-
2.	Child Health Centre	2	1	1
3.	Primary Health Centre/Mini P.H.C.	4	-	4
4.	Sub-Health Centre/Health Centre	13	-	13
5.	Ayurevaedic Dispensary	1	1	-
6.	Civil Dispensary	3	3	-
7.	E.S.I Dispensary	1	1	-
8.	Private Nursing Home	10	10	-
	Total	35	17	18

(Source: Health Department, Fatehgarh Sahib)

The health of its citizens tops the Govt. agenda and provision of health services across various sections of society is also its top priority. Though initially health care remained in the public domain, gradually private players started playing a significant role in providing health-

based services. The same is the case with L.P.A Fatehgarh Sahib-Sirhind where govt. as well as private operators plays a very significant role in providing health care facilities.

Fatehgarh Sahib-Sirhind town has a civil hospital of area 5 acres which is meeting the health demand of LPA population as well as M.Cl. This Civil hospital established in 1985 with 50 beds has presently 100 beds capacity.

Apart from the above medical facilities, there are enough veterinary institutes for the live stocks population of this area as shown in the table below:

Table No.: 9.3 Veterinary Facilities

Sr. No.	Name of the Facility	Existing in No.	Urban	Rural
1	Hospital	12	1	11
2	Dispensary	6	0	6
	Total	18	1	17

Source: Veterinary Department

Post and Telegraph

The new age technology has taken great strides as far as modes of communications are concerned which are not only faster but cheaper also. Still, post and telegraph remains the most popular option of communication for vast chunk of population which in the Indian context is still from the rural strata.

There are total 18 post offices operational in the Fatehgarh Sahib-Sirhind L.P.A. out of which sixteen number are branch level post offices and 2 sub-post offices as shown in the table below :-

Table No.: 9.4. Post Offices

Sr. No.	Name of Facility	Existing in Numbers	Urban	Rural
1.	Main Post Office	-	-	-
2.	Sub-Post Office	2	2	-
3.	Branch Post Office	16	-	16
	Total	18	2	16

Source: Superintendent Post office, Fatehgarh Sahib

Fire Prevention and Protection

Fire accidents have become a common day phenomenon, so to prevent & protect from fire it is necessary to provide essential services in the city. Due to the advancement in technology and high rise construction, the industrial accidents, short-circuiting in commercial establishments are most vulnerable for fire incidents. It becomes the foremost obligation of

the govt. to provide security from these accidents and this issue assumes for greater significance and the need to redress it in the month of December during Jod Mela.

- **Availability of Fire Stations**

There is one fire station having an area of one acre in the city. In case of emergency this serves not only the city but also the entire district. So, the area need to be served by Fire Station is very large and unmanageable. Thus as per norms atleast one more fire station would be required to cater the projected population.

- **Existing infrastructure in Fire Stations**

As per the information supplied by the respective fire stations, there are only five fire tenders in the stations, a fire jeep and no ambulance.

Table No.: 9.5. Existing infrastructure in Fire Stations

Sr. No.	Name of Facility	Norms	Existing	Surplus	Deficiency
1	Fire Station	1 fire station or sub-fire station within 1 to 3 km to be provided for 2 lakh population	1	-	1

Source: Fire Station Master, Sirhind.

Power Supply

The Power supply to Fatehgarh Sahib-Sirhind city and L.P.A is provided by Punjab State Power Corporation Ltd. through two grid stations of 66 KV capacity installed in this L.P.A. and both are situated within the limits of M.Cl. The detail of Grid stations of Punjab State Power Corporation Ltd is given in Table No. below:

Table No.: 9.6. Grid Stations in Fatehgarh Sahib-Sirhind City

Sr. No.	Name and Location	Capacity	Location
1	Power Grid Station, Sirhind	66KV	Within M.Cl.
2.	Power Grid Station, Attewali	66KV	Within M.Cl.

Source: Punjab State Power Corporation Limited Office, Fatehgarh Sahib

Sports and Recreational Facilities:

For physical and social development of individual, recreational facilities are far and foremost important. Therefore, the provision of these facilities at local; sub city and city level in a balanced form is necessary. Recreational facilities exist in the shape of parks, open spaces, stadiums, museums, sport related activities, clubs, amusement parks etc. In order to cater to the essential needs of the individuals and communities these facilities need to be provided.

Fatehgarh Sahib-Sirhind town, except for the provision of stadium/sports related facilities within existing educational/technical institutes, is lacking in recreational facilities at city level.

Recreational facilities:

Recreational facilities constitute an important element of physical and social development of an individual and for that reason, their provision and balanced spatial distribution at the local, sub-city and town level assumes importance. There is no cinema/multiplex in the town and apart from it; the town does not have any town level museum, stadium or auditorium etc as evident from the table below:

Table No. 9.7. Recreational Facilities

Sr. No.	Name of Facility	Existing in Numbers
1.	Parks	1
2.	Cinemas	-
3.	Multiplex	-
4.	Stadium	1
5.	Museum	-
6.	Swimming Pool	-
7.	Clubs	-
8.	Library	1
9.	Amusement Park	-

(Source: Municipal Council, Fatehgarh Sahib- Sirhind)

Even the existing park doesn't conform to the planning norms specified for parks and open spaces. Thus there is an urgent need to create adequate number of parks and open spaces in the town as per the specified norms besides ensuring their rational distribution in the town in order to ensure their availability to all the residents of the town including poorest of the poor.

In addition to the open spaces, city would require the creation of sports facilities at the neighbourhood level and at the town level with the aim of development of sports and play areas for all age groups at appropriate levels. To achieve this objective, sports facilities at various levels of the town including housing clusters, neighbourhood, district and town on as per norms should be created.

Sports:

Sports facilities should be developed based on a well defined layout plan and landscape plan with adequate parking facility. In addition, the existing sports infrastructure should be upgraded and efficiently replanned to improve the level of facilities. New play field areas should be preferably provide/develop in the vicinity of educational institutions and landscaped areas. In order to facilitate the provision of sports related facilities available open spaces within the existing educational or other institutions should be considered as the best

options in order to optimize the use of scarce open spaces available within the town. The sports facilities should be made integral part of institutional development for making their optimum use.

In the present scenario, with the advancement of technology in the sphere of Telecommunication sector, large number of private investors has entered into this sector for providing these services to the public. Keeping in view the enormous communication network by private investors and increasing population, the govt. sector is also required to expand/upgrade its existing operational system of communication for the overall development of economy as well-fare of the public at large.

CHAPTER –X

ENVIRONMENT

Introduction

Environment concerns came to be highlighted in India only from the 1970s onward, when the progress of development in general, and the increasing pace of industrialization in particular, began to leave visible adverse environment impact.

10.1.1 The National Policy on environment was formulated with the following main objectives mentioned below:

- (i) To ensure sustained and equitable use of resources for meeting the basic needs of the present and future generations without causing damage to the environment.
- (ii) To prevent and control further deterioration in land, water and air which constitute our life support system.
- (iii) To take steps for restoration of ecologically degraded areas and for environmental improvement in our rural and urban settlements.
- (iv) To conserve and nurture the biological diversity and resources through environmentally sustainable development and management of ecosystems with special emphasis on our mountains, marine and coastal desert, wetlands and riverine ecosystems.

10.1.2 Environment Protection has emerged as a biggest challenge to the human society in the recent times. Where, industrialization is the answer to the ever increasing needs of growing population for the survival of human race, at the same time, preservation of the natural resources, control of pollution are the need of hour. We need to follow the path of sustainable development in harmony with the environment. Reuse, recycling & re-circulation are the necessities to reduce waste/ pollutants to minimize environmental pollution.

10.1.3 In order to have uniform laws, all over the country for broad environmental issues endangering the health & safety of our people as well as of our flora and fauna and also to check environmental degradation, the Parliament of India has enacted the following laws.

- 1. The Water (Prevention & Control of Pollution) Act, 1974 as amended to date.
- 2. The Water (Prevention & Control of Pollution) Cess Act, 1977.
- 3. The Air (Prevention & Control of Pollution) Act, 1981 as amended to date.

10.1.4 The aforesaid laws have been adopted by the Govt. of Punjab to control environmental pollution in the State.

10.1.5 Punjab Pollution Control Board has been entrusted the task of implementation of environmental laws in the State of Punjab and District Fatehgarh Sahib falls under the

Jurisdiction of Environmental Engineer, Punjab Pollution Control Board, Fatehgarh Sahib-Sirhind.

10.2 Quality of underground water

10.2.1 In the Fatehgarh Sahib, LPA the depth of shallow tube wells range from 70 feet to 280 feet, 32 numbers of samples were collected during random sampling from different existing shallow tube wells ranging from 70 feet to 280 feet in depth from different villages. These samples were got chemically analyzed for the following parameters:

Co₃²⁻; Hco₃⁻; Ca+Mg; cl⁻; RSc; Ec; & ph.

The results of the chemical analysis revealed that the ground water quality (from irrigation point of view) is generally fit in all the blocks of Fatehgarh Sahib District.

10.2.2 In order to study the groundwater contamination due to effluents released by different industries, ground water monitoring was done at Fatehgarh Sahib-Sirhind under the project of Central Pollution Control Board, Government of India. Five number Groundwater stations (hand pumps) were selected for collecting monthly ground water samples during the year 1994. The study showed that the groundwater at the shallow level contains quantities of more than the permissible limits which is due to the effluents from the chemical fertilizers, etc.

In Fatehgarh Sahib-Sirhind town, the number of industries is very negligible and these are non-polluted type of industries so industries are not participating as major polluter of the city environments. Impact of pollution has been witnessed in the town in the form of quality of water including both surface and underground, noise pollution, degradation of the natural resources, etc. These environmental problems are at its minimal stage except water, calling for an immediate action.

10.2.3 The intensity of the pollution in terms of water have been evaluated than the water and noise in order to clearly understand the level and causes of pollution existing within the town so that appropriate strategies are put in place to tackle the problem of pollution.

Environment Status

Fatehgarh Sahib-Sirhind city is predominantly occupied by the service class people and there are not many industries in the surrounding areas of Fatehgarh Sahib-Sirhind City. The main industries which could have significant impact on the local environment include Gupta Industrial Corporation, Nehra Refrigeration Centre, Tej Metal Works, Vikarm Plastics, New Sudarshan Foundry, K.L. industries and Shivam Paint and Plywood Company, etc.

Industries are very few in numbers and are of service kind of industries such as workshop, truck body building, automobile repair, etc. On the whole impact of industries on the local environment is negligible.

Air Pollution

There is minimal air pollution due to the lesser industrial activities and agricultural predominance in Fatehgarh Sahib-Sirhind City. The main sources of air pollution in a city are burning of LPG gas/kerosene oil in households/restaurants, vehicular movement within and around the city, operation of D G Sets in case of failure of electrical power etc. Apart from these, after harvesting, the burning of leftover of crops by farmers is also a major source of pollution in city. The air pollution due to the burning of LPG gas/kerosene oil is minimal.

Apart from this there is a carcass on the G.T Road where dead animals and their remaining material are put to left in the open air after dehiding. Vultures and other animals feed on meat of these carcasses. The entire activity is a nuisance and a hazard to the public health. The stinking odour produced from this carcass adding air pollution to the local environment. One can't stand nearby this place so there is urgent need to clear/shift this activity from this place. Though, there are provision and guidelines available under the Environment (Protection) Act, 1986. But local urban body is not taking any appropriate action to solve/remove this problem.

- **Water pollution**

Rapidly increasing urbanization and excess use of insecticides, pesticides and weedicides has not only adversely impacted the quality of ambient air in the town but also has affected the town's water resources also.

Fatehgarh Sahib-Sirhind city is having the maximum water pollution problem. The main source of water pollution is sewage generation from the households. In city areas, sewage generation @ 108 liters/person/day is considered. Accordingly, Fatehgarh Sahib-Sirhind City generates around 65000 Kiloliters of sewage per day. The sewage is transported through sewerage lines laid throughout the city and finally all the sewerage is disposed off into Sirhind Choe, Fatehgarh Sahib-Sirhind. There are no sewage treatment plants installed in the city for the treatment of sewage. The Municipal Council Fatehgarh Sahib-Sirhind is planning to install the sewage treatment plant for the treatment of sewage generated from the city. After treatment, the sewage will not have any adverse effect on the Sirhind Choe.

The regular withdrawal of underground water i.e. through tube wells for water supply is another serious problem associated with the city. Average ground water table in the area is going down day by day. The ground water withdrawal rate is much more than the recharge potential in Fatehgarh Sahib-Sirhind City. Considering the same, to overcome the long term impacts, rain water harvesting systems should be adopted in the city.

Quality of Under Groundwater for Irrigation:-

In district Fatehgarh Sahib.

Ground water pollution

- i) Hand pumps and shallow tube wells drawing water from first aquifer are found susceptible to ground water pollution in areas close to industrial units.
- ii) Not only the industrial areas but also the areas having mixed land use are being adversely affected due to the presence of toxic pollutants like cyanide and hexavalent chromium in excessive proportion in the ground water.
- iii) Ground water available along the G.T. Road has also been found to contain large volume of polluting contents like Chrome etc. Effluents containing toxic metals from large number of electroplating units are seeping into ground water due to discharge of untreated/partially treated effluents into the ground.

- iv) The pollution of the soil & ground water has also been caused by the dumping of the industrial wastes (effluents and solid waste) into the open ground leading to stagnation which leads to various environmental problems.
- v) The use of polluted ground water for agricultural purposes has also led to the degradation of the soil and presence of heavy metals into soil and vegetable crops grown in the area

Noise pollution

There is minimal noise pollution due to vehicular traffic, especially the trucks, buses and cars on the main roads. No other source of noise is there, except for certain occasions of social or community celebrations. As such, the effect is well within the permissible levels and is not stressful.

CHAPTER XI

HERITAGE CONSERVATION

11.1. Built Heritage

Heritage has an important role in shaping the destiny of the community. These foot prints of past provide us with vital information and knowledge about the ancient culture, way of life, level of development, building architecture besides physical, social and economic edges of a society of a particular period. It becomes important that these repositories of knowledge forming irreversible links between past and present are not only carefully and thoughtfully preserved but also appropriately maintained and developed in order to ensure that they are not lost to the posterity.

India has inherited enormous wealth of built heritage, State of Punjab in general and Fatehgarh Sahib-Sirhind city in particular has also followed the footprints of the great nation and state. Fatehgarh Sahib-Sirhind is known in the State as well as in the country for its places of historical, religious and archaeological interest.

The description of various places of interest in the district having historical, religious and archaeological significance of tourist appeal is given below:

1. Gurudwara Fatehgarh Sahib: -

The Gurudwara with its annexes honor the martyrdom of the two younger sons, Sahibzada Zorawar Singh (9 Years) and Sahibzada Fateh Singh (7 Years) of Guru Gobind Singh, who refused to apostatise from religion and truth under threat from Wazir Khan, the then Fauzdar of Sirhind. They were bricked alive in 1704 and were suffocated to death in the walls which were raised around them. A memorial with the name of Fatehgarh Sahib was



Figure 1: Gurudwara Fatehgarh Sahib, Fatehgarh

raised in 1710 during the days of Banda Bahadur over the spot where the two Sahibzadas (Sons of Guru Gobind Singh) were bricked alive. After the final Sikh conquest of Sirhind in 1964, the place was occupied by Maharaja Ala Singh, the founder of the Patiala State. A

memorial Gurudwara was built on the ruins of the demolished structures and for its maintenance some land was donated by the Maharaja. Maharaja Ranjit Singh also assigned to it the land revenue of few villages. Maharaja Karam Singh of Patiala gifted land of five villages to the Gurudwara.

The main entrance to the Gurudwara was built by Maharaja Yadvindra Singh of Patiala in 1953. In an underground cell of the Gurudwara the historical wall where the younger sons of Guru Gobind Singh were bricked alive has been preserved. The sanctuary containing the historical wall is known as Gurudwara Bhora Sahib.

Gurudwara Burj Mata Gujri is located in the main complex of Gurudwara Fatehgarh Sahib. On the site where Mata Gujri and her two little grand sons, Fateh Singh and Zorawar Singh were kept in detention and receipt of the shocking news of their execution, Mata Gujri breathed her last. During those times, this part of the fort was known as Thanda Burj which was considered a cool place during the summer. But it was a punishment for Guru's sons and his mother to keep them here in



Figure 2: Gurudwara Burj Mata Gujri, Fatehgarh

extreme winter. Later on, Gurudwara Mata Gujri was constructed in her memory at this place. A Gurudwara known as Shahid Ganj has also been built to commemorate the memory of brave skis who laid down their lives while fighting against the Mughals forces.

A very big hall in the memory of Seth Todar Mal who purchased land by paying gold coins for the cremation of the said martyrs has been constructed behind the main gurudwara. A big tank has also been built in the complex. A grand Jor Mela is held here in the month of December every year when a large number of people from far and near visit this place.

2. GURUDWARA JYOTI SARUP

This Gurudwara is about 2 km to the south of Gurudwara Fatehgarh Sahib and on Sirhind-Chandigarh road. It was at this place where cremation ceremonies of Mata Gujri, the mother of Guru Gobind Singh and his two younger sons Zorawar Singh and Fateh Singh were performed under duress. It is said that Wazir Khan refused to allow the cremation of

bodies unless the land for this purpose was purchased by spreading gold coins (mohurs). Seth Todar Mal who was an ardent devotee of Guru Gobind Singh Ji, purchased this piece of



Figure 3: Gurudwara Jyoti Sarup , Fatehgarh

land by offering gold coins as demanded. In order to pay tribute to Todar Mal for his act of courage and bravery, the road leading to this gurudwara and further going to Chandigarh has been named after him. A new gurudwara has been constructed recently at the place of old gurudwara.

3. RAUZA SHARIF

The Rauza or Dargah of Hazrat Mujaddid-Alfi-Sani-Sheikh Ahmad Farooqi is situated to the north of Gurudwara Fatehgarh Sahib. Of all the tombs, big or small of Sirhind, the mausoleums of Mujaddid and his successors are undoubtedly the best maintained. These are regarded as very sacred by the Muslims, in general and the nobility of Kabul in particular pays visit to this place of pilgrimage. Sheikh Ahmed Farooqi lived at this place during the times of Akbar and Jahangir from 1563 to 1624. The Sheikh is held in high esteem and is considered by Sunni



Figure 4:Rauza Sharif, Fatehgarh Sahib

Muslims to be second to Prophet. For this reason, this mausoleum is regarded as Second Mecca by Sunni Muslims all over the world. The Urs celebration (death anniversary) of the

Mujaddid has been held here for more than 300 years and is largely attended by Muslims from Pakistan, Afghanistan, Indonesia, Bangladesh and other Muslim countries.

The mausoleum is a fine building made of bricks partly overlaid with stone and marble. Close to it there is the mausoleum of Rati-ud-Din, an ancestor of the Mujaddid. Not from here are the rauzas of Mujaddid's sons Khawaja Muhammad Sadiq and Khwaja Muhammad Masum. The rauja of later is sometimes called rauza chini on account of its excellent mosaic work. In its premises are many other graves of the members of the house of the said reformer and some members of the ruling family of Kabul. There is a grand mosque with a basement and a small tank for performing ablution before the prayers. The shrine has since been taken over by Government of India as a historic monument and regular employees have been kept here for its maintenance, up keep and care.

4. AAM KHAS BAGH

One of the most remarkable monuments of the Mughal period the Bagh Aam Khas (some times pronounced as Aam-o-Khas Bagh) is situated on the eastern side of the city, not far away from the main road from Sirhind to Bassi Pathana. Recognizing its historical and architectural value, the department of Archeology; Punjab took it in its hands. The work of its conservation started after declaring it protected in 1976 issuing a Notification No. 2740-4 TC-76/15186 dated 7-6-1976 under the “The Punjab Ancient & Historical Monuments and Archeological Sites & remains Act, 1964. The Aam Khas Bagh was a highway-inn for the use of royalty as well as common people which was initially built by Babar, extended and almost rebuilt by Emperor Shah Jahan. Both Jahangir and Shah Jahan used to stay here while going to and coming back from Lahore. There are two enclosures known as the Aam(public) and Khas(private for the Emperor’s use). The first enclosure or the khas was contained by a wall and separated from Aam, the Daulat

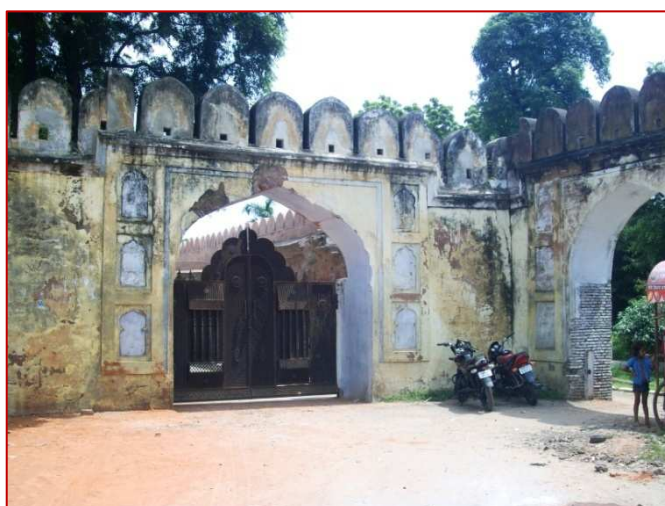


Figure 5: Aam Khas Bagh, Sirhind

Khana-E-Khas or the place which stood looking over the fountains are the cause way over the tank on the one side and the Mehtabi Chabutra on the other. The royal part of the building has mammoth water storage tank, a palace with beautiful murals on its walls, complete with hot-

and-cold air-conditioning facilities and a unique hydraulic system to work fountains. It provided ample facilities for rulers to camp here while in transit. Some portions of these buildings have now been renovated. There is a Tourist Restaurant Known as Maulsari Tourist Complex Run by the Punjab Tourism Development Corporation. It provides boarding and lodging facilities to the visitors and rare plants are also being maintained. It is a very good spot for tourists.

The brief description of the monuments situated in the vicinity of the Aam Khas Bagh is as under:-

i) Sard Khana:-

This monument was built by Emperor Jahangir. This is air conditioned chamber of that time. The water was pulled out through large pulleys from the adjoining well and was passed through water channels running through the walls of this building and was used for fountains and creating waterfalls.

ii) Sheesh Mahal:-

This beautiful building was known as Daulat-Khana-E-Khas and was also called Sheesh Mahal. This was built by the orders of Emperor Jahangir. The domes of this monument were decorated with glazed tiles, some of which can be noticed even today.



Figure 5 (a): Sheesh Mahal

iii) Hamam (Bath):-

This monument was constructed by the orders of Emperor Jahangir. In this, water was taken through underground terracotta channels and unique method of heating the water was adopted. There is a Mehtabi-Chambutra in the centre which has fallen down. The passage midway through the tank was fenced with Red Stone, Jali which was removed and reused for enhancing the beauty of some palaces at Patiala. On the east and west sides of this tank quarters for Mughal Employees were built.



Figure 5 (b): Hamam (Bath)

iv) Tank: -

This tank was prepared by the orders of Emperor Jahangir. There was Mehtabi-Chabutra in the centre which has fallen down. On the east and west sides of this tank quarters for Mughal Employees were built. The total area of the complex is 700' x 485' and the Tank is 320' x 280'. On the northern side there was beautiful enclosure having a garden of size 600' x 400' during those times.



v) Daulat Khana-E-Khas: -

The double storeyed monument was built by Mughal Emperor Shah Jahan as his private residence. This must have been the most beautiful building of those times. All the rooms and main walls of building were decorated with designs. The central hall measured 18 x 14 and eastern walls were having two tall minarets. On the northern side there were many tanks and fountains which added to the grandeur of this building.

4. MATA SHRI CHAKRESHWARI DEVI JAIN TEMPLE VILLAGE ATTEWALI

It is situated in village Attewali opposite to Gurudwara Jyoti Sarup on Sirhind-Chunni-Chandigarh road. This ancient temple is said to be nearly 1000 years old. The legend goes that during the times of Maharaja Prithivi Raj Chauhan, a large number of pilgrims from Rajasthan were going on bullock-carts to the ancient Jain Temple of Kangra (situated still in Kangra Fort) to have the blessing of Lord Adinath. The pilgrims had also brought an idol of Mata Chakreshwari Devi, an ardent worshipper (known as Rakshak Devi for Lord Adinath) of Lord Adinath. The pilgrims were very much pleased and they established the idol of Mata Chakreshwari Devi at this place and



Figure 6: Mata Chakreshwari Devi, Sirhind-Chunni

built a small but beautiful temple there. The pilgrims settled here and also in the neighbouring settlements. An annual function is held on 14th moon day of Asooj, i.e. 4th day after Dussehra

which is attended by a large number of devotees. The festival opens on the night of 13th Moon day and closes on Purnamashi. Food and refreshment is served to all the devotees.

6. TOMB OF USTAD AND SHAGIRD

There are two tombs situated at a distance of about kilometre west of Rauza Sharif in village Talanian which are commonly known as the tombs of Ustad (master mason) and Shagird (apprentice mason). It is said that these buildings were constructed by them during their lifetime, some times in the 16th century. The tombs separated from each other by a distance of about 200 metres are fair examples of contemporary architectural skill including glazed ornamentation.



Figure 7(a): Tomb of Ustad, Talania

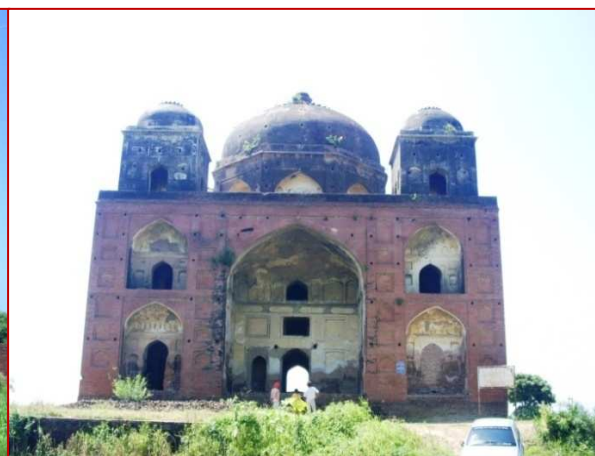


Figure 7(b): Tomb of Shagird, Talania

The designs of two are identical but there are few differences in minor details. The both buildings have been protected by Punjab Govt. issuing notification number 362-T&C-76/19434 dated 15-7-76 under the Punjab Ancient and Historical Monuments and archaeological Sites and Remains Act, 1964.

7. GURUDWARA SHAHID GANJ

There is one more gurudwara called Gurudwara Shahid Ganj. It is situated just a Km from Gurudwara Fatehgarh Sahib. It commemorates the martyrdom of those Sikhs who were killed by the tyrannical Mughals. It is said at this place bullock carts loaded with the corpses of slain Sikhs, which were being taken to Delhi by the Mughal forces for getting prize, were captured by the Sikh warriors of this area and cremated.



Figure 8: Gurudwara Shahid Ganj, Fatehgarh Sahib

8. DARGAH OF BABA SALAR PIR

The Dargah of Baba Salar Pir is situated in old Sirhind near Das Nami Akhara. It is held in great esteem by people of Sirhind and surrounding area. Baba Salar Pir is said to be the contemporary of Guru Gobind Singh. He was well known for his spiritual powers and performance of miracles. It is believed that he could make a wall move through his spiritual power.



Figure 9: Dargah Baba Salarpir, Old Sirhind

In the month of July, a big fair is held for six days and food is served to the people. Wrestling bouts and musical performances by eminent singers are held. A large number of people pay homage to their Pir for fulfillment of their cherished desires.

9. DERA BABA DAS NAMI AKHARA

This religious place is situated very close to the dargah of Baba Salar Pir. It commemorates the memory of Baba Hardit Giri who was a great saint. Annual congregations are held here for three days that is on the Friday, Saturday and Sunday after Dewali. On Monday, a grand Bhandara is held. Preachers deliver religious



sermolns to the people.

Janam Ashtmi and Shivratri are also celebrated here with great enthusiasm. Langar (free kitchen) is served to the people on both these occasions. A Sanskrit School is also being run by the Managing Committee of the Dera.

10. MOSQUE OF SADHANA KASI AT SIRHIND

This mosque is situated in the North-West of Sirhind-Ropar Railway Line just near level crossing. This historical monument is under the control of Archaeology Department. It is made of 'Sirhind Bricks' and its painting are of 'I' art. It consists of grey sand, stone blocks, kankar blocks & of Lakhauri bricks. Arches of the mosque indicate the date of its construction as contemporary to the tomb of Subhan Begum. Sadana was a Sindhi saint and contemporary to saint Nam Dev(1271-1347). The mosque has three compartments i.e. north, south and central ones. The north and south compartments have two domes on each. One 'Shabad' of Sadhana Kasai had been incorporated in the holy Shri Guru Granth Sahib.



11. JAHAJI HAWELI

This building is situated across the railway line at Fatehgarh Sahib are the ruins of palatial building. As this ruined building resemble to a Ship that is why this is known as Jahaji Haveli in local areas. The significance of this monument is that it is one of the few surviving ruins of architecture of the Mughal reign.



At the end of 1704 AD, the young Sahibjadas of Guru Gobind Singh Ji, baba Zorawar Singh and Baba Fateh Singh were bricked alive in a wall. When nobody else came forward to receive the bodies of the two Sahibjadas, Diwan Todar Mall Jain is said to have gathered courage to

intervene and ensure that the innocent young Sahibjadas were cremated with due respect. Diwan Todar Mall risked the wrath of the Wazir of Sirhind and took possession of their bodies with the intension of performing their last rites.

Enclosed within high walls this was built in two triple-storied blocks separated by a courtyard attached with low structures. This Haweli was constructed some time in the middle of 17th century. The monument was declared protected by Punjab Govt. under “The Punjab Ancient and Historical Monuments and archaeological Sites and Remains Act, 1964”.

12. FOUR CEMMEMORATIVE GATES

The town has four Commemorative Gates namely Baba Moti Ram Commemorative Gate on Sirhind-Bassi Road, Baba Banda Singh Bahadur Commemorative Gate on Chunni Sirhind Road, Todar Mall Commemorative Gate on Fatehgarh Sahib-Sirhind Road and Nawab Sher Mohammad Khan Commemorative Gate on Patiala-Madhampur Road which add to the grandeur and historical/religious significance of this town.



Figure 13: Baba Moti Ram Mehra Commemorative Gate



Figure 14 : Dewan Todar Mall Commemorative Gate



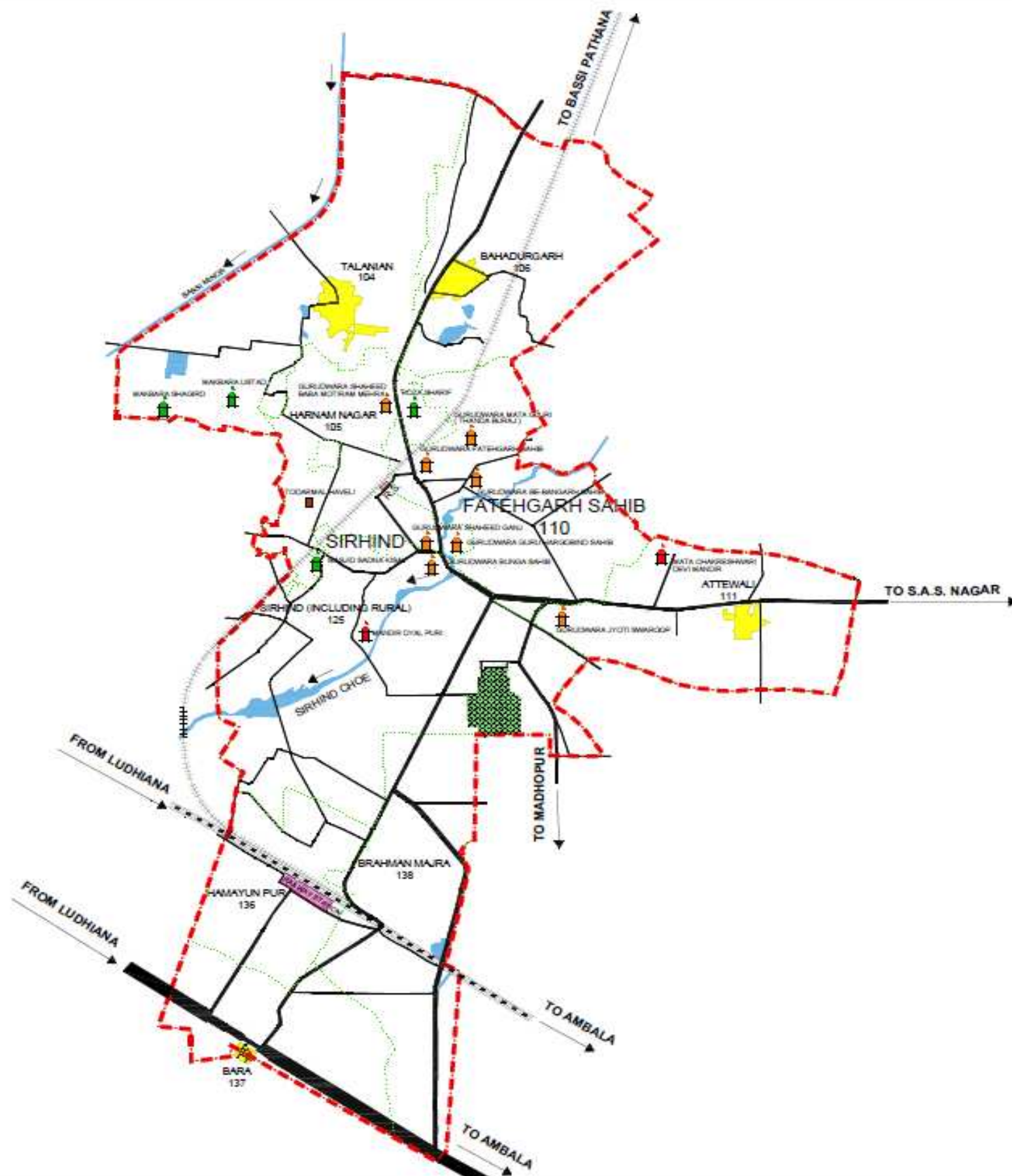
Figure 15: Nawab Sher Khan Commemorative Gate



Figure 16:: Baba Banda Singh Bahdur Commemorative Gate

13. MADRASSA NIZAMIA MAJDIYA HIFAZUL KURAAN, BARAS

This site is located in village Baras of Fatehgarh Sahib-Sirhind LPA and 10 km away from the Fatehgarh Sahib and Sirhind town. There are around 12 mazaars of Ambiya's. And two Mazar's of Nabi's.



FATEHGARH SAHIB - SIRHIND LOCAL PLANNING AREA-2010

RELIGIOUS, HISTORICAL & ARCHEOLOGICAL PLACES

LEGEND

- M.C. BOUNDARY
- VILLAGE BOUNDARY / SETTLEMENT
- PONDS / WATER BODY
- NATIONAL HIGHWAY
- MAJOR ROADS / MINOR ROADS
- RAILWAY LINE
- MINOR
- CHOE

- TEMPLE
- GURUDWARA
- MOSQUE
- TODARMAL HAVELI
- HIGHWAY INN (AAM KHAAS BAGH)

SCALE - 1:25,000



OFFICE OF THE DISTT. TOWN PLANNER FATEHGARH SAHIB

DRAWING NO. D.T.P. (F08)-1822/10

DATED: 12/10/2010

S.P.D. Datta Singh
Asstt. Engineer

Asstt. Town Planner

District Town Planner



Figure 17: Madrassa Nizamia Majdiya Hifazul Kuraan, Baras

Considering the heritage conservation “plan for the state of Punjab by its Minister of Cultural Affairs S. Hira Singh Gabria to get cleared all the historic monuments and buildings in the state of illegal encroachments and to exploit the tourism potential by opening sites to visitors After conservation wink, it becomes imperative to include these state objectives within the town’s master plan objectives.

Presently the state of Punjab has statutory provisions in the form of “The Punjab Ancient and Historical Monuments and Archeological Sites and Remains Act 1965” for preservation and conservation of protected monuments that are notified under the above act.

The Act Defines the following terms as:-

- (1) “**Ancient Monument**” means any structure, erection or monument, or any tumulus or place of interment, or any cave, rock-sculpture, inscription or monolith, which is of historical, archaeological or artistic interest, or any remaining thereof, and includes—
 - (a) the side of an ancient monument;
 - (b) such portion of land adjoining the site of an ancient monument as may required for fencing or covering in or otherwise preserving such monument; and
 - (c) the means of access to and convenient inspection of an ancient monument.
- 2) “**Protected Area**” means any archaeological site and remains which is declared to be of national importance by or under this Act.
- 3) “**Prohibited Area**” or “**Regulated Area**” means an area near or adjoining a protected monument which the government has by notification in the official gazette, declares to be a prohibited area or as the case may, a regulated area, for purposes of mining

operation or construction or both.

- 4) "Protected Monument" means an ancient monument which is declared to be of national importance by or under this Act.

CONSTRUCTION AND OTHER OPERATIONS IN THE PROTECTED AREAS

The Govt. of India prohibited the constructions/ mining operations up to a distance of 100mtrs in prohibited area and 200mtrs further beyond it in regulated area from the protection limits of the monuments by issuing the notification no 1764 dated 16-june-1992. The main purpose of this notification was to exercise the effective control for preservation of environs around the monuments. The new construction and other development activities are still taking place in the close proximities of protected monuments despite regularly writing to District Authorities.

There are five protected monuments which are falling within the Fatehgarh Sahib-Sirhind LPA and these are:

1) AAM KHAS BAGH

One of the most remarkable monuments of the Mughal period the Bagh Aam Khas (some times pronounced as Aam-o-Khas Bagh) is situated on the eastern side of the city, not far away from the main road from Sirhind to Bassi Pathana. Recognizing its historical and architectural value, the department of Archeology, Punjab took in hand.



Figure 13: Aam Khas Bagh, Sirhind

The work of its conservation started after declaring it protected in 1976 issuing a Notification No. 2740-4 TC-76/15186 dated 7-6-1976 under the "The Punjab Ancient & Historical Monuments and Archeological Sites & remains Act, 1964. The Aam Khas Bagh was a highway-inn for the use of royalty as well as common people which was initially built by Babar, extended and almost rebuilt by Emperor Shah Jahan. Both Jahangir and Shah Jahan used to stay here while going to and coming back from Lahore. There are two enclosures known as the Aam(public) and Khas(private for the Emperor's use). The first enclosure or the khas was contained by a wall and separated from Aam,

the Daulat Khana-E-Khas or the place which stood looking over the fountains are the cause way over the tank on the one side and the Mehtabi Chabutra on the other. The royal part of the building has mammoth water storage tank, a palace with beautiful murals on its walls, complete with hot-and-cold air-conditioning facilities and a unique hydraulic system to work fountains. It provided ample facilities for rulers to camp here while in transit. Some portions of these buildings have now been renovated. There is a Tourist Restaurant Development Corporation. It provides boarding and lodging facilities to the visitors and rare plants are also being maintained. It is a very good spot for tourists.

The brief description of the monuments situated in the vicinity of the Aam Khas Bagh is as under:-

i) Sard Khana:-

This monument was built by Emperor Jahangir. This is air conditioned chamber of that time. The water was pulled out through large pulleys from the adjoining well and was passed through water channels running through the walls of this building and was used for fountains and creating waterfalls.



Figure 13(a): Sard Khana

ii) Sheesh Mahal:-

This beautiful building was known as Daulat-Khana-E-Khas and was also called Sheesh Mahal. This was built by the orders of Emperor Jahangir. The domes of this monument were decorated with glazed tiles, some of which can be noticed even today.



Figure 8(b): Sheesh Mahal

iii) Hamam (Bath):-

This monument was constructed by the orders of Emperor Jahangir. In this, water was taken through underground terracotta channels and unique method of heating the water was adopted.



Figure 13(c): Hamam (Bath)

iv) Tank: -

This tank was prepared by the orders of Emperor Jahangir. There was Mehtabi-Chabutra in the centre which has fallen down. On the east and west sides of this tank quarters for Mughal Employees were built. The total area of the complex is 700' x 485' and the Tank is 320' x 280'. On the northern side there was beautiful enclosure having a garden of size 600' x 400' during those times.

v) Daulat Khana-E-Khas: -

The double storeyed monument was built by Mughal Emperor Shah Jahan as his private residence. This must have been the most beautiful building of those times. All the rooms and main walls of building were decorated with designs. The central hall measured 18 x 14 and eastern walls were having two tall minarets. On the northern side there were many tanks and fountains which added to the grandeur of this building.



Figure 13(e): Daulat Khana-E-Khas

2) MOSQUE OF SADHANA KASI AT SIRHIND

This mosque is situated in the North-West of Sirhind-Ropar Railway Line just near level crossing. This historical monument is under the control of Archaeology Department. It is made of 'Sirhind Bricks' and its painting are of 'T' art. It consists of



grey sand, stone blocks, kankar blocks & of Lakhauri bricks. Arches of the mosque indicate the date of its construction as contemporary to the tomb of Subhan Begum. Sadana was a Sindhi saint and contemporary to saint Namdev(1271-1347). The mosque has three compartments i.e. north, south and central ones. The north and south compartments have two domes on each. One 'Shabad' of Sadhana Kasai had been incorporated in the holy Shri Guru Granth Sahib.

JAHAJI HAWELI

This building is situated across the railway line at Fatehgarh Sahib are the ruins of palatial building. As this ruined building resemble to a Ship that is why this is known as Jahaji Haveli in local areas. The significance of this monument is that it is one of the few surviving ruins of architecture of the Mughal reign.

At the end of 1704 AD, the young Sahibjadas of Guru Gobind Singh Ji, baba Zorawar Singh and Baba Fateh Singh were bricked alive in a wall. When nobody else came forward to receive the bodies of the two Sahibjadas, Diwan Todar Mall Jain is said to have gathered courage to intervene and ensure that the innocent young Sahibjadas were cremated with due respect. Diwan Todar Mall risked the wrath of the Wazir of Sirhind and took possession of their bodies with the intension of performing their last rites.



Figure 15: Jahaji Haveli

Enclosed within high walls this was built in two triple-storied blocks separated by a courtyard attached with low structures. This Haweli was constructed some time in the middle of 17th century. The monument was declared protected by Punjab Govt. under “The Punjab Ancient and Historical Monuments and archaeological Sites and Remains Act, 1964”.

3) TOMB OF USTAD AND SHAGIRD

There are two tombs situated at a distance of about kilometre west of Rauza Sharif in village Talanian which are commonly known as the tombs of Ustad (master mason) and Shagird

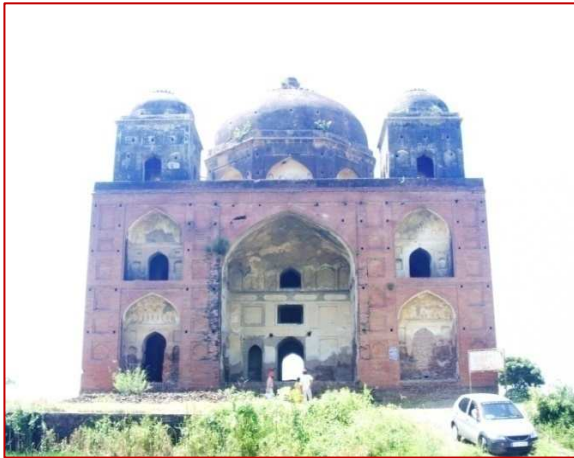


Figure 16(a): Tombs of Shagird, Talania



Figure 16(b): Tombs of Shagird, Talania

(apprentice mason). It is said that these buildings were constructed by them during their life-time, some times in the 16th century. The tombs separated from each other by a distance of about 200 metres are fair examples of contemporary architectural skill including glazed ornamentation. The designs of two are identical but there are few differences in minor details. The both buildings have been protected by Punjab Govt. issuing notification number 362-T&C-76/19434 dated 15-7-76 under the Punjab Ancient and Historical Monuments and archaeological Sites and Remains Act, 1964.

PROTECTION OF MONUMENTS

The Archaeological Survey of India (ASI), as an attached office under the Department of Culture, Ministry of Tourism and Culture, is the premier organization for the archaeological researches and protection of the cultural heritage of the nation. Maintenance of ancient monuments and archaeological sites and remains of national importance is the prime concern of the ASI. Besides it regulate all archaeological activities in the country as per the provisions of the Ancient Monuments and Archaeological Sites and Remains Act, 1964. It also regulates Antiquities and Art Treasure Act, 1972.

For the maintenance of ancient monuments and archaeological sites and remains of national importance the entire country is divided into 24 Circles. The organization has a large work force of trained archaeologists, conservators, epigraphist, architects and scientists for conducting archaeological research projects through its Excavation Branches, Prehistory

FATEHGARH SAHIB - SIRHIND
PLAN SHOWING PROTECTED MONUMENTS

LEGEND

- LOCAL PLANNING AREA BOUNDARY
- MUNICIPAL COUNCIL BOUNDARY
- CONTROLLED AREA BOUNDARY
- VILLAGE BOUNDARY / H. B. NUMBER
- VILLAGE ABADI
- RAIL CIRCULATION
- MAJOR ROADS/OTHER ROADS
- CANAL / DISTRIBUTARY / MINOR
- CHOE
- RELIGIOUS PLACE
- AAM KHAS BAGH
- PROHIBITED LIMIT
- REGULATED LIMIT

0 700 1,400 2,800 4,200 5,600

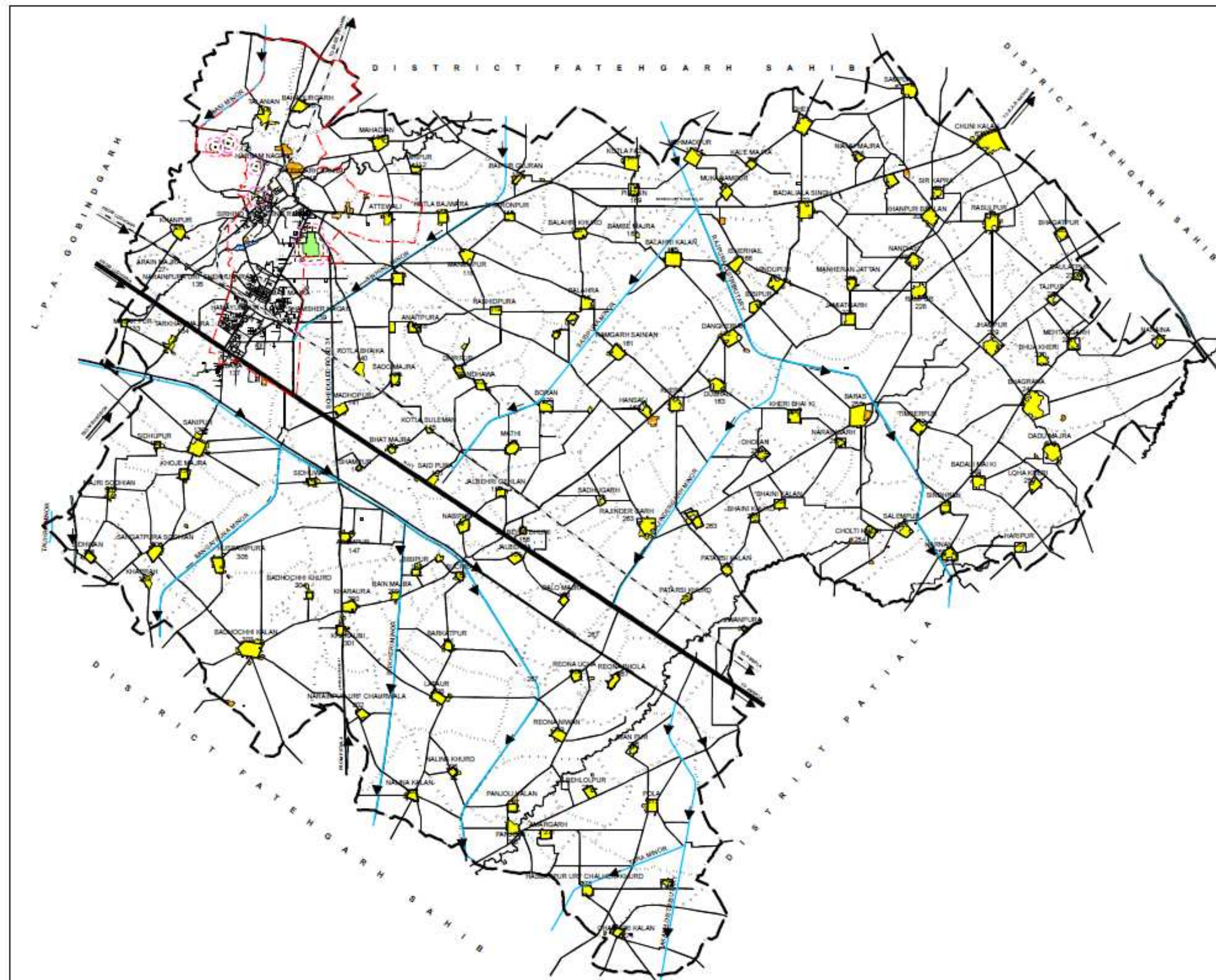
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OFFICE OF THE DISTRICT TOWN PLANNERS, FATEHGARH SAHIB

DRAWING NO. D.T.P.(FGS) 1623/18 DATED 13/10/2019

 S.D. FATEHGARH SAHIB	 ASSISTANT ENGINEER FATEHGARH SAHIB	 ASSISTANT TOWN PLANNER FATEHGARH SAHIB	 DISTRICT TOWN PLANNER FATEHGARH SAHIB
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Branch, Epigraphy Branches, Science Branch, Horticulture Branch, Building Survey Project, Temple Survey Projects and Underwater Archaeology Wing.

Prohibition of certain actions within monuments - No person shall within a protected monument,-

- 1) Undertake any construction/excavation or mining operation within a protected area except under and in accordance with a permission granted in this behalf by the Government.
- 2) Do any act which cause or is likely to cause damage or injury to any part of the monument;
- 3) Discharge any fire-arms;
- 4) Cook or consume food except in area if any permitted to be used for same purpose;
- 5) Hawk or sell any goods or ware or convass any customer for such goods or wares or display any advertisement in any form or show a visitor round for monetary consideration except under the authority of or under and in accordance with the condition of license granted by archeological officer;
- 6) Beg for alms;
- 7) Violate any practice, usage or custom applicable to or observed in the monument;
- 8) Bring, for any purpose other than the maintenance of the monument-
 - i) Any animal;
 - ii) Any vehicle except in areas reserved for the parking thereof.

Penalty- whoever-

- i) Unlawfully undertake an excavation for archeological purposes in any protected area.
- ii) Contravenes any of the conditions of a license shall be punishable with fine which may extend to rupees 5000/-.

2. HERITAGE PROPOSALS

2.1.The Punjab Heritage and Tourism Promotion Board

In order to preserve and conserve the rich heritage and promote tourism of Punjab including Fatehgarh Sahib-Sirhind, the govt. of Punjab has constituted 'The Punjab Heritage and Tourism Promotion Board with following aims and objectives:-

- 1) To take all necessary steps for planning, coordination and implementation of all activities, events, celebrations, projects and other matters connected therewith for the conservation,

preservation, dissemination and documentation of Cultural Heritage of Punjab in all its forms and for the development of tourism in the state.

- 2) To undertake the overall comprehensive development of heritage properties in Punjab including their landscaping, renovation and setting up infrastructure such as conference centres, auditoriums, museums, libraries, hotels etc. with a view to promote tourism.
- 3) To do any and everything to promote, preserve, propagate, culture and tourism in Punjab. Without prejudice to the generality of the foregoing objects, the Board shall, in particular, have the following immediate objectives for its programmes and activities:
 - i) To coordinate with Government of India, various State Government. Organisations, NGOs and other organisations, as well as eminent individuals within India and abroad for seeking financial contributions for the fulfillment of the objectives.
 - ii) To secure the participation and involvement of the largest number of Government Organisations and widest cross section of individuals worldwide with a view to preserve the cultural heritage of Punjab and develop tourism in the State.

The constitution of 'The Punjab Heritage and Tourism Promotion Board' at the State Level is as follows:-

Official Members

I CONSTITUTION

Chief Minister, Punjab	Chairman
1) Finance Minister, Punjab	Member
2) Minister of State for Tourism & Cultural Affairs, Punjab	”
3) Principal Secretary to Chief Minister, Punjab	”
4) Secretary to Government of Punjab, Department of Housing & Urban Development	”
5) Secretary to Government of Punjab, Department of Tourism	”
6) Secretary to Government of Punjab, Department of Local Government	”
7) Secretary to Government of Punjab, Department of Culture, Archaeology & Museums	”
8) Secretary to Government of Punjab, Department of Public Works (Building and Roads)	”

9) Principal Secretary to Government of Punjab, Department of finance ”

10) Chief Town Planner, Punjab ”

11) Chief Architect, Punjab”

12) Director Cultural Affairs, Archaeology & Museums, Punjab ”

Proposal of Heritage Committee

Though such an agency is there at the state level as mentioned above, but constitution of Heritage Committee at city level is of immense importance which can provide expert advice for listing, identifying and documenting by preparing measure drawings wherever possible and detailed architectural photography may be done with the help of institutions and Architecture Colleges imparting training in architectural conservation Also grading of these listed buildings needs to be done with a view to manage their conservation, reuse and redevelopment. The broad framework of classification and grading is given as under:-

Heritage Buildings/Precincts may be graded into three categories. The meaning of these Grades and basic category for development permissions are as follows:

Listing does not prevent change of ownership or usage. However such usage should be in harmony with the said listed precinct/buildings given in zoning regulations:-

Grade-I	Grade-II	Grade-III
A. DEFINITION: Heritage Grade-I comprises of buildings, and precincts of national or historical importance, embodying excellence in architectural style, design, technology and material usage, they may be associated with a great historical event, personality, movement or institution. They have been and are, the prime landmarks of the City.	Heritage Grade-II (A & B) comprises of buildings of regional or local importance, possessing special architectural or aesthetical merit, cultural or historical value, though of a lower scale than in Heritage Grade-I. They are local landmarks, contributing to the image and identity of the City. They may be the work of master craftsmen, or may be models of proportion and ornamentation, or designed to suit particular climate.	Heritage Grade-III comprises of buildings, and precincts of importance for town scope including rock formations they evoke architectural aesthetic or sociological interest though not as much as in Heritage Grade-II. These contribute to determine the character of the locality, and can be representative of life style of a particular community or region and, may also be distinguished by setting on a street line, or special character of the facade and uniformity of height, width and scale.
B. OBJECTIVE: Heritage Grade-I richly deserves careful preservation.	Heritage grade-II deserves intelligent Conservation	\Heritage Grade-III deserves protection of unique features and attributes.
C. SCOPE FOR CHANGES: No interventions would be permitted either on the exterior or interior unless it is necessary in the interest of strengthening, and prolonging the life of the buildings or precincts or any part or features thereof. For this purpose, absolutely essential and minimal changes would be allowed and they must be in accordance with the	Grade-II(A) Internal changes, and adaptive reuse will be generally allowed, but external changes will be subject to scrutiny. Care would be taken to ensure the conservation of all special aspects for which it is included in Heritage Grade-II Grade-II(B) In addition to above extension or additional buildings in the same plot or compound could, in certain circumstances, be allowed	External and internal changes and adaptive reuse would generally be allowed. Changes can include extensions, additional buildings in the same plot or compound provided that extension/ additional buildings is in harmony with and does not detract from the existing heritage building/precinct especially in terms of height and/or facade. Reconstruction may be allowed when the building is structurally weak or

original	provided that the extension/additional buildings is in harmony with (and does not detract from) existing Heritage Building(s) or precincts especially in terms of height and facade.	unsafe or when it has been affected by accidental fire or any other calamity or if reconstruction is required to consume the permissible Floor Space Index and no option other than reconstruction is available.
D. PROCEDURE:- Development permission for the changes would be given by Municipal Council, Fatehgarh Sahib-Sirhind, Development Authority on the advice of the proposed Heritage Committee to be appointed by State Government	Development permission for the changes would be given by Municipal Council, Fatehgarh Sahib-Sirhind Development Authority in consultation with Heritage Conservation Committee	Development permission would be given for change by Municipal Council, Fatehgarh Sahib-Sirhind, Administrator Development Authority itself but in consonance with guidelines, which are to be laid down by Heritage Conservation Committee.
E. VISTAS/SURROUNDING Development : All development in areas surrounding Heritage Grade-I shall be regulated and controlled, ensuring that it does not mar the grandeur of or views from, Heritage Grade-I.		

Following is the recommended composition of Heritage Committee at city level under the chairmanship of Deputy Commissioner Fatehgarh Sahib-Sirhind:-

1. Administrator GMADA/PDA
2. Chairman of Gurudwara Fatehgarh Sahib
3. Senior Architect, Patiala/GMADA
4. District Town Planner, Fatehgarh Sahib
5. P.W.D, B & R
6. Historian from Mata Gujri College, Fatehgarh Sahib
7. Executive Engineer, Public Health, Fatehgarh Sahib
8. Representative of NGOs

Any proposal for reconstruction, redevelopment of listed heritage buildings and protected monuments / regulated precinct may be referred to the above Heritage Committee and recommendations by this committee be made to the competent authority be it Municipal Corporation or GMADA. The committee will put forth its consolidated proposals for conservation, redevelopment and reuse of various heritage buildings to 'The Punjab Heritage and Tourism Promotion Board' who would arrange the financial help for these proposals.

CHAPTER XII

PLANNING PROBLEMS IN FATEHGARH SAHIB-SIRHIND LPA

Every city/town whether planned/unplanned has got certain unique problems, this town is also no exception and some of the major problems identified are listed below:

1) Inadequate Infrastructure

The analysis of infrastructure shows that this town doesn't have adequate infrastructure in respect of housing units, organised commercial centre/medical/public facilities, socio-cultural centres, recreational facilities, water supply, sewerage, proper road network, street lights, parking space and open spaces, etc.

With the town fast emerging as an educational/ knowledge hub, it is imperative to cater to the multitude of younger generation likely to be added in the coming years to the social fabric of this town for which the recreational facilities along with higher order of multifarious socio-cultural amenities will become a pre-requisite to ensure high class good environment

As per census 1991, there were 6200 families housed in 5000 dwelling units thereby leading to housing shortage of 1200 housing units. But the actual housing shortage could be much more than the above figures because most of families have been living in Sub standard houses devoid of required infrastructure facilities.

2) Inadequate Physical Infrastructure:

a) Water Supply: The water supply within the town is ground water based which is extracted through tube wells and supplied to the residents through the OHSRs. In terms of physical infrastructure the water supply and sewerage is the main problem faced by the local population because the major part of town is unserved by the water supply. Out of total 17 wards only Ward No. 4, 7-13 wards are served with water supply having 4100 connections whereas rest are deprived of this facility. The total number of water connections is 2724 in running state.

In addition water table is going down day by day due to regular extraction of water through tubewells, sub-merisble pumps, etc. The option of rain water harvesting, recycling of waste water, minimising the water waste and creating awareness among community for water conservation needs to be explored to minimise the pressure on ground water and recharge the ground water. At present rain water harvesting is practiced neither at town level nor at individual house level.

No formal system of water treatment is in operation in all the settlements due to the absence of water treatment plant. Water is treated through chlorination or bleaching powder. No scientific system is being practised to check the quality of water supplied.

b) Sewerage Network:

In Fatehgarh Sahib-Sirhind M.CI about 34% population is served by sewerage network covering 39% of total area and remaining is devoid of the provision of formal network. Out of total 17 wards only ward no. 7-13 are either fully or partially served and 1-6 are totally unserved. In the absence of the formal network the remaining population is dependent on the system of septic tank/soak pits and independent institutional set ups. Moreover, the folks residing in slums and below poverty line who have no access to these facilities defecate in open fields creating environmental nuisance.

The villages falling in LPA also don't have sewerage network. They're dependent on the alternative systems of septic tanks/soakage pits. There is no sullage collected due to absence of sewerage system. Unfortunately, the town doesn't has a system of sewerage treatment plant; hence sullage is pumped into Sirhind choe near village Shekhupura.

3) Inadequate Road Network

The existing road network of the town doesn't have any proper hierarchy and most of the roads are narrow and zig-zag with the poor road geometrics. Besides, most of these roads are encroached by shops, khokhas, rehris and parking vehicles, which make the smooth flow of traffic difficult. Some of areas even don't have pucca roads. The town also lacks proper bus stand resulting in haphazard parking along Sirhind-Bassi Road which most of the times leads to chaotic and mixed traffic conditions.

Traffic Problems

The traffic problems in the city of Fatehgarh Sahib-Sirhind are as follows:-

I) Through Traffic :- The major traffic problem of Fatehgarh Sahib-Sirhind is passing of the regional traffic through the city which adds to the volume of the city traffic and creates congestion. With the major regional roads namely Schedule Road 31, Bassi-Pathana-Fatehgarh Sahib Road, Fatehgarh Sahib-Chuni road converging in the city, the situation becomes more critical especially in front of District Administrative Complex.

II) Congestion during Jod Mela:- Fatehgarh Sahib renowned for its a historic and religious importance/significance witnesses tremendous traffic/transportation problems during the huge fair namely Jod Mela which is held here annually in the month of December in the

remembrance of martyrdom of two youngest Sahibjajdas i.e. Sahibjada Fateh Singh and Zorawar Singh. This Jod Mela attracts the large number of people from far and near resulting in traffic blockage problem on almost all the roads leading to historic Gurudwaras. Roadside temporary shops and vendors further worsens this problem. The district administration has to share the major burden of putting in tremendous efforts in advance for managing this annual event.

Apart from this annual event there is another fair related to Muslim community which is held at Rauza of Dargah Shaikh Ahmed where thousands of pilgrims from various parts of India, Pakistan, Afghanistan and other Muslim countries visit this place every year to participate in the celebrations known as Urs of Shaikh Ahmed. This huge crowd of pilgrims also creates traffic problems on road in front i.e. Sirhind-Bassi road.

During the Think Tank Committee meetings held on 25-6-2010, 23-9-2010 and 31-12-2010 all members of the committee including worthy Deputy Commissioner, Fatehgarh Sahib emphasised on tackling the issue of acute traffic congestion during this event. Although S.G.P.C. along with Deptt of PWD (B& R) Sirhind is in the process of strengthening the existing village link road from G.T. Road to Khanpur, Sirhind and upto village Talania by increasing metal width from 10 feet to 18 feet yet there is an utmost need to provide a ring road or an alternative by-pass to tackle this critical issue.

4) Encroachment around the Historical Monuments: - Fatehgarh Sahib – Sirhind LPA has 5 protected historical monuments and these are Aam Khas Bagh, Tomb of Ustad, Tomb of Shagird, Mosque of Sadhna Kasai, Haweli Todar Mall (Jahaji Haweli). According to the “The Punjab Ancient Historical Monuments and Archeological Sites and Remains Act, 1964” the constructions/ mining operations upto a distance of 100 mtrs. is prohibited in prohibited area and 200 mtrs further beyond it in regulated area from the protection limits of the monuments. In spite of the provisions of this said Act all the five Protected Monuments are presently in a state of dilapidation and experiencing encroachments all around their building precincts as depicted on Drg. No 1623/10 DTP (FGS): 13-10-2010 clearly in violation of this Act, thereby defeating the very purpose of the Act provided to protect the old, historical & ancient and archeological structures.

Even local people are not aware of this valuable heritage. Children are using some buildings as their playground. Considering the enormous heritage value and tourism

potential of such monuments, greater attention is required to protected these buildings / monuments.

CHAPTER - XIII

MASTER PLAN FATEHGARH SAHIB- SIRHIND

13.1 Master Plan Components

Master Plan endeavours to achieve integrated growth of a town with emphasis on preservation of ecology and creation of physical and social environment for improved quality of life of its residents. It is an important instrument for guiding and regulating development of a city over a period of time and contributes to planned development both conceptually and operationally. Under the Punjab Regional & Town Planning & Development Act, 1995, Amended Act, 2006 master plan of a Local Planning Area shall;

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

13.2 Master Plan Objectives

13.2.1 Keeping in view the planning problems elaborated earlier, the town needs proper planning so that these problems are well taken care of and fulfill the following objectives:-

1. Planning of Local Planning Area is planned as an integrated single entity as an integrated single entity.
2. To co-relate the growth trends within Local Planning Area with the growth trends / development proposals of the adjoining Local Planning Areas.
3. To develop the economic base of the town by providing planned industrial area and improved organised commercial centre at the sectoral level.

4. To achieve improved hygienic & sanitary conditions by providing a proper system of sewerage, surface drainage and better drinking water facilities in the town.
5. To achieve balanced development of Social, Cultural-Recreational amenities & other public facilities through provision of planned parks, open spaces, playgrounds, social & cultural centers etc. to meet the needs of the population, both at Sector & City level.
6. To increase the accessibility of the area to the region.
7. To make the town development self financing.
8. To effect minimum dislocation of people and their activities.
9. To make land allocation in an environmentally sustainable manner.
10. To make land available for public purpose.

13.2.2 Other objectives related to urban management, urban finance and local economic development etc. are outside the scope of Master Plan and hence not deliberated because the scope of master plan is confined to the broad proposals and allocation of land for various uses such as residential, industrial, commercial, recreational, public and semi-public etc.

13.3 VISUALISING THE FUTURE

Introduction

It is of utmost significance to project the future requirements in terms of population and economic possibilities so as to formulate effective and realistic proposals for master plan. But prior to that detailed study / analysis of L.P.A. Fatehgarh Sahib.-Sirhind and S.W.O.T. (strengths, weakness, opportunities and threats) analysis has been done in order to frame a sound and workable vision-2031 for L.P.A. Fatehgarh Sahib.-Sirhind.

13.3.1 Vision 2031 - Local Planning Area, Fatehgarh Sahib.-Sirhind

Government of Punjab has undertaken preparation of master plans throughout the State. Master Plans need to be guided by the shared long-term vision of the city and not merely by projections of current trends. However, visualising future city is not a technical activity to be performed by the town planners alone. Enlightened citizens have to contribute to the process. Therefore Chief Secretary to Govt. of Punjab, Chandigarh vide U.O. letter dt. 2.12.08 to all

the Deputy Commissioner of the state proposed to set up a think tank committee (comprising of 10-12 members) in each city/ town to develop vision 2031 for the city/ town under the Chairmanship of Deputy Commissioner with the District Town Planner acting as the member secretary along with members drawn from Public Sector, Private Economic Sector and Social Sectors.

Think Tank Meeting:

The meeting under the chairmanship of Mr. Yashvir Mahajan I.A.S. & Deputy Commissioner Fatehgarh Sahib were held on dated 25-06-2010, and important conclusive inferences drawn after discussions have been incorporated in the concept Plan. For preparation of Fatehgarh Sahib-Sirhind Master Plan, the Think Tank Committee constituted consisted of the following members:-

1. Deputy Commissioner, Fatehgarh Sahib.
2. Additional Chief Administrator PUDA, Patiala.
3. Director, Environmental Department, Punjab, Sector-38, Chandigarh.
4. Executive Engineer, Punjab PSEB, Sirhind.
5. Executive Engineer, B & R Branch, Sirhind.
6. Executive Engineer, Public Health, Fatehgarh Sahib.
7. Forest Department Officer, Fatehgarh Sahib.
8. Environment Engineer, Punjab Pollution Control Board, Nabha Road Patiala.
9. District Educational Officer (Secondary), Fatehgarh Sahib.
10. District Manager, District Industrial Centre, Fatehgarh Sahib.
11. E.O. M.C., Fatehgarh Sahib- Sirhind.
12. Chief Medical Officer, Fatehgarh Sahib.
13. Minister, Chamber of Commerce, -Fatehgarh Sahib- Sirhind.
14. Minister, Industrial association, -Fatehgarh Sahib- Sirhind.
15. Manager, Gurudwara Fatehgarh Sahib.
16. Head of the Department (Civil), Baba Banda Singh Bahadur Engineering College, Fatehgarh Sahib.

13.4. S.W.O.T. ANALYSIS

STRENGTHS, WEAKNESS, OPPORTUNITIES & THREATS

- **The Strength Weakness (limitation) Opportunities Threats (SWOT) Analysis of L.P.A.:-** The present strengths and the weakness of Fatehgarh Sahib- Sirhind LPA and the Opportunities and threats lithely to be experienced by the Fatehgarh Sahib- Sirhind L.P.A

have been deliberated in the think tank meetings. The following strengths, weaknesses, opportunities and threats for Fatehgarh Sahib- Sirhind L.P.A have emerged from such deliberations

STRENGTHS

- 1) Being district headquarter of Fatehgarh Sahib District, Fatehgarh sahib is an administrative center of Fatehgarh Sahib District.
- 2) Important urban centre of Punjab having religious cum historic significance.
- 3) Rail and road connectivity with all major urban centers of state as well as nation for the smooth maneuvering of passengers and goods.
- 4) Religious place of state having Gurudwara Fatehgarh Sahib, Jyoti Saroop, Mata Gujri, etc.
- 5) Town acts as pilgrim destination during major religious events and fairs for national and international visitors.
- 6) Host religious and traditional fairs and festivals signifying Sikh religion.
- 7) Also acts as an educational and an institutional centre having World Sikh University, Degree colleges and Engg. Colleges, etc.
- 8) Availability of land at cheaper prices in comparison to most of the other important cities of Punjab i.e. Ludhiana, Patiala, Jalandhar and S.A.S Nagar.
- 9) Eco-friendly environment of Fatehgarh Sahib- Sirhind city provides healthy opportunities for sustainable development.
- 10) The town lies on the National Highway Number One which is an advantage in its growth and development.

WEAKNESSES AND THREATS

The town has numerous of weaknesses and threats which can be enumerated as below:

- 1) The town growth is largely marked by haphazard, unplanned and unauthorized growth leading to uneconomical use of land.
- 2) Unplanned commercial development along the streets and road network including conversion of residential areas into shop for trade and commerce without adequate parking provisions.
- 3) Negligence in care take and maintenance of historic buildings and monuments. Folks are also not aware of historic importance and value of such structures.

- 4) No new investment especially in the field of industries is another threat to further expansion of city
- 5) Congestion and main road blockage during the religious fairs and congregations.
- 6) Road encroachments by on-street parking and informal market players in various areas.
- 7) Narrow streets and roads in the core/interior areas leading to obscure flow of traffic.
- 8) The town also lacks in commercial such as city center, multiplexes, malls and recreational facilities such as Cinemas, multiplexes and club, etc.

13.5. VISION 2031:

The Vision for L.P.A. Fatehgarh Sahib-Sirhind 2031 has been framed on the basis of the discussions held with various stakeholders, intellectuals, non-government organizations, community based organizations, professionals, elected members and officials of the urban local body, professionals from the town and country planning department, detailed study and analysis made of the existing and historical growth and development mechanism.

Fatehgarh Sahib-Sirhind as a potential to develop as a multifunctional town. The town has high degree of potential to emerge as an administrative, religious / historical tourist centre, educational / institutional centre and recreational centre being district head quarter. But required level of support systems, quality infrastructure, policy options, State-of-art developmental and institutional mechanisms are put in place. In order to make Fatehgarh Sahib- Sirhind and emerge as humane, productive, sustainable, eco-friendly pollution free and vibrant urban, the future of the envisioned as:

VISION

Based on the inferences drawn during the meetings of Think Tank Committee and keeping in view the present scenario, vision 2031 for Sirhind-Fatehgarh town finalised is as below:

“Keeping in consideration the historical/religious importance of town and its present administrative and institutional character, to develop the town as a religious-cum-tourist, administrative and institutional centre and to provide employment, good quality of life to all its existing and future residents irrespective of caste, creed, gender, economical and social status for sustainable development.”

- The above mentioned vision of Sirhind-Fatehgarh town for 2031 can be achieved by following:
 - ❖ Ensured higher order of better urban governance.
 - ❖ High degree of operational efficiency.
 - ❖ Higher order of economic productivity.
 - ❖ Ensured environmental sustainability
 - ❖ Rationalized land use pattern;
 - ❖ Assured quality of higher order of infrastructure and services.
 - ❖ Improved traffic and transportation system.
 - ❖ Assured safety of residents and communities

Based on SWOT (strength, weakness, opportunity and threats) analysis during Think Tank Committee meetings, the following strategies are required to be developed so as to attain the above quoted vision-2031;

MISSION STATEMENT FOR FOCUSED AREAS:

In order to achieve the objectives and goals enshrined in the vision statement, mission statements for various focused areas has been detailed below:

a) Growth Management

- Promoting planned development through effective city planning.
- Rationalizing land use pattern for effective traffic management and provisions of basic services and amenities.
- To rationalize the Peri-urban development.
- To minimize haphazard, unplanned and sub standard growth.
- Making effective plan implementation and enforcement as integral part of city planning and development process.
- Conserving the cultural fabric.
- Making growth management process more participatory.
- Review of development plan on regular basis.
- Improving system of building plan approval through use of IT and GIS.
- Making urban development self sustaining.
- Leveraging growth management process for resource generation.

b) Urban Environment

- Urban environment to be made integral and essential part of city development process.

- Environment to be made integral part of planning and decision making process.
- Effective treatment of all sewage generated within the city.
- Improving solid waste management.
- Creating / developing new and improving existing gardens, parks and open spaces.
- Promoting better waste management.
- Making city free from air, water, land and noise pollution.
- Promoting optimum use of natural resources.
- Minimize growth of slums / shanty towns and improving existing slums.

c) Urban Services:

i) Water supply

- To ensure safe, equitable, reliable, adequate and quality water supply.
- To ensure 100% coverage of the town.
- To improve operational efficiency of water supply system by minimizing wastage and leakage.
- Remove illegal water connection and public stand posts (DSP).
- To minimize the ground water consumption by promoting water conservation.
- To promote rain water harvesting and recycling of water.

ii) Sewerage and Drainage:

- Total coverage of the town with sewerage and drainage system including slums.
- To promote eco-friendly decentralized treatment system.
- To minimize sewerage generation through water saving appliances.
- To promote recycling of sewerage.
- To promote protection of natural water bodies.
- To promote optimum use of storm water as an alternate source of water supply.

iii) Solid waste management

- To improve the solid waste management in the town using best practices.
- To use PPP model for Solid waste management.
- To promote “Recycling” of SWM.
- To make solid waste management people centric.
- To integrate solid waste disposal and rag pickers for efficient solid waste management and resource / employment generation for poor.

- To create awareness for minimizing solid waste generation.

iv) Storm water disposal

- Revive the storm water disposal system of the town.
- To improve the capacity of the existing water bodies.
- To make optimum use of storm water for reducing the demand of fresh water.
- To improve the natural water drainage channels by de silting and stopping the sewage water from entering the channels.
- Construction of Storm water disposal channels and integration each and every house into the system.
- Integration the storm water channels into development using land suitability analysis.

v) Traffic and Transportation

- To improve safety, mobility and efficiency of inter and intra city traffic.
- To segregate and rationalize the inter and intra city traffic.
- To improve road geometry and road capacity of existing network.
- To use planning as a mechanism for rationalizing and minimizing traffic.
- To minimize pollution caused by traffic and transportation and improve environment.
- To create new road network and to improve the existing network to promote operational efficiency of traffic.
- To review the existing activity pattern to rationalize the traffic.
- To provide adequate parking spaces to remove traffic bottlenecks.

vi) Urban poor

- Making urban poor integral part of the planning, growth and development process.
- Improving accessibility to basic services.
- Providing better living environment and option.
- Creating enough employment opportunities for improving financial status.
- Providing adequate opportunities for creating affordable shelter duly supported by basic services.
- Empowering poor to be integral part of development process.
- Poverty alleviation programme to be made more focused and poor centric

vii) Social Infrastructure

- To provide adequate sites based on norms, for various social infrastructures.
- To involve private and corporate sectors for providing / developing and maintenance of social infrastructure.

- To make optimum use of mechanism of planned development for developing adequate and quality infrastructure.
- To promote community participation in maintenance and upkeep of social infrastructure.

viii) Urban Governance

- To make urban local body a role model for good governance.
- To create appropriate and effective mechanism for grievance redressal.
- To improve and strengthen the urban local body in terms of structure and quality manpower and resources.
- To create appropriate mechanism for promoting higher interface between ULB and communities on regular basis at ward and ULB levels.
- Making urban governance citizen centric.
- Adopting best practices and systems for improving, transparency, grievance redressal and accountability.
- To improve service delivery at minimum cost.
- To effectively involve NGOs / CBOs.

13.6. Population Projections 2031

The population is the basic human factor for which planning is done and the population projection for 2031 has been done keeping in view the past growth trends of LPA urban as well as rural as per table below:

Table no. 13.1. Past Growth trends in LPA Fatehgarh Sahib-Sirhind

YEARS	1981	1991	2001
LPA	1,11,531	125,482	1,49,140
GROWTH RATE IN %		12.51	18.85
AVERAGE GROWTH RATE	15.68		
M.C.I.	30,380	30,818	49,825
GROWTH RATE IN %		1.44	61.67
AVERAGE GROWTH RATE	31.56		
RURAL	81,151	94,664	99,315
GROWTH RATE IN %		16.65	4.91
AVERAGE GROWTH RATE	10.78		

Source: District Census Handbook,

For the purpose of population projections, following three methods have been applied:

1. Ratio method or sharing pattern method
2. Arithmetic Increase Method:

3. Geometric Increase Method

In addition to this, the government policies and the opportunities affecting the growth of the town and rural areas of LPA, Fatehgarh Sahib- Sirhind has also been kept in mind.

1. Geometrical Increase Method

This method is based on the assumption that percentage increase from decade to decade remains constant. Therefore, the average value of the percentage increase is calculated and the future population is calculated at this rate. This method gives result on higher side as average growth rate is compounded over the decades.

$$P_n = P_o + P_o \left(\frac{1 + R}{100} \right)^t$$

Where P_n Stands for projection population
 P_o Stands for population of base year.
 R Stands for rate or growth.
 t Stands for number of decades.

Table No. 13.2. Population increase rate in LPA

Year	Total population (LPA)	Increase in population	Rate of increase
1981	1,11,531	--	--
1991	1,25,482	13951	12.51%
2001	1,49,140	23658	18.85%
	Total Growth Rate		31.36%
	Average growth rate over decade		15.68%

The population as per above method is calculated for the years 2006, 2011, 2016, 2021, 2026 & 2031 as below:-

<u>Year</u>	<u>Population</u>
2006	1,61,578
2011	1,75,054
2016	1,89,654
2021	2,05,471
2026	2,22,607
2031	2,41,172

Table No. 13.3. Population increase rate in LPA(Rural)

Year	Total population (Rural)	Increase in population	Rate of increase
1981	81,151	--	--
1991	94,664	13513	16.65%
2001	99,315	4651	4.91%
	Total Growth Rate		21.56%
	Average growth rate over decade		10.78%

The population as per above method is calculated for the years 2006, 2011, 2016, 2021, 2026 & 2031 as below:-

<u>Year</u>	<u>Population</u>
2006	1,05,165
2011	1,11,359
2016	1,17,918
2021	1,24,863
2026	1,32,217
2031	1,40,005

Table No. 13.4. Population increase rate in M.Cl.

Year	Total population (M.Cl.)	Increase in population	Rate of increase
1981	30380	--	--
1991	30818	438	1.44%
2001	49825	19007	61.67%
	Total Growth Rate		63.11%
	Average growth rate over decade		31.56%

The population as per above method is calculated for the years 2006, 2011, 2016, 2021, 2026 & 2031 as below:-

<u>Year</u>	<u>Population</u>
2006	57937
2011	67369
2016	78337
2021	91090

2026	1, 05,919
2031	1, 23,163

2. Arithmetical Increase Method

This method based on the assumption that the population is increasing at a constant rate. Rate of change of population with time is constant.

$$\frac{dp}{dt} = C \text{ (a constant)}$$

$$dt$$

$$P_2 - P_1 = C (t_2 - t_1)$$

Where P_1 = Population at the time t_1 first census

P_2 = Population at the time t_2 last census

The value of 'C' is determined. Population after 'n' decades can be determined by $P_n = P + nc$

<u>Year</u>	<u>Population</u>		
	M.C.	Rural	LPA
2006	50757	99548	150323
2011	51725	99781	151506
2016	52775	100014	152689
2021	53625	100247	153872
2026	54575	100480	155055
2031	55525	100713	156238

13.5.1. Projected Population by Ratio or sharing pattern method

Ratio Method or Sharing Pattern Method

In order to achieve more realistic picture of projected population it has been decided to follow the share of urban and rural population of LPA, Fatehgarh Sahib-Sirhind town to the total urban and rural population of Punjab state. Report of the technical group on Population projections constituted by the National Commission on Population entitled "POPULATION PROJECTIONS FOR INDIA AND STATES 2026" has provided projection of Punjab urban,

Punjab rural and their share in the total population of the state upto year 2026 as represented in table below:

Table: 13.6. Projected Population of Punjab Total, Punjab Urban and Punjab Rural 2001-2026

Year	2001	2006	2011	2016	2021	2026
Punjab Total	24359	26059	27678	29112	30323	31345
Punjab Urban	8263	9439	10681	11940	13185	16456
Percentage Urban	33.92	36.22	38.59	41.01	43.48	52.50
Growth rate of Punjab Urban in %	-	14.23	13.16	11.79	10.43	24.81
Punjab Rural	16096	16620	16997	17172	17138	14889
Percentage Rural	66.08	63.78	61.41	58.99	56.52	47.50
Growth rate of Punjab rural in %	-	3.28	2.26	1.03	-0.20	-13.14

(Population in Thousands)

The percentage share of Fatehgarh Sahib-Sirhind town and rural population of LPA, Sirhind-Fatehgarh town to total urban and rural population respectively of Punjab is calculated and is given in table below:

Table: 13.7. Percentage share of Fatehgarh Sahib-Sirhind town and Rural Population of LPA, Sirhind-Fatehgarh town to Total Urban and Rural Population of Punjab 1981-2001

S.NO.	PERCENTAGE SHARE OF FATEHGARH SAHIB- SIRHIND TO THE TOTAL URBAN POPULATION OF PUNJAB 1981-2001			FATEHGARH SAHIB-SIRHIND TOWN M.C. + U.A.			RURAL		
	1981	1991	2001	1981	1991	2001	1981	1991	2001
1	0.65%	0.51%	0.60%	0.67	0.66	0.62	0.66	0.62	0.61

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

For projecting the urban population i.e. of Fatehgarh Sahib- Sirhind, the percentage of urban population (Fatehgarh Sahib- Sirhind) is derived from the total urban population of Punjab in year 2001 which comes out as 0.60%. This figure of 0.60% has been used constantly for projecting the urban population for Sirhind-Fatehgarh town for the year 2006, 2011, 2016, 2021, and 2026. For calculating the projected population of 2031, the growth rate of previous five years is taken. Besides this, the floating population of about 10% has also been added to the projected population.

Similarly, for projecting the rural population of LPA, Fatehgarh Sahib- Sirhind town, the percentage share of LPA, Fatehgarh Sahib- Sirhind town's rural population has been derived from total rural population of Punjab in the year 2001 which comes out as 0.61% and the

same has been used constantly for projecting rural population upto the year 2016. Thereafter growth rate of 2011–16 i.e. 5.56% has been taken for calculating the projected population of LPA, Fatehgarh Sahib- Sirhind town rural for the year 2021, 2026 and 2031 because the growth rate of Punjab rural during the year 2016 - 2021 and 2021 – 2026 is negative. The Projected population of Fatehgarh Sahib- Sirhind town and LPA, Fatehgarh Sahib- Sirhind & rural is given in the table below:

Table no 13.8. Population Projection Phase Wise of LPA and Rural

SR. NO.	YEAR	RURAL AREAS		LPA SIRHIND-FATEHGARH SAHIB			
		PROJECTED POPULATION	GROWTH RATE %	PROJECTED POPULATION	GROWTH RATE (%)	PROJECTED POPULATION	GROWTH RATE (%)
1	2006	59000	-	86000	-	151000	-
2	2011	69000	16.92	90000	4.65	166000	9.93
3	2016	81000	17.1	95000	5.56	184000	10.84
4	2021	95000	19.98	100000	5.26	205000	11.41
5	2026	113000	18.09	105000	5	229000	11.71
6	2031	131000	16.13	110000	4.76	254000	10.92

The average population projection of LPA, RURAL and M.C.I. by above three methods is as below:

Table no 13.9. Population Projection by all the three methods, (LPA)

Year	Arithmetical increase method	Geometrical increase Method	Ratio or sharing pattern method	Average of three methods
2006	1,60,969	1,61,578	1,51,000	157849
2011	1,72,798	1,75,054	1,66,000	171284
2016	1,84,627	1,89,654	1,84,000	186093
2021	1,96,456	2,05,471	20,5,000	202309
2026	2,08,285	2,22,607	2,29,000	219964
2031	2,20,114	2,41,172	2,54,000	238428

Table no. 13.10. Population Projection by all the three methods, (Rural)

Year	Arithmetical increase method	Geometrical increase Method	Ratio or sharing pattern method	Average of three methods
2006	1,01,641	1,05,165	86000	97602
2011	1,03,966	1,11,359	90000	101775
2016	1,06,292	1,17,918	95000	106403
2021	1,08,617	1,24,863	1,00,000	111160
2026	1,01,943	1,32,217	1,05,000	113053
2031	1,13,268	1,40,005	1,10,000	121091

Table no.13.11. Population Projection by all the three methods, (M.Cl.)

Year	Arithmetical increase method	Geometrical increase Method	Ratio or sharing pattern method	Average of three methods
2006	59329	57937	59000	58755
2011	68832	67369	69000	68400
2016	78336	78337	81000	79224
2021	87839	91090	95000	91309
2026	97342	105919	1,13,000	105420
2031	1,06,846	123163	1,31,000	120336

Average population projection by all three methods

Table no. 13.12. Average population projection by all three methods

Year	Average population projection M.Cl.	Average Population Projection Rural	Average Population Projection LPA
2006	58755	97602	157849
2011	68400	101775	171284
2016	79224	106403	186093
2021	91309	111160	202309
2026	105420	113053	219964
2031	120336	121091	238428

13.5.2 Employment data category wise is available for Fatehgarh Sahib- Sirhind town, as well as villages of L.P.A., Fatehgarh Sahib- Sirhind and for Fatehgarh Sahib- Sirhind LPA Rural and Urban. For the year 2001 and forecast for the year 2031 are calculated as given in tables below:

Table No. 13.13: Detail of Main Workers of Fatehgarh Sahib- Sirhind town (Including U.A) to the Total Population and Category wise Employment to Main Workers (Year 2001)

Sr. No.	Category	Fatehgarh Sahib-Sirhind M.C.	Main workers as % of population and Category as % of Main workers	Rural	Main workers as % of population and Category as % of Main workers	L.P.A. Fatehgarh Sahib-Sirhind	Main workers as % of population and Category as % of Main workers
1.	2.	3.	4.	5.	6.	7.	8.

1.	Population	49825	--	99315	--	149140	--
2.	Main Workers	15816	31.74	34335	34.57	50151	33.63
a)	Cultivators	668	4.22	11746	34.21	12414	24.75
b)	Agricultural Labourers	858	5.42	4921	14.33	5779	11.53
c)	House Hold Industries	572	3.62	713	2.08	1285	2.56
d)	Others	13718	86.74	16955	49.38	30673	61.16

Source: District census Handbook 2001

Table No. 13.14: Projected Main Workers and employment category wise in LPA Fatehgarh Sahib-Sirhind 2031

Sr. No.	Data and Assumption 2031	M.Cl.	Rural	L.P.A.
	Population	120336	121091	238428
	Main Workers	50228	41861	92089
1.	Cultivators	1758	14321	16079
2.	Agricultural Labourers	2009	5999	8008
3.	House Hold Industries	1507	871	2378
4.	Others	44954	20760	65624

Source: Computed Values by District Town Planning Office, Fatehgarh Sahib

13.5.3 Quantitatively the above assumptions and output imply that:

- 1) The workforce participation rate that was 43% in 2001 remains unchanged for 2031.
- 2) The main workers residing in Local Planning Area urban are also expected to witness a three fold increase in different economic activities.

The town will be able to attain the above population especially after the development of better infrastructure and good connectivity being further enhanced through ongoing National Highway development project of National Highway Authority of India (NHAI) and rail connectivity being enhanced through creation of rail infrastructure i.e. dedicated freight corridor to improve customer orientation and meet market needs as shown on attached plans respectively **DTP(FGS) 1620/10 dated 11/10/2010** and **DTP(FGS) 1621/10 dated 12/10/2010**. The planned growth will provide better accessibility, abundant housing, adequate educational, medical and recreational facilities and utilities network etc. So it is envisage that master plan proposals will have to cater to 1, 20,336 population.

13.6. Proposed city structure-2031

The cities grow organically depending upon the availability of land, easy accessibility and growth potential. On the basis of various field studies done by the office of District Town Planner, Fatehgarh Sahib, and noticeable development activities have been detected prominently on Chunni-Sirhind road, Sirhind-Bassi road, Sirhind-Patiala road and G.T. Road. Keeping in view the past as well as present trends along with the vision 2031 for this city, basic city structure envisaged for future is “A Compact Core with expansion on all sides as well as along major transport arteries.”

13.7. PROPOSED LAND USES REQUIREMENTS 2031

The master plan proposals involve the integration of various proposed land uses i.e. residential, commercial, industrial, traffic and transportation, public and semi-public facilities, recreational, governmental, etc. The future trends of activities have also been kept in mind while preparing the planning proposals so as to eliminate the possible obstacles/hazards.

The town is predominantly residential having rich religious/historical background and town doesn't have a strong economic base for its self sustainability. Although of late, after acquiring the status of the district headquarter, the town has witnessed tremendous spurt as far as educational institutes and other multifarious activities are concerned, yet new growth trends have also been observed due to its vicinity to S.A.S Nagar/Chandigarh as well as industrial town Gobindgarh.

Therefore, keeping in view the above and norms and standards of various organizations for land use requirements, the projected requirements for different land uses have been worked out as below:

The areas covered by the Master plan under various land uses are given as under:

A) Residential Land Use:

As per the Census data available and projections for LPA for the year 2031, the population to be accommodated by the year 2031 shall be 2,38,428 has been arrived at as illustrated below. Considering the existing population density of the urban settlement as predominantly below 100p/acre but keeping in view the envisioned development of the city, 300p/acre gross

residential density is proposed within M.Cl on the basis of which residential requirement is worked out for population of 2,38428 to be appx. 795acres.

Year	Existing Population		Projected Population	
	M.Cl	Rural	M.Cl.	Rural
2001	49825	99315	-	-
2031			1,20,336	1,21091

B) Commercial requirements:

As per norms given in the UDPFI Guidelines the area requirements for commercial activity has been worked out. As per the classification of town given for medium size town has a population upto 5 lac whereas the large city size starts from population of minimum 25lac.

Table No. 13.16. Hierarchy of commercial centers

Planning unit	Class of settlements			Population served	Hierarchy of commercial centre
	S	M	L		
Housing cluster	-	*	*	1000-4000	Cluster centre
Sector	-	*	*	5000-20000	Sector centre
Community	*	*	*	25000-100000	Community centre
District	-	*	*	125000-500000	District centre
Sub city	-	-	*	25 lacs -50 lacs	Sub City centre
City	-	-	*	50 lacs+	City

S = Small towns; M=Medium towns; L= Large towns

As per observation of past trends, assuming that the town would remain a medium size town, so the commercial area requirements have been calculated as per UDPFI Guidelines for

gross residential area requirement of 795 acres which comes out to be 40 acres (5% of gross residential area).

C) INDUSTRIAL USE

Since the town doesn't have sound economic base presently, thus to provides sustainable development base for envisioned development, industrial area requirements as per UDPFI guidelines for medium have been postulated for gross residential area which comes out to be appx 80 acres (10 % of the gross residential area).

D) PHYSICAL INFRASTRUCTURE

Physical infrastructure is the basic requirement of urban life and its adequacy and accessibility are two important ingredients. In this town existing physical infrastructure i.e. water supply and sewerage system, is inadequate with very low accessibility of the same.

a) Water supply

The standards for the physical infrastructure (water supply) are as below:

Table No 13.17(a) Standards of water supply requirements for various uses

Size of town				
S.No.	Aspects	Small (<50,000)	Medium (>50,000)	Large and metro (>10 lac)
1.	Domestic Absolute Min. b) Desirable	70lpcd 100lpcd	70-100 upper limit above 1,00,000 135-150lpcd	135lpcd it can be reduced upto 70 lpcd 15-200lpcd upper limits for metro cities income areas the standards to lpcd
2.	Non-Domestic			
	Institutional Industrial Fire Fighting Public Purpose	Refer next table -do- 1% of total demand 10-15lpcd	20-25lpcd	30-35lpcd

Source: UDPFI guidelines

Table No 13.17(b) Standards of water supply requirements for various uses

S.No.	Institutions	Litres per head per day
1	Hospital (including laundry) ➤ No. of beds exceeding 100 ➤ No. of beds not exceeding 100	450(per bed) 340(340 per bed)
2	Hotels	
3	Hostels	

4	Nurses homes & medical quarters	
5	Boarding schools/colleges	
6	Restaurants	
7	Airports/Seaports	
	Junction stations & intermediate stations where mail or express stoppage (both railway and bus stations) is provided	70
	Terminal stations	45
	Intermediate stations (excluding mail and express stops)	45 (could be reduced where no bathing rooms are required to be provided)
	Day schools/colleges	45
	Offices	45
	Factories	45 (could be reduced where no bathing rooms are required to be provided)
	Cinema, concert halls & theaters	15

E) ROAD NETWORK AND TERMINI REQUIREMENTS

• Road Network At City Level

It has come to the fore from the study of Traffic and Transportation that number of main roads and regional roads merge in Fatehgarh Sahib- Sirhind town and create traffic problems like bottlenecks, traffic congestion and various other traffic snarls. As per the traffic volume survey conducted by this office, it has been observed that most of the main roads of Fatehgarh Sahib- Sirhind town are underutilized, whereas two major roads viz. Sirhind-Patiala and Sirhind-Chungi No. 4 to G.T. Road carry more volume of traffic than their carrying capacity. In the absence of detailed traffic studies for projecting vehicular growth in this town the standard given by Indian Road Congress [IRC] have been adopted which says that if reliable data is not available then the growth rate of 7.5% for National Highways and urban roads and 6% for rural roads can be assumed for calculation and the same is adopted. Since there are many factors which govern the growth of traffic, the long term projections of traffic can be estimated only after detailed studies and transport modeling. Therefore traffic on main city roads is projected for the year 2031 as given in table below:

Table No. 13.18: Traffic on main city roads is projected for the year 2031

Sr. No.	Name of The Road	Existing volume in PCU/hr	Projected
		2010	2031
1	Ambala-Sirhind Road(G.T.Road)	5685	6083
2	Sirhind-Patiala Road	5158	5519
3	Fatehgarh Sahib-Chunni Road	3433	3639
4	Bassi-Pathana-Fatehgarh Sahib Road	3733	30994

Norms and Standards for Traffic and Transportation

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

Road Hierarchy

- a) R1: 200' and above
- b) R2: 150'
- c) R3: 100'
- d) R4: 80'

The ROW of above roads will incorporate provisions for footpaths and cycle tracks as per standards given below:

Footpath

The width of footpaths is listed as below:

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

Cycle Track

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

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

Passenger Car Units (PCU)

Table No. 13.19. Recommended PCU factors for various types of vehicles on urban roads:

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

Source: IRC Code: 106-1990

Design Service Volume

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

Table No. 13.20. Recommended Design Service Volumes (PCU's per hour)

Sr. No.	Type of Carriageway	Total Design Service Volume for different road categories		
		Arterial	Sub –Arterial	Collector
1	2-lane (one way)	2400	1900	1400
2	2-lane (two way)	1500	1200	900
3	3-lane (one way)	3600	2900	2200
4	4-lane undivided (two way)	3000	2400	1800
5	4-lane divided (two way)	3600	2900	-
6	6-lane undivided (two way)	4800	3800	-
7	6-lane divided (two way)	5400	4300	-
8	8-lane divided (two way)	7200	-	-

The area under this use has been calculated considering norms of 12% of total LPA which comes out to be 9896 acres out of which 2107 acres area is already under this use, thus 7779 acres additional area requirement.

F) SPACE NORMS FOR SOCIAL INFRASTRUCTURE AND PUBLIC UTILITIES

The land required for social infrastructure for health, police, fire, education and recreational facilities for this town.

ASPECTS	NORMS (PERSON)	NORMS	AREA/UNIT (IN ACRES)	No. of units required	TOTAL AREA (in acres)	REMARKS
College	1,00,000	1	4	3	12	Presently appx 235 acres area is already under this use.
Sen. Sec. School	7500	32	1.6	15	51.2	Already 17 Sr. Sec Schools and 15 more required
Middle School	5,000	48	0.4	29	19.2	29 more required
Primary School	25,00	95	0.08	-	7.6	Already 127
	Total				90.00	

Guru Granth Sahib World University having an area of appx. 80 acres is coming up opposite to Jyoti Sarup gurudwara.

From the above, it is evident that 90 acre area is required for educational land use where as already appx 235 acres is under this use due to this town emerging as educational hub for the surrounding region. Since the town is also being envisioned as future knowledge hub, additional area of appx 401acres is proposed under educational/institutional landuse.

Comparative statement of Norms and Standards suggested by Master Plan Zoning Regulations / Punjab Govt. Policies, UDPFI Guidelines and Delhi Master Plan is given as under:-

Aspect	As per zoning regulations and sub division clauses for Master Plans in Punjab / Govt. Policies	UDPHI Guidelines	Delhi Master Plan
Primary School	Population: 3,000-4,000 Number of students: 600 Area Old city (over 650 ppha): 0.2 ha Outer areas (less than 650 ppha): 0.5 ha	Population: 5,000 Number of students: 500 Area per school: 0.4 ha Covered area: 0.20 ha Minimum play field area: 0.20 ha	Population: 10,000 Area: 2000-4000 sq m
Senior Secondary	Population: 12,000 to 20,000	Population: 7,500 Number of students: 1,000	Population: 10,000 Area: 6000-8000 sq m

School	Number of students: 1000 Area Old city (over 650 ppha): 1.00 ha Outer areas (less than 650 ppha): 2.5 ha	Area per school: 1.60 ha Covered area: 0.60 ha Minimum play field area: 1.00 ha	
College	Population: 30,000 Number of students: 800 Area Old city (over 650 ppha): 2.50 ha Outer areas (less than 650 ppha): 5.00 ha	Population: 1,25,000 Number of students: 1000-1500 students Area per college: 4.00 ha Covered area: 1.80 ha Play field area: 1.80 ha Residential / hostel area: 0.40 ha	Population: 5,00,000 Area: As per UGC Norms
University	N.A.	New University Area: 60.00 ha	4 sites in urban extension to be provided at city level Area: Up to 20.00 ha
Technical Education Centre	N.A.	Population: 10,00,000 Area per centre: 4.00 ha Area per technical centre: 2.10 ha Area per ITI: 1.40 ha Area per coaching centre: 0.30 ha	Population: 5,00,000 Area: 4000 sq m
New Engineering College	Number of students: 300 Area Old city: (over 650 ppha): 1.00 ha Outer areas (less than 650 ppha): 2.50 ha	2 numbers to be provided in urban extension Number of students: 1500-1700 Area per college: 60.00 ha	Population: 5,00,000 Area: As per AICTE norms
Medical / Pharmacy College	Area: 5 acres (Rural) Area: 2.5 acres (Distt. Headquarter Corporation Limit)	2 site of 15 ha each in urban extension including space for specialized general hospital.	Population: 10,00,000 Area: As per Medical Council of India / Regulatory Body
Dispensary	Population: 5,000 Area: 0.1 ha	Population: 15,000 Area: 0.08 to 0.12 ha	Population: 10,000 Area: 800-1200 sq m
Primary Health Center			
Nursing Home	N.A.	Population: 45,000-1,00,000 Capacity: 25 to 30 beds Area: 0.20 to 0.30 ha	Population: 50,000 Area: 1000-2000 sq m
General Hospital	Population: 50,000 Area: 2.5 ha	Population: 2,50,000 Capacity: 500 beds Area for hospital: 4.00 ha Area for resi accommodation: 2.00 ha Total area: 6.00 ha	Population: 5,00,000 Capacity: 501 beds and above Area: 25,000-45,000 sq m
Veterinary Hospital	N.A.	N.A.	Population: 5,00,000 Area: 2,000 sq m

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

Fire Station	N.A.	1 fire station or sub-fire station within 1 to 3 km to be provided for 2 lakh population Area for fire station with essential residential accommodation: 1.00 ha Area for sub-fire station with essential residential accommodation: 0.60 ha	3 Fire Stations for 5,00,000 population within radius of 5 to 7 km Area: 10,000 sq m
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From the comparative table of norms and space standards as given above, the norms suggested by UDPFI Guidelines have been found more suitable for the preparation of Master Plan LPA Fatehgarh Sahib- Sirhind because of the following reasons:

- The norms and standards suggested by UDPFI Guidelines are more detailed and cover almost each and every physical and social infrastructure as compared to Govt. policies.
- Norms and standards suggested by UDPFI Guidelines are more realistic and suitable to local conditions such as prevailing development controls, availability of land, land prices etc.
- UDPFI Guidelines suggest different norms and standards for different category of towns like small and medium towns, large cities and hill areas which are not available in other guidelines.

PROPOSED LAND USE PLAN 2010-2031

Although it has been observed from the studies that there is a tendency of growth along transport corridors, considering areas of potential development, wider areas of development have been considered. Therefore the proposed areas under various land use zones will exceed the areas calculated for different uses which are the minimum required.

After going through the detailed studies of existing land uses and surveys conducted by DTP office Fatehgarh Sahib pertaining to LPA Fatehgarh Sahib-Sirhind and discussions held in “Think Tank” committee meetings and further based on certain analysis, assumptions and projected population of LPA Fatehgarh Sahib-Sirhind, Proposed Land Use Plan 2010-2031 has been prepared in which different land uses like residential, commercial, industry, transportation and heritage are earmarked.

The land use distribution of the proposed area of M.CI Fatehgarh Sahib-Sirhind 2010-2031 is given in table below:

Break-up of Major Proposed Land use Zones within M.Cl. (2010-2031)

Table No. 9 Detail of Land Use Area within M.Cl

S.NO.	LANDUSE	AREAS (IN ACRES)	% age
1	Residential	2083.647	44.05
2	Commercial	308.062	6.52
3	Industrial	7.99	0.16
4	Traffic & Transportation	128.199	2.8
5	Public/Semi Public	282.293	5.86
6	Mix Land Use	205	4.33
7	Heritage	43.56	0.92
8	Recreational	37.783	0.79
9	Governmental	41.452	0.88
10	Rural & Agriculture	1592.187	33.66
	Total	4730.173	100

Source: Punjab Remote Sensing Centre, Ludhiana

Table No. 10: Detail of Land Use Area of LPA 2010-2031

S.No.	Land uses	LPA area (in acres)	% age
1	Residential	8133.74	9.8
2	Commercial	480.54	0.58
3	Industrial	1650.91	1.98
4	Traffic & Transportation	3075	3.70
5	Public/ Semi public	446.18	0.53
6	Mix land use	4126.92	4.96
7	Heritage	43.56	0.05
8	Recreational	625.51	0.75
9	Governmental	133.91	0.16
10	Rural & Agriculture	64449.1	77.49
	Total	83165.37	100

Source: Punjab Remote Sensing Centre, Ludhiana.

Break-up of Major Proposed Land Use Zones within Urbanisable area of LPA(2010-31)

LPA Area - 83165.37 Acres (33165.19 ha)

Net Planned/ Urbanisable Area- 18716.27 Acres (22.51%)

Area under Agriculture and Water Bodies- 64449.10 Acres (77.49%)

A) PROPOSED RESIDENTIAL ZONE

The existing and proposed residential areas have been divided into various densities which are based on the study of ward wise density of the city in 2010 as covered in Chapter of Existing Land Use. This study leads to the range observed of gross densities which varies from less than 50 or 51 to 70 person/acres.

Therefore, making an allowance for areas for social infrastructure and roads, etc, two gross residential densities RD1 and RD2 have been proposed as shown on Proposed Land Use

Plan. Details shown below have been proposed for existing and proposed residential areas in the Master Plan:-

I Residential Density RD1

The residential area under RD1 (300 person per acres) comprises of old /new city area as well as proposed residential but within M.Cl. limits. The average gross residential density within M.Cl. limits is quite low, large chunks of vacant lands are still to be developed. This zone has as well as further, likely to acquire greater potential for growth in future.

II Residential Density RD2

The new proposed residential areas outside M.Cl. limit shall have gross residential density of 200 persons per acres.

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

In the Proposed Land Use Plan care has been taken to accommodate already existing residential area within the L.P.A. Fatehgarh Sahib-Sirhind However, residential area has been rationalized keeping in view the existing distribution of population in the town and the density pattern to be achieved in the Master Plan.

***Note:** It would be pertinent to mention here that the area of villages Talania (H.B. No. 104) and Bahadurgarh (H.B. No. 106) inspite of being within M.Cl. limit has been kept under Rural Zone keeping in view the existing growth scenario. The land use designation for this area may be reviewed after 5 years of implementation of Master Plan proposals.*

B) COMMERCIAL ZONE

As per occupational structure as discussed in Chapter housing, population and economy, the largest share of workforce of Fatehgarh Sahib Sirhind city is engaged in commercial activity. The study reveals that the existing city which acts as Central Business District (C.B.D) or the main commercial centre of city is very congested where lack of parking facilities and inadequate approach etc. are the major problems, therefore to serve the additional population of the city, more new commercial areas are proposed to be developed in the new expansions. It has also been kept in mind that this town will continue to function as a regional centre and will serve the larger area than its planning area. More commercial centers will be required in new residential areas. The existing commercial areas shall remain the part of proposed Commercial Land Use Zone. Thus total area comprising of 48.54 acres as shown in table above which has been proposed for this land use.

The latest trend of commercial development i.e. Shopping Malls and Multiplexes can also come up in this area along major road in the proposed mix land use zone. The commercial centre of 65 acres is also proposed along R2(150') wide road i.e. SH 12B. However present city centre would continue to maintain its status in spite of the challenges of future developments.

C) Industrial Zone

The proposed area worked out for industrial use comes out to be 80 acres which is based on existing trends and to provide economic base for sustainable development of this area. The percentage of work force engaged in industrial sector may increase with the passage of time depending upon the new liberal industrial policy of Punjab Govt. and presuming the initiation of Dedicated Freight Corridor along existing railway line further giving the boost to the industrial/logistic corridor planning in this area. Keeping in view the above facts, industrial zone comprising of 1650.91 acres has been proposed between the G.T. Road and Ambala-Ludhiana Railway line. This zone has been proposed keeping in view the accessibility from G.T. Road and at the same time this site has the advantage of railway siding for the development of industrial growth.

Where the Industrial and Residential Land Use Zones coincide, 15m wide green strip of broad leaved trees shall be provided within the industrial use zone as per the notification issued by Punjab Pollution Control Board.

D) Traffic and Transport Network

For Master Plan of L.P.A. Fatehgarh Sahib Sirhind extensive road network has been proposed taking into account the existing road network and connectivity requirements. The entire network may be developed in phases as the traffic demand builds up. However, it would be desirable that landuse proposals of Master Plan may be reviewed as the road network actually develops.

For the integrated planning of urban and rural growth in L.P.A., Fatehgarh Sahib-Sirhind, the transportation system is required to provide an integrated, safe and efficient system for transportation of people and goods for which an area of about 3075 acres (3.70%) of net urbanisable area has been earmarked for traffic and transportation.

I. Proposed Road Network :

The proposed road network for L.P.A., Fatehgarh Sahib Sirhind, has been developed in collaboration with the proposed land use pattern as shown in the Plan drawing no. DTP (FGS) 1628/11 dated 18/1/2011 as well as on Proposed Land Use Plan drawing no. DTP

(FGS) 1630/11 dated 4/4/2011. Efforts have been made to follow the existing road network while proposing the new hierarchy of the roads (see an **Annexure 13** for detail).

The following hierarchy of roads has been proposed

R-1	above 150 feet.
R-2	150 feet.
R-3	100 feet.
R-4	80 feet.
R-5	60feet.

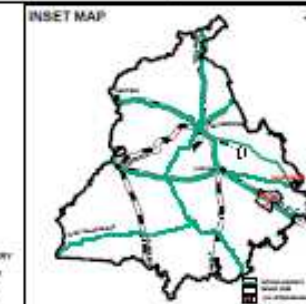
As per the projected volume of traffic the major roads of L.P.A. are going to be over crowded. It would be pertinent to mention that for the efficacious, safe and smooth flow of traffic, National Highway Authority of India (NHAI) is already in the process of developing requisite infrastructure for G.T. Road as shown on attached Ongoing and Existing Infrastructure Development Plan Drg. No 1620/10 dated 11-10-2010 as well as on proposed land use plan. Thus, the existing right of way (ROW) of G.T. road has been retained as such with no further proposal for its widening.

Having due regard to the huge congregation during Jod Mela and “Think Tank” meeting decisions, major road (R2) 150’ wide has been proposed connecting G.T. Road with Bassi Road so as to smooth and easy maneuvering of lesser volume of traffic specifically during this period. Similarly another major road (R2) 150’ wide has been proposed connecting Patiala-Madhopur Road to Sirhind-Chunni Road and further leading to ITI-Bassi Road.

Having consideration for better connectivity of future urbanisable area, the proposal has also been mooted for widening of existing old G.T. Road and Badali Ala Singh-Hansali Road to (R3)100’ wide and the road leading from Badali Ala Singh-Hansali Road to village Baras along Rajpura Distributary to R5(60’).

Apart from the above keeping in view the vicinity of existing railway station of village Jalbheri Gehalan, R3(100’wide) has also been proposed on both sides of railway line within the designated Industrial zone beyond proposed Dedicated Freight Corridor railway line within 30mts no construction zone so as to facilitate the flow of traffic from industrial area/freight corridor. There are three ROBs proposed as shown on Proposed Land Use Plan drawing for hassle free and safe flow of traffic across railway line.

FATEHGARH SAHIB - SIRHIND **LOCAL PLANNING AREA** **PROPOSED LANDUSE PLAN (2010-2031)**



LEGEND

BOUNDARIES

- LOCAL PLANNING AREA BOUNDARY
- MUNICIPAL COUNCIL BOUNDARY
- CONTROLLED AREA BOUNDARY
- VILLAGE BOUNDARY / N. & S. NUMBER

RESIDENTIAL

- RESIDENTIAL DENSITY - RD (20 PERSONS PER ACRE)
- RESIDENTIAL DENSITY - RD (20 PERSONS PER ACRE)
- VILLAGE AREA

COMMERCIAL

- WHOLESALE MARKET, FRUIT & VEGETABLE AND GRAIN MARKET, BAZAAR
- PROPOSED CITY CENTRE

MIXED LANDUSE

- MIXED LANDUSE ALONG ROAD FRONT

INDUSTRIAL

- INDUSTRIAL ZONE
- INDUSTRIAL POOL FRONT

TRAFFIC AND TRANSPORTATION

- RAILWAY STATION
- RAIL CIRCULATION
- PROPOSED RIGHT CORRIDOR
- PROPOSED FOOT OVER BRIDGE (N.A.S.)
- PROPOSED FOOT OVER (N.A.S.)
- PROPOSED VEHICULAR UNDERPASS (N.A.S.)
- PROPOSED PARALLEL UNDERPASS (N.A.S.)
- PROPOSED D.B.
- NATIONAL HIGHWAY - RI (ABOVE 100)
- PROPOSED ROAD - RS (100)
- PROPOSED ROAD - RS (100)
- PROPOSED ROAD - RA (50)
- PROPOSED ROAD - RA (50)
- PROPOSED ENTRY EXIT

PUBLIC & SEMI PUBLIC FACILITIES

- HOSPITAL AND HEALTH INSTITUTIONS
- EDUCATIONAL INSTITUTION
- SOCIAL AND CULTURAL
- OPERATION AND REPAIR YARD
- ELECTRIC GRID / SUB STATION
- SEWAGE DISPOSAL LAND
- OLD ROUTE DISMISSED MILITARY LAND (POLL)

HISTORICAL

- RELIGIOUS PLACE
- PROTECTED MONUMENTS
- PROTECTED AND REGULATED LIMIT AROUND PROTECTED MONUMENT

GOVERNMENTAL

- GOVERNMENT PUBLIC OFFICE
- GOVERNMENT LAND

RECREATIONAL

- LAKE
- RECREATIONAL ZONE

RURAL AND AGRICULTURE

- AGRICULTURAL LAND
- POND WATER BODIES AND AWT BILBOES
- CANAL CONTRIBUTORY / MINOR
- DRINK / CHD
- DRINK SUPPLY

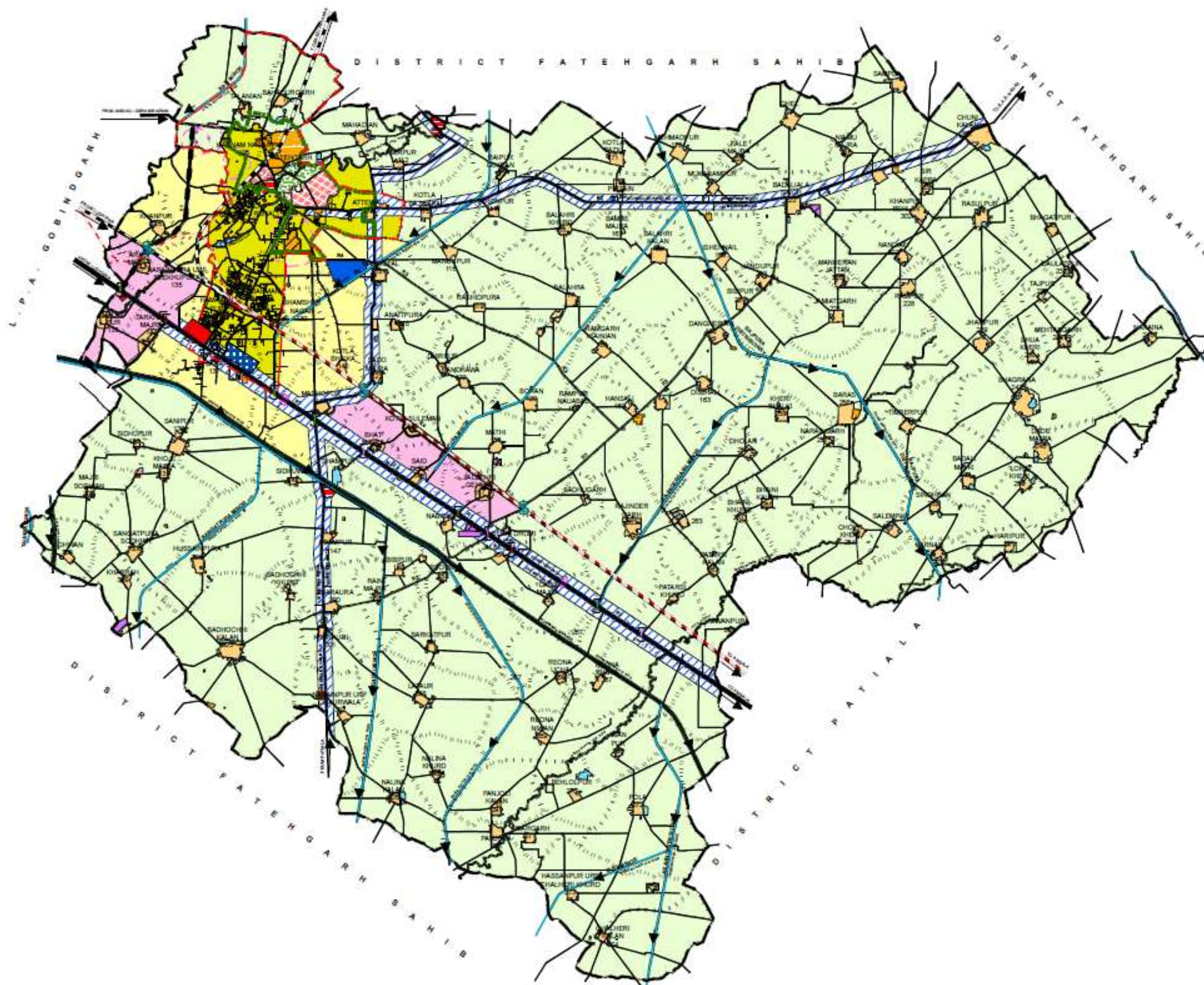
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DEPARTMENT OF TOWN AND COUNTRY PLANNING, PUNJAB
 DRAWING NO. G.T.P.(PGS) 1830/1 DATED 04/04/2011

ASSISTANT TOWN PLANNER
 DISTRICT TOWN PLANNER
 JUNIOR TOWN PLANNER
 CHIEF TOWN PLANNER

Base Map Prepared By:
 PUNJAB REMOTE SENSING CENTRE, LUDHIANA - 141004
 Tel: 0181-226444, Fax: 0181-226443, Email: psc@punjabremotesensing.com

DRIVER BY
 ALPHABETIC BY
 DIRECTOR P&C



**FATEHGARH SAHIB - SIRHIND
LOCAL PLANNING AREA**

**PROPOSED TRAFFIC AND TRANSPORT NETWORK
PLAN (2010 - 2031)**

LEGEND

- L.P.A. BOUNDARY
- M.C. BOUNDARY
- VILLAGE BOUNDARY / SETTLEMENT
- PONDS/ WATER BODY
- CANAL / DISTRIBUTARY / MINOR
- CHOE
- RAILWAY LINE / DEDICATED FREIGHT CORRIDOR LINE
- RAILWAY STATION
- VILLAGE LINK ROAD
- PROPOSED R.O.B.
- EXISTING R.O.B.
- EXISTING LEVEL CROSSING
- FLY OVER BRIDGE (UNDER CONSTRUCTION)
- NATIONAL HIGHWAY (R1)
- R 2 (150')
- R 3 (100')
- R 4 (80')
- R 5 (80')

SCALE - 1:25,000



OFFICE OF THE DIST. TOWN PLANNER FATEHGARH SAHIB

DRAWING NO. D.T.P. (FGS)-1628/11

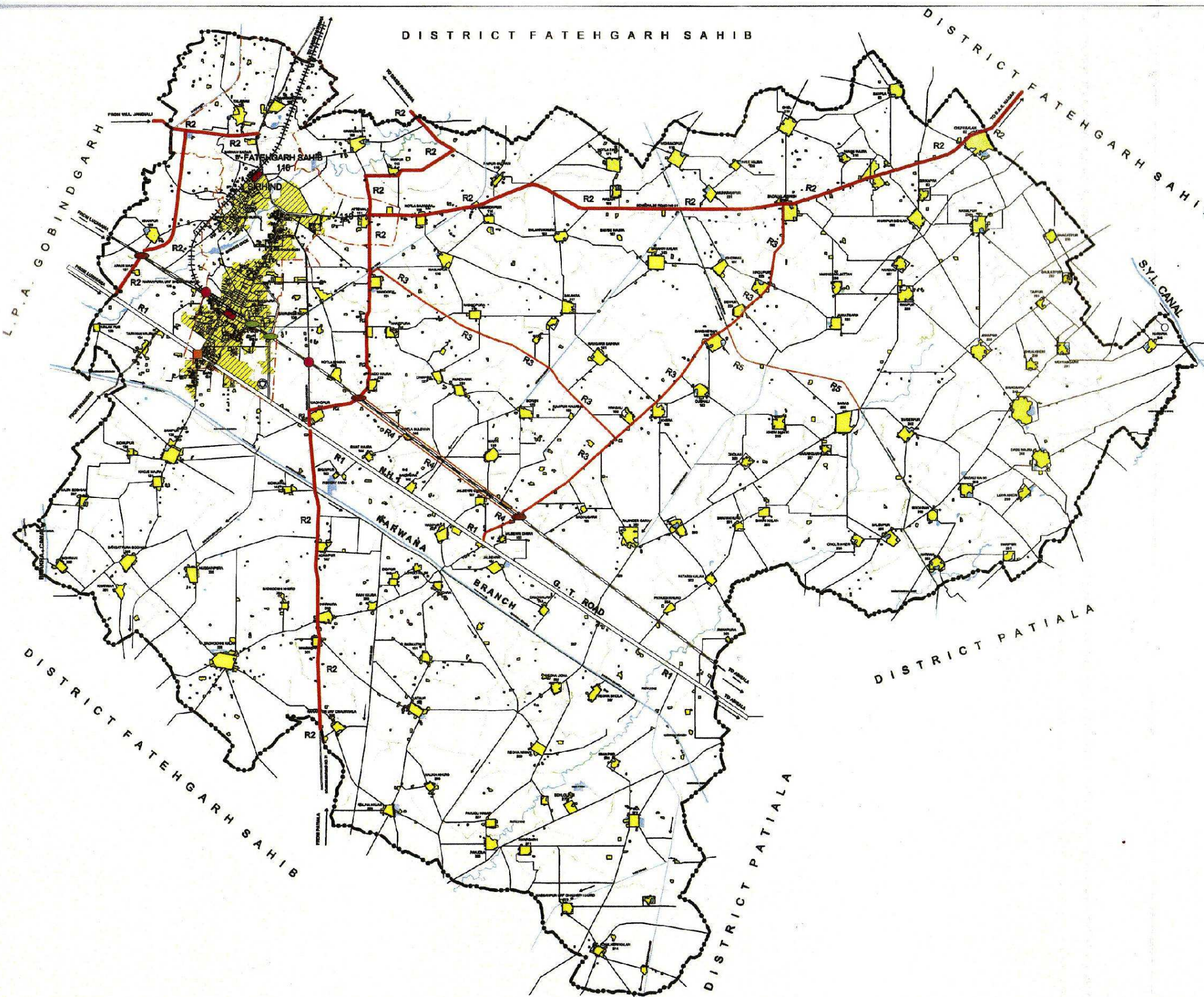
DATED: 18/01/2011

B.P.D. Bhatia

Asstt. Engineer

Asstt. Town Planner

District Town Planner



G.T. Road, other scheduled Roads and along R-1, R-2 and R-3 (Existing and proposed roads) within the L.P.A. shall have 5 mts. no-constructions zone on both side of ROW of these roads.

10mt wide buffer zone along minor/drains/choes has also been proposed as shown on attached plan. The location of this area is shown in the proposed land use plan of LPA Fatehgarh Sahib-Sirhind. Similarly green belt of 10 meters on either side of Sirhind Choe has also been proposed as Buffer zone.

E) Public & Semi-Public

As it has already been discussed in previous chapters of the report, there are several categories of designated areas such as Public & Semi-public uses existing in this city and in LPA. The existing important educational institutes namely Baba Banda Singh Bahadur Engg. & Polytechnic college, Mata Gujri College and Guru Granth Sahib World University have been proposed to be retained and have been spot zoned as designated area. Similarly the other existing educational institutes have been shown as part of residential zone. More such institutes will be required in new residential areas but the sites would be earmarked only at the stage of preparation of sector plans.

F) Mixed land use zones

The co-existence of residential with commercial and residential with industrial activities is a common character of our cities. This character is more prevalent in this organically grown town along G.T. Road having major regional linkages like Sirhind-Chunni-S.A.S. Nagar Road(as depicted in Existing Land Use Plan). This character of land use generally called “Mixed Land use” has developed over a period of time necessitated by the socio-economic habits of the people. The economic role played by these areas cannot be ignored. Hence it is imperative to make these areas continue to play an active economic role and the suitable strategy is required for allowing mixed use activities appropriate to the character of the areas with greater flexibility in terms of permitting green and low air polluting industries along with residential use in these areas.

Mixed Land Use Zone have been proposed of 150 meters on the both sides along all the major roads (except National Highway No. 1 where it is proposed 200 meters) falling in LPA as shown on Proposed Land Use Plan Drg No. (FGS) 1630/11 dated 04/04/2011.

General Terms and Conditions Governing Industrial Mix Use

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

- ☐ No new industry other than green and low air polluting industry as specified by Punjab Pollution Control Board shall be permissible in this zone.
- ☐ Parking shall be provided within the premises as per State Govt.'s prescribed norms.
- ☐ The existing obnoxious, hazardous, inflammable, non-compatible and polluting industries who voluntarily shift within 5 years to the designated industrial zones, the owner shall be eligible to put his/her plot, so vacated, to any other compatible use (including commercial use) subject to the provision of building bye laws and master plan conditions applicable for that particular land use in that particular area without paying conversion charges otherwise section 79 of the Punjab Regional Town Planning and Development (Amendment) Act 2006 will be applicable.

G) Heritage and Conservation

Considering the heritage conservation “plan for the state of Punjab by its Minister of Cultural Affairs S. Hira Singh Gabria to get cleared all the historic monuments and buildings in the state of illegal encroachments and to exploit the tourism potential by opening sites to visitors After conservation wink, it becomes imperative to include these state objectives within the town’s master plan objectives. Already, the state of Punjab has constituted The Punjab Heritage and Tourism Promotion Board” as described below:

The Punjab Heritage and Tourism Promotion Board

In order to preserve and conserve the rich heritage and promote tourism of Punjab including Fatehgarh Sahib-Sirhind, the govt. of Punjab has constituted 'The Punjab Heritage and Tourism Promotion Board with following aims and objectives:-

- 1) To take all necessary steps for planning, coordination and implementation of all activities, events, celebrations, projects and other matters connected therewith for the conservation, preservation, dissemination and documentation of Cultural Heritage of Punjab in all its forms and for the development of tourism in the state.
- 2) To undertake the overall comprehensive development of heritage properties in Punjab including their landscaping, renovation and setting up infrastructure such as conference centres, auditoriums, museums, libraries, hotels etc. with a view to promote tourism.
- 3) To do any and everything to promote, preserve, propagate, culture and tourism in Punjab. Without prejudice to the generality of the foregoing objects, the Board shall, in particular, have the following immediate objectives for its programmes and activities:

- i) To coordinate with Government of India, various State Government. Organisations, NGOs and other organisations, as well as eminent individuals within India and abroad for seeking financial contributions for the fulfillment of the objectives.
- ii) To secure the participation and involvement of the largest number of Government Organisations and widest cross section of individuals worldwide with a view to preserve the cultural heritage of Punjab and develop tourism in the State.

The constitution of 'The Punjab Heritage and Tourism Promotion Board' at the State Level is as follows:-

Official Members

I CONSTITUTION

Chief Minister, Punjab	Chairman
1) Finance Minister, Punjab	Member
2) Minister of State for Tourism & Cultural Affairs, Punjab	"
3) Principal Secretary to Chief Minister, Punjab	"
4) Secretary to Government of Punjab, Department of Housing & Urban Development	"
5) Secretary to Government of Punjab, Department of Tourism	"
6) Secretary to Government of Punjab, Department of Local Government	"
7) Secretary to Government of Punjab, Department of Culture, Archaeology & Museums	"
8) Secretary to Government of Punjab, Department of Public Works (Building and Roads)	"
9) Principal Secretary to Government of Punjab, Department of finance	"
10) Chief Town Planner, Punjab	"
11) Chief Architect, Punjab	"
12) Director Cultural Affairs, Archaeology & Museums, Punjab	"

Keeping in view the significance of existing character of the city along with the vision 2031, for effective implementation of the aims and objectives of the above said Board, a heritage committee proposal at city level has been mooted as illustrated below:

Proposal of Heritage Committee

Though such an agency is there at the state level as mentioned above but constitution of Heritage Committee at city level is of immense importance which can provide expert advice for listing, identifying and documenting by preparing measure drawings wherever possible and detailed architectural photography may be done with the help of institutions and Architecture Colleges imparting training in architectural conservation Also grading of these

listed buildings needs to be done with a view to manage their conservation, reuse and redevelopment. The broad framework of classification and grading is given as under:-

Heritage Buildings/Precincts may be graded into three categories. The meaning of these Grades and basic category for development permissions are as follows:

Listing does not prevent change of ownership or usage. However such usage should be in harmony with the said listed precinct/buildings given in zoning regulations:-

Grade-I	Grade-II	Grade-III
A. DEFINITION: Heritage Grade-I comprises of buildings, and precincts of national or historical importance, embodying excellence in architectural style, design, technology and material usage, they may be associated with a great historical event, personality, movement or institution. They have been and are, the prime landmarks of the City.	Heritage Grade-II (A & B) comprises of buildings of regional or local importance, possessing special architectural or aesthetical merit, cultural or historical value, though of a lower scale than in Heritage Grade-I. They are local landmarks, contributing to the image and identity of the City. They may be the work of master craftsmen, or may be models of proportion and ornamentation, or designed to suit particular climate.	Heritage Grade-III comprises of buildings, and precincts of importance for town scope including rock formations they evoke architectural aesthetic or sociological interest though not as much as in Heritage Grade-II. These contribute to determine the character of the locality, and can be representative of life style of a particular community or region and, may also be distinguished by setting on a street line, or special character of the facade and uniformity of height, width and scale.
B. OBJECTIVE: Heritage Grade-I richly deserves careful preservation.	Heritage grade-II deserves intelligent Conservation	\Heritage Grade-III deserves protection of unique features and attributes.
C. SCOPE FOR CHANGES: No interventions would be permitted either on the exterior or interior unless it is necessary in the interest of strengthening, and prolonging the life of the buildings or precincts or any part or features thereof. For this purpose, absolutely essential and minimal changes would be allowed and they must be in accordance with the original	Grade-II (A) Internal changes, and adaptive reuse will be generally allowed, but external changes will be subject to scrutiny. Care would be taken to ensure the conservation of all special aspects for which it is included in Heritage Grade-II Grade-II(B) In addition to above extension or additional buildings in the same plot or compound could, in certain circumstances, be allowed provided that the extension/additional buildings is in harmony with (and does not detract from) existing Heritage Building(s) or precincts especially in terms of height and facade.	External and internal changes and adaptive reuse would generally be allowed. Changes can include extensions, additional buildings in the same plot or compound provided that extension/ additional buildings is in harmony with and does not detract from the existing heritage building/precinct especially in terms of height and/or facade. Reconstruction may be allowed when the building is structurally weak or unsafe or when it has been affected by accidental fire or any other calamity or if reconstruction is required to consume the permissible Floor Space Index and no option other than reconstruction is available.
D. PROCEDURE:- Development permission for the changes would be given by Municipal Council, Fatehgarh Sahib-Sirhind, Development Authority on the advice of the proposed Heritage Committee to be appointed by State Government	Development permission for the changes would be given by Municipal Council, Fatehgarh Sahib-Sirhind, Development Authority in consultation with Heritage Conservation Committee	Development permission would be given for change by Municipal Council, Fatehgarh Sahib-Sirhind, Development Authority itself but in consonance with guidelines, which are to be laid down by Heritage Conservation Committee.
E. VISTAS/SURROUNDING		

Development : All development in areas surrounding Heritage Grade-I shall be regulated and controlled, ensuring that it does not mar the grandeur of or views from, Heritage Grade-I.		
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Following is the recommended composition of Heritage Committee at city level under the chairmanship of Deputy Commissioner Fatehgarh Sahib-Sirhind:-

1. Administrator GMADA/PDA
2. Chairman of Gurudwara Fatehgarh Sahib
3. Senior Architect, Patiala
4. District Town Planner, Fatehgarh Sahib
5. P.W.D, B & R
6. Historian from Mata Gujri College, Fatehgarh Sahib
7. Executive Engineer, Public Health, Fatehgarh Sahib
8. Representative of NGOs

Any proposal for reconstruction, redevelopment of listed heritage buildings and protected monuments / regulated precinct may be referred to the above Heritage Committee and recommendations by this committee be made to the competent authority be it Municipal Corporation or GMADA. The committee will put forth its consolidated proposals for conservation, redevelopment and reuse of various heritage buildings to 'The Punjab Heritage and Tourism Promotion Board' who would arrange the financial help for these proposals.

LPA Fatehgarh Sahib–Sirhind has 5 protected historical monuments declared by the State Department of Cultural Affairs, Archeology and Museums, Punjab under the “The Punjab Ancient Historical Monuments and Archeological Sites and Remains Act, 1964”. The Archeology Survey of India recommends that the constructions/ mining operations upto a distance of 100mts is prohibited in prohibited area and 200mts further beyond it in regulated area from the protection limits of the monuments. As described in previous chapter of “Planning Problems”, all the five Protected Monuments are presently in a state of dilapidation and experiencing encroachments all around their building precincts as depicted on Drg. No. 1623/10 DTP (FGS) dated 13-10-2010 clearly in violation of this central Act, thereby defeating the very purpose of the Act provided to protect the old, historical & ancient and archeological structures.

Thus it becomes the responsibility of the concerned department/authority competent to enact this relevant Act to ensure that all the encroachments and violation by residential, commercial or other constructions around these five monuments are cleared off.

H) Proposal of Heritage Village

Considering the enormous religious/heritage value and significance of the LPA area in which Baras village (H.B. No.256) has an important Muslim Mosque having religious significance next to Mecca-Madina named Madrassa Nizamia Majdiya Hifazul Kuraan (Moza Baras). A religious fair is held twice in the months of April and September here in which large number of pilgrims visit from far and near resulting in heavy traffic on the road leading to this village. Keeping this in view, therefore for better and improved connectivity to this important village, 60' wide(R5) road has been proposed along Rajpura distributary from the proposed 100'wide(R3) Badali Ala Singh-Hansali road'. The village Baras has been proposed as a Heritage village.

Thus it becomes the responsibility of the concerned department/authority competent to enact the relevant heritage conservation act 1964 to ensure that effective measures are stringently implemented for retaining the tremendous heritage value of this village.

I) Rural and Agricultural Zone

With the intention of preserving the basic character of agriculture, the remaining part of the rural area which has not been proposed for any other use will be retained as predominantly agricultural. This zone also includes village Abadis and their permitted expansion upto 100 metres from existing phirni. This zone broadly comprises of agriculture, poultry, piggery, horticulture, floriculture, forest and other uses complimentary to agriculture are proposed, the detail of which is given in zoning regulations. Out of total area of LPA Fatehgarh Sahib-Sirhind, 64449.1 acres have been proposed to be kept under rural and agricultural zone which is 77.49% of total area. Drg no. DTP(FGS) 1630/11 dated 04/04/2011 clearly shows that major share of land is allocated to rural and agriculture zone.

DEVELOPMENT CONTROLS AND ZONING REGULATIONS

Special and Detailed Development Controls

The purpose of the Development Control Regulations (DCR) is to assist developers and end-users within the L.P.A. Fatehgarh Sahib-Sirhind to strive for more quality and environmentally-friendly development.

In addition to the common development control parameters applicable in the state of Punjab, there are certain special and detailed controls that are applicable specifically within the L.P.A. Fatehgarh Sahib-Sirhind due to the predominantly religious/heritage character of the town.

These DCRs are applicable to new and future developments and developers are required to abide by the zoning and planning intentions of the master plan. However, development proposals that have been granted approval by the Competent Authority previously will continue to be honored and shall not be affected by these controls.

The Chapter XI of the Punjab Regional and Town Planning and Development Act, 1995 provides for ‘Control of Development and Use of Land in Area where Master Plan is in Operation.’ The chapter lays down the procedural framework for exercising the development control. “Development” as defined by the Act means the carrying out of building, engineering, mining, quarrying or other operation in, on, over or under land or making of any structural or material changes in any building or land including that which affects the appearance of any heritage site and includes demolition of any part or whole of the building or change in use of any building or land and also includes reclamation, redevelopment, a layout or sub-division of any land.

It would have normally been expected that a Master Plan includes regulations dealing with all facets of “development”. However since statutory Master Plans were not available, Government has issued many regulations on state-wide basis to govern key facets of development such as sub-division and layout of land under PAPRA, FAR, ground coverage, parking, building design and construction etc. It is therefore proposed to retain these regulations out of which key regulations currently in force in L.P.A. Fatehgarh Sahib-Sirhind are reproduced below:

Residential

Note I:

Minimum road width in residential areas shall not be less than 40' (12mts). If the existing road is less than 40' (12mts) the proposed land on both sides shall be safe guarded for widening to comply with the minimum requirements. The building heights on these roads shall not exceed ground +2 (G+2 storeys).

Note II:

F.A.R., height and ground coverage for individual residential plots within municipal areas, building byelaws of municipal council shall be applicable and outside municipal council limit, the building bye-laws of respective Development Authority shall apply.

Parking requirement for plotted developments

Plot size *	Parking requirement
85 sq m less (100 sq yd or less)	2 scooter parking spaces
86-168 sq m (101 -200 sq yd)	1.5 car parking spaces within plot area
168-425 sq m (201-500 sq yd)	2 car parking spaces within plot area
425 sq m or more (500 sq yd and above)	3 car parking spaces within plot area

* Deviation of up to 10 % of this control is allowed, if it is arising from site conditions/ constraints.

Group Housing

1	Minimum Plot size	
	<ul style="list-style-type: none"> Within MC limits 	As per municipal byelaws (within M.C. limits).
	<ul style="list-style-type: none"> Outside MC limits a) For General Category b) For EWS 	As per decision of the govt. time to time.
2	Minimum Road width	For group housing stand alone projects, minimum width of approach road is 60' but the promoter is required to leave space from his own land for widening it to 80' and the space so left shall be public space. In the planned colony, group housing shall not be permissible on a road less than 60' wide.
3	Minimum Frontage	20 meters
4	Permissible FAR	1:1.75
5	Permissible Height	There shall be no restriction on the height of building subject to clearance from Air force Authorities and fulfillment of other rules such as setbacks, distance between buildings etc. However structural safety and fire safety requirement as per National Buildings Code shall be compulsory.
6	Parking provisions	For group housing residential developments, the requisite parking provision is 1.5 ECS per 100 sq. m of covered area. The maximum provision allowable for group housing projects is 3 ECS per dwelling unit.

Note:

- i) Construction of residential houses sold by promoters on floor basis shall also be considered as group/ flatted housing development and parking requirements shall be as per the norms applicable to group housing.
- ii) Size of front gate on boundary wall and construction of front boundary wall is optional to meet the parking requirements.
- iii) Any change or decision taken by Govt. at later date shall be applicable.

Farm House

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

Note:

In case of farm houses, an independent access from a “Revenue Rasta” or a public road shall suffice.

Commercial

Commercial uses in residential and Industrial zones located within and outside the municipal limits shall be permissible along 80 feet-wide roads with minimum frontage of 20 meters. However area requirement for such commercial development within M.C. limits shall be as per the Municipal bye-laws, rules and regulations. Single storey commercial on 60 feet wide road shall be permissible.

For stand-alone commercial complexes with height greater than three stories within as well as outside the Municipal limits, the additional criteria listed in table shall apply.

Table No. 10**Additional criteria for stand-alone commercial complexes (more than three storeys)**

1.	Minimum area required	Within M.C. limits as per municipal bye-laws outside M.C. limit 1000 square meters.
2.	Minimum frontage	20 meters
3.	Maximum F.A.R.	1:1.75
4.	Maximum height	There shall be no restrictions on the height of building subject to clearance from Air Force Authority and fulfillment of other rules such as setbacks, distance between buildings etc. However, structural safety and fire safety requirements as per N.B.C. shall be compulsory.
5.	Maximum ground coverage	40%

6.	Parking	For projects with no multiplexes, the minimum parking shall be 2 ECS per 100 sq m of covered area (including circulation area)
		For projects with multiplexes/ cinemas/ theatres, the minimum parking shall be: a) 3 ECS per 100 sq m of covered area, in respect of the covered area of the multiplex component + 30 % of the total covered area of that component and b) 2 ECS per 100 sq m of covered area, in respect of balance commercial component and circulation area.
		Parking norms within the municipal limits shall be same as notified by the Department of Local Government.
7.	Basement	Multi level basement will be allowed behind the building in zoned area except in setbacks provided it is proposed for parking purposes only and satisfy the public health and structural requirements.
8.	Minimum approach road width	80 feet
9.	Landscape	Minimum 15% of the total area is to be reserved for landscaping purposes.
10.	For movement of fire tender	The minimum Setback distance is to comply with the existing norms and standards.

Any change or decision taken by Govt. at later date shall be applicable.

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

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

Commercial at local level

There will be provisions for small-scale, single-storey commercial facilities at the local level within as well as outside the Municipal limits, subject to these abutting on roads with a minimum width of 18 m (60 feet) with minimum setback of 6 meters from the road for parking purpose.

These commercial facilities are intended to serve the needs of local residents only, and will not be shown separately on the master plan.

Vehicular Access

Vehicular access to all properties within and outside the municipal limits that abut national highways and scheduled roads shall be via service lanes with a minimum width of 6 m (20 feet).

The front setback for these properties is:

- Within municipal limits: 5 m;
- Outside LPA limits: 5m of ROW of 60mt wide roads.

Institutional

Minimum area and size shall be as per affiliating authority norms with minimum frontage of 20 mts and road width 60 feet, (except in case of nursery and primary schools) F.A.R. 1:1, ground coverage 40%. Zoning plan shall be got approved from competent authority. Other building regulations shall be governed by zoning plan approved by competent authority.

Industrial

All kinds of industries including I.T. Park/ Industrial Park, Logistic Park, Educational institutions, Hotels, Warehouses, Storage, Cold Stores along with orange and green non-polluting industry as per PPCB shall be permissible in the designated industrial Land use zone subject to meeting with the norms regarding distance from residential area, social Institutes etc. & environmental standards notified by PPCB and state govt. policies/ directions from time to time.

Commercial activities are allowed on 80 feet road with in industrial use zone.

Size of Industrial Plot and F.A.R.

The size of plot shall be governed by the nature of industrial activity.

- Industrial/ I.T. Park shall have minimum 10 acres area. In I.T. park, I.T. component shall have F.A.R. 1:2 and in industrial park for industrial component F.A.R. shall be 1:1 and other components shall have F.A.R. as mentioned for different land uses in Master Plan. In industrial park, only green and orange industries shall be allowable.
- **Residential component:** Residential component in the industrial plot/ premises shall not exceed 5 % of the area of the site and shall be within the maximum permissible area.
- **Height:** There shall be no restrictions on height of buildings subject to clearance from Air Force Authority and fulfillment of other rules such as setbacks, distance between buildings etc. However, structural safety and fire safety requirements as per N.B.C. shall be compulsory.
- **Road width:** Minimum road width in industrial areas shall not be less than 40' (12mts). If the existing road is less than 40' (12mts) the proposed land on both

sides shall be safe guarded for widening to comply with the minimum requirements.

- **Parking and loading & unloading:** All industrial units falling in this zone shall make adequate arrangement for parking and loading & unloading of goods within their premises. No parking of vehicles and loading and unloading of goods shall be permissible on road side.

Logistic Park

The main usage for this use is a warehouse space for both fast turnover storage and distribution as well as for bulk and long term storage center. There can be a business center located at the main entrance to each of the logistics block to serve as a business hub with offices and adequate amenities catering to the logistics industry.

- **Building Intensity (Floor Area Ratio)**

The floor area ratio for the logistics zone is 0.6. The calculation of minimum floor area ratio shall exclude the land set aside for future extension.

- **Building Coverage and Height Control**

The building coverage for the logistics use shall not exceed 50%. The floor to ceiling height for a single storey logistics uses is 7.0 meters.

Environment considerations:

- Minimum buffer of 15 meters green belt of broad leaf trees should be provided between residential areas and industries.
- All residential colonies, commercial establishments like shopping malls, multiplexes etc. shall maintain a minimum distance of 250 meters from the hazardous (maximum accident hazardous) industries notified by Director General, Factory Adviser Service Labour Institute. The distance should be measured from source of pollution/ hazard in the industrial premises to the building lines as per zoning plan of the colony/ complex. However for specified type of industries such as rice shellers/ sella plant, brick kilns, stone crushers, hot mix plants etc. standards prescribed by PPCB and other concerned deptt. shall apply.

Other development controls and guidelines required

- Regulation for village Abadi: Special building regulation shall be prepared for the development and regulation of area falling within the Lal Dora or phirni of the villages falling in the Local Planning Area.

- The existing High Tension lines shall be shifted along the road but outside the Right of way to ensure unhindered ROW for traffic and other services for all times.
- The minor/ drains shall have minimum 10 meters wide green strips on each side. Other major water bodies shall have minimum 30 meters green strips on each side as shown on the proposed land use plan 2010-2031. Realignment of water bodies shall be permissible wherever feasible, subject to the certification by the Engineering Department to ensure free flow of storm water.
- Contiguous expansion of village Abadi in non-residential zones of master plan is permissible up to the extent (100 mts.) as shown in the Proposed Land Use Plan. However for the village Abadi falling in the residential zone of Master Plan no such limit has been earmarked as the area around these villages is already proposed as residential.

Land for Public Purposes

To facilitate development, it is necessary to accord top priority to the implementation of public utilities and infrastructure (such as roads, parks, green belts etc.) which will in turn encourage urbanization. However, the respective technical agency or authority will not be able to proceed with its implementation programs until the ownership of private land affected by these public utilities and infrastructure has been transferred to the state or to the concerned authority(s).

Acquisition of private land for this purpose can be carried as per the Govt. policies.

Transferable Development Rights

It is necessary to speed up the process of development. For that, the development of public utilities such as roads, parks, green belts etc., should be done on top priority. To make it realistic, it is necessary that the land falling under roads, parks and green belts should be transferred to Urban Development Authorities. To acquire this land, the prevalent way adopted till date, is the cash payment of land acquired and 2nd option is to get the land through land pooling scheme which is time consuming process. To speed up the development process and to protect the interest of land owners, the land owners may be given the option of transfer development rights on the pattern of Maharashtra because it is relatively simple and straightforward to implement and execute. The requisite public infrastructure projects can be implemented quickly, thus facilitating rapid urban development and most importantly, the interests of affected land owners will be protected.

The TDR scheme shall be restricted to development projects for public infrastructure and facilities which shall be announced from time to time. The additional FAR shall not be transferable from one LPA to another.

Detailed policy guidelines on the operation and implementation of TDR Scheme should be prepared and announced by the competent authority in due course of time.

Zoning Regulations

The zoning regulations proposed for adoption in L.P.A Fatehgarh Sahib-Sirhind are as below:-

Chief Town Planner, Punjab being the planning agency designated under section 57 of “The Punjab Regional and Town Planning and Development (Amended) Act, 2006” for the Local Planning Area, Fatehgarh Sahib-Sirhind declared under section 56(i) of the said Act, following the requirement under clause (d) of sub section 1 of section 70 of “The Punjab Regional and Town Planning and Development (Amended) Act, 2006” hereby makes following Zoning Regulations as part of the Master Plan prepared for the Local Planning Area, Fatehgarh Sahib-Sirhind.

SHORT TITLE, SCOPE, EXTENT & COMMENCEMENT

Title

These Regulations shall be called the Zoning Regulations for Local Planning Area, Fatehgarh Sahib-Sirhind Master Plan 2010 (hereinafter referred to as “these Regulations”).

Scope of the Regulations

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

Jurisdiction

These regulations shall apply to all “development” in the Local Planning Area, Fatehgarh Sahib-Sirhind declared under section 56(i) of “The Punjab Regional and Town Planning and Development (Amendment) Act, 2006” vide notification no 12/37/06-4HG-1/915 dt:29-01-2008

Date of Coming into Force

These Regulations shall come into force on the day on which the designated Planning Agency publishes the final Master Plan along with these regulations in the *Official Gazette* after obtaining the approval of the State Government under sub section (5) of section 70 of “The Punjab Regional and Town Planning and Development (Amendment) Act, 2006”.

Till such approval, the authorities in considering the application for permission for development shall have due regard to the draft proposals including these regulations.

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 (Amendment) Act, 2006(Punjab Act No.11 of 1995).
- 2) **“Government”** means the Government of the State of Punjab.
- 3) **“Chief Town Planner”** means the Chief Town Planner of the Department of Town & Country Planning, Punjab or any other officer to whom his powers are delegated.
- 4) **“Planning Agency”** means the Town and Country Planning Department, Punjab designated as such under Section 57 of the Punjab Regional and Town Planning and Development Act(Amendment)2006 for Local Planning Area Fatehgarh Sahib-Sirhind **“ Proposed Landuse Plan”** means the plan showing the proposed and admissible uses of different areas and land use zones covered in the Local Planning Area, Fatehgarh Sahib-Sirhind.
- 5) **“Local Planning Area”** means the Local Planning Area declared under section 56(1) of “The Punjab Regional and Town Planning and Development (Amendment) Act 2006” vide notification no.12/37/06-4HG-1/915 dt:29-01-2008
- 6) **“Existing Landuse Plan”** means the plan showing the different landuses existing at the time of preparation of the Existing Land Use Plan of Local Planning Area, Fatehgarh Sahib-Sirhind and as indicated **on Drawing No. DTP (FGS) 1540/10 dt: 25-06-2010**
- 7) **“Proposed Landuse Plan”** means the plan showing the proposed and admissible uses of different areas and Land use zones covered in the Local Planning Area, Fatehgarh Sahib-Sirhind and as indicated **on Drawing No. DTP (FGS) 1630/11 dated 04/04/2011**

- 8) **“Non-Conforming Building or Use”** means use in respect of any land or building in the Local Planning Area, the existing use of which land or building is contrary to the prescribed land use.
- 9) **“Sector Plan”** means the detail plan of a part of Master Plan as delineated in the plan showing different zones and this sector plan will show all or any of the following:-
 - a) Area earmarked for various land uses as per approved Proposed Land Use Plan.
 - b) Existing railway lines, existing land proposed road network, water bodies etc.
 - c) Area temporarily or permanently prohibited for the building operation.
 - d) Any other detail required to be provided in the sector plan.
- 10) **“Zoning Plan”** means the plan of area or part thereof or supplementary layout plan approved by the Chief Town Planner, Punjab and maintained in the office of Competent Authority showing the permitted use of land and such other restrictions on the development of land as may be prescribed in the zoning regulations, for any part or whole of the area such as sub-division of plots, open spaces, streets, position of protected trees and other features in respect of each plot, permitted land use, building, height, coverage and restrictions with regard to the use and development of each plot in addition to such other conditions as laid down in these regulations hereafter.
- 11) **"Mixed land use"** means the area where multiple use of land is allowed to co-exist subject to fulfillment of environmental safeguards.
- 12) **“I.T. Park”**: Information Technology can be defined in various ways. Among the most common is the BEA’s (Bureau of Economics Analysis) category “Office, Computing and Accounting Machinery (OCAM) which consist primarily of computers. Some researchers look specifically at computer capital while others consider the BEA’s broader category.”
- 13) **“Fashion Technology Park”**: Design when applied to fashion means art dedicated to creation of wearing apparel and life style. Fashion design is creating new clothing designs and setting or wearing them.”
- 14) **“Knowledge Park”** Such parks in residential land use zones can have only such activities which are absolutely non –polluting, non hazardous Environment friendly, free from noise & vibrations, having no polluting effects on air and water and causing no nuisance whatsoever. Uses in such parks will be determined by Chief Town Planner, Punjab.

- 15) **“Logistic Park”** is an integrated facility to serve as a business hub for storage, insurance and distribution purposes for the trading of manufactured products.
- 16) **“Farm House”** Farm house means a building allowed on a holding of agricultural land for residential and agricultural activity of the land holder. The total floor area of such farm house shall not exceed 2% of the area of holding or 200sq.mtr.whichever is less.
- 17) **“House Hold Industry”**: House Hold Industry means house hold occupation/ Industry conducted only by family members/persons residing in the dwelling with or without power and not contrary to the provisions of the Water Pollution (Prevention and Control) Act 1974 Air pollution (prevention and Control) Act 1981 and Environment (Protection) Act 1986.
- 18) **“Cottage Industry”**: Industrial units employing less than 10 workers, not creating excessive traffic and not omitting fumes, noise and effluents injurious to the existing sewers and not contrary to the provisions of the Water Pollution (Prevention and Control) Act 1974, Air Pollution(Prevention and Control) Act 1981 and Environment (Protection) Act 1986.
- 19) **“Industries”**: This includes green, orange and red category and any other category as categorized by PPCB/Department of Industries or as amended from time to time. It excludes mining and quarrying.
- 20) **“Public and Semi Public activities”**: Public and semi public activities means governmental/ semi governmental offices, educational, medical institutions, recreational and entertainment facilities, cultural and religious institutions etc.

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

LAND USE ZONES

The proposed land use plan incorporated in the Master Plan of LPA, Fatehgarh Sahib-Sirhind depicts the following land use zones

1. Residential
2. Commercial
3. Industrial
4. Mixed Landuse
5. Rural and Agricultural

USE PROVISIONS IN LAND USE ZONES

Permissible uses in the above land use zones are given below:-

Residential: Permissible Uses

Housing

- Plotted housing, Group housing, Farm houses
- Old age homes, Orphanages, Homes for mentally/physically challenged children, leprosy ashram, hostel
- Services apartments, Hotels, Motels, Guest houses, Dharamshalas, Lodging houses, Serai, Rayan Baseras
- Jails, Asylums, Reformatories

Trade

- Retail trade and service shops, restaurants.
- Professional services such as those provided by lawyers, accountants, town planners, architects and others, A.T.M., Cyber Cafes.
- Rehri Markets
- Departmental stores, shopping malls
- Filling stations
- Gas distribution (without storage of cylinders)
- Milk chilling plant (in low density residential only)
- Gas godown / kerosene oil storage / fire cracker storage (in low density residential zone on independent plot only which shall be permissible till that time the residential or any other activity compatible to residential comes within a radius of 100 mtrs from the site)
- Dhobi ghats
- Household industry, Cottage industry, Atta chakki
- Repairs of household articles, cycles & scooters
- I.T. Park, Knowledge Park, Fashion Technology Park

Public, Semi-Public

- Education-schools, coaching classes, I.T.I. polytechnic, engineering college, medical college and other degree colleges, university, professional research and training Institutions, advanced education and training like IIM or IIT.
- Health-care Clinics, health centers, dispensaries, nursing homes / nursing care facilities health clubs, hospitals (including super specialty hospitals subject to notification no.17/7/5-4HG-2/311,dt:11-1-2008),veterinary dispensaries and hospitals.

- Art, entertainment cultural and religious activities such as libraries, museums, clubs, marriage palaces, bhawans, sports activities including parks, gardens, play grounds, swimming pools, gymnasia, stadia, golf courses etc., amusement parks, cinemas, auditoriums, theaters, places of worship.
- Public utilities and Services-Fire station, Dhobi ghat, Police stations, Post office, etc., Bus Stand, Auto Rickshaw / Taxi Stand, Telecom & Transmission Towers.
- Plant, nurseries and green houses related to nurseries, floriculture
- Cemeteries / Cremations ground / Graveyard / existing Caracus sites.
- Water harvesting measures

Any other use not mentioned above but sub-servient to residential use shall be allowed with special permission from Chief Town Planner, Punjab.

Commercial: Permissible uses

Trade

- Retail trade, business showrooms & service shops, restaurants.
- Rehri Markets, Informer markets
- A.T.M., Cyber Cafes
- Super markets, Departmental stores, shopping malls, multiplex
- Trade fairs, Exhibition & Convention centers
- Filling stations
- Gas distribution (without storage of cylinders)
- Printing presses, Atta chakki
- Automobile showrooms & motor market (Garages)

Housing

- Service apartments, Hotels, Motels, Guest Houses, Dharamshalas, Lodging Houses
- Residential on upper floors only

Offices

- Offices of all types

Public Semi-Public

- Education-coaching classes, distant education, I.T. enabled services
- Health care- Clinics, health centers dispensaries, nursing homes, hospitals
- Art, entertainment, cultural and religious activities such as libraries, museums, marriage, marriage palaces, sports activities including parks, gardens, play grounds,

swimming pools, gymnasia, stadia, golf courses etc., amusement parks, cinemas, auditoriums, theater, betting & gambling, pubs & bars, night clubs, night food streets, discotheques.

- Plant, nurseries and green houses related to nurseries, floriculture
- All public utilities and Services-Fire station, police stations, post office etc., Bus Stand, Auto Rickshaw/Taxi Stand, Telecom & Transmission Towers
- Water harvesting measures

Any other use not mentioned above but sub-servient to commercial use shall be allowed with special permission from Chief Town Planner, Punjab.

Industrial: Permissible uses

- All types of industries as classified by the department of industries and commerce further categorised by PPCB (Punjab Pollution Control Board) and following uses are permissible in the industrial zone:
- Junk yards, disposals works, gas works, power plant
- I.T. Parks, Knowledge Parks, Industrial Parks, Fashion & Technology park, Film City
- Warehouses, godown & covered storage for industries, cold stores, logistic parks, freight complex, container yards, dry port, weigh bridges
- Loading & unloading yards, truck terminals, bus terminals, railway station and siding, railway yards, helipads, metro stations
- Tempo / Taxi stand, Bust stops, Tonga stand
- *Petrol filling / service stations, fuel storage, LPG storage, storage of fire crackers
- Education-Schools, coaching classes, I.T.I., polytechnic, engineering college, medical college and other degree colleges, universities, professional research and training Institutions, advanced education and training like IIM or IIT.
- Health care- Clinics, health centres, dispensaries, nursing homes, health clubs, hospitals, including super specialty hospitals (subject to notification no.....), veterinary dispensaries and hospitals
- Entertainment centre, multimedia centre, hotel, restaurant, showroom of mills, marriage palaces, places of worships, automobile showrooms
- Govt., Semi-Govt. / Private business offices, financial institutions
- Residences for watch & ward staffs, residences for industrial workers / management
- All public utilities, police beat box, fire station, cemeteries / graveyard, caracus site (existing only), slaughter houses
- Farming, quarrying

**The sitting of petrol pumps shall be subject to instructions / guide lines of IRC / MORTH / TCPO / Punjab Govt. issued from time to time*

Any other use not mentioned above but sub-servient to industrial use shall be allowed with special permission from Chief Town Planner, Punjab.

Wholesale and Warehousing Zone: Permissible uses

- Whole sale trades with storage of all commodities including grain, fruit & vegetable market, iron and timber markets
- Residences for watch and ward staff
- Retail trade including markets for fruit & vegetables, meat & fish, super markets, informal shopping
- Department stores, Malls including super Market, Multiplexes & Restaurants
- Showrooms of mill / factory retail outlets
- Petrol filling / service stations
- Kerosene storage / gas godown and storage of fire works
- Trade fairs, Exhibition & Convention centres
- Manufacturing of food products, furniture, repair of machinery & equipment
- Milk Chilling independent plot, Pasteurisation Plant, cold storage
- Warehousing, Rail and Air Freight terminals, Truck terminals, Bus terminals, Logistic Park Storage, Godown, Freight Complex, Container Yards
- Telecom & Transmission towers
- Medical & Dental dispensary, Veterinary dispensary
- Places of worship
- Marriage Palaces
- Police Station, Fire Station, Cemeteries, Grave yards, Cremation grounds
- Water collection, treatment & Supply
- Sewerage
- Water harvesting measure
- Plant nursery, green houses related to nursery, floriculture

Any other use not mentioned above but sub-servient to whole sale and warehousing zone shall be allowed with special permission from Chief Town Planner, Punjab.

Mixed Landuse Zone: Permissible uses

- All uses permissible in residential, commercial and 95 industries not included in green, orange and red category as listed by PPCB or as amended from time to time shall be permissible subject to environmental safeguards.
- The mixed land use zone shall not include uses like manufacturing industries prohibited in such area by the Science, Technology and Environment Deptt. Existing industries including orange/red category along G.T. Road falling under Mixed Land Use Zones may continue to operate as well as allowed expansion within existing premises/area subject to fulfillment of the terms and conditions of Punjab Pollution Control Board.

Any other use not mentioned above but sub-servient to mixed land use zone shall be allowed with special permission from Chief Town Planner, Punjab.

Rural & Agricultural Zone: Permissible Uses

This zone is sub divided into two zones viz Villages Abadis and 100mts around phirni and rest of the area.

Permissible uses in Village Abadis and area upto 100mts of phirni

- Residential development in the form of plotted and group housing
- Educational, Medical, Cultural, Religious and Recreational uses which commensurate with the scale of village population
- Local commercial, service industry, dhobi ghat
- Public utilities & Services including communication towers

Permissible uses in the rest of the area

- Farm houses, hostels for students, working women
- Old age homes, orphanages, jails asylums
- Agriculture, Horticulture, Dairy, Piggery, Fishing, Poultry Farming, Mushroom growing centre, Slaughter house
- Milk collection centers, Chilling Stations and Pasteurization plants, Rice Shellers, Processing of farm (grains, fruits and vegetables) product, Brick Kiln, Lime Kiln, Charcoal Kiln
- Storage of fuel oils, LPG Storage Godowns, storage of Fire Crackers, wholesale trade of agricultural products only Warehousing, Godowns, Logistic park, Cold storage, Cement / Sand and Concrete mixing plant

- Railway station, sidings, bus stops, truck terminal, container yard, air freight and parking area
- Public buildings and utilities including Electric sub-stations, sewage treatment plant (STP) solid waste dump site, Caracas disposal site
- Transmission and telephone lines and poles, telecommunication towers, surface drainage, water bodies including irrigation canals
- Afforestation including orchards, gardens and commercial timber, Land preservation and conservation measures such as storage, check dams, Water harvesting measures
- I.T. Park, Knowledge Park, Fashion Technology Park
- Education-Schools, coaching classes, I.T.I., polytechnic, engineering college, medical college and other degree colleges, universities, professional research and training Institutions, advanced education and training like IIM or IIT.
- Health care- Clinics, health centres, dispensaries, nursing homes / nursingcare facilities health clubs, hospitals (including super specialty hospitals) (subject to notification no.....), veterinary dispensaries and hospitals
- Art, entertainment, cultural and religious activities such as libraries, museums, clubs, trade fairs, exhibition, mela grounds, camping grounds, marriage, palaces, bhawans, sports activities including parks, gardens, play grounds, swimming pools, gymnasia, stadia, golf courses etc., amusement parks, places of worship.
- Panchayat ghars, dharamshalas and any other project of Central and State Govt. agencies / Deptt. / undertaking / Local Bodies.

Any other use not mentioned above but sub-servient to rural & agricultural zone shall be allowed with special permission from Chief Town Planner, Punjab

DESIGNATED AREAS

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

1. Traffic and Transportation
2. Recreational Uses
3. Utilities
4. Public & Semi-Public
5. Protected Monuments / Conservation Sites
6. Heritage Buildings and Sites
7. Other Special Areas
8. Prohibited Areas

9. Forest Areas

USE PROVISIONS IN DESIGNATED AREAS

Following uses are permissible in the designated areas

1. Traffic & Transportation: Permissible uses

Rail yards, Railway stations & siding, 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 broadcasting station, Bust Terminus & depot, bust stop shelter, taxi / tonga / rickshaw / scooter stands, parking spaces.

2. Recreational Uses: Permissible uses

Sports Complex, Sports training centers, Swimming Pools with built up areas bit exceeding 2% Regional parks, Local Parks, Green Belts, Play Grounds, Holiday Resorts with ground coverage not exceeding 2%, open air cinema / auditorium, shooting ranges with built up area not exceeding 2%.

The area specifically designated as recreational belonging to S.G.P.C., between Gurudwara Fatehgarh Sahib and Baba Banda Singh Bahadur Engg. & Polytechnic College shall be used as major public parks, open spaces, orchards and gardens, play grounds & camping grounds with no permanent building activity subject to clearance from Drainage deptt.

3. Utilities: Permissible uses

Water supply, Sewerage system (including main pumping station and Sewage Treatment Plant ({STP})), drainage, storm water, waste processing and disposal, electricity, communication systems and related installations etc.

4. Public and Semi-Public activities: Permissible uses

Governmental and Semi-Governmental offices, Governmental administrative centres, Secretariat, Educational-Cultural and Religious institutions including theaters, auditoriums etc. Medical Health Institutions, Community Centers, Club, Orphanage, Old Age Home, Banks, Police Stations etc.

The area specifically designated as Social & Cultural/Institutional belonging to S.G.P.C. shall be used for Traditional Exhibition, Cultural Fairs, Art & Craft Exhibitions, Social & Cultural Institutions, Monuments and Religious Buildings.

5. Heritage Buildings and Sites

Material changes to heritage buildings by way of repair, replacement, reconstitution or change of use of any part or whole of the heritage building will require prior consent of the Heritage Committee (when constituted) New construction on the heritage site shall be in conformity with the design, materials and elevation of the existing heritage structure and shall be permitted only with the consent of Heritage Committee.

6. Other Use: Permissible uses

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

7. SPECIAL CONDITIONS

- The sitting of Petrol Pump/ Filling Stations shall be subject to fulfillment of instructions/ guidelines of IRC/MORTH/TCPO/ Punjab Govt. issued from time to time.
- Minimum width of access road for warehousing uses shall be 40’.
- All public and semi-public uses in residential zone shall be located on independent plots with minimum access of 80’.
- All types of industries permitted in the designated land use zone are subject to the fulfillment of conditions and specified design parameters issued by industries department / Punjab Pollution Control Board from time to time.

8. EXCEPTIONS

- As provided under section 79 of “The Punjab Region and Town Planning and Development (Amendment) Act 2006, after coming into operation of this Master Plan, no person shall use or permit to be used any land or carry out any development in any area otherwise than conformity with this Master Plan.
- Provided that the competent authority may allow the continuance of any use of any land, for a period not exceeding ten years, upon such terms and conditions as may be provided by regulations made in this behalf, for the purpose and to the extent, for and to which it was being used on the date on which this Master Plan came into operation.
- Notwithstanding the above, the uses specifically provided for in the Sector / Zonal Plans shall be permissible or as may be allowed by the Chief Town Planner, Punjab after special appeal where Sector / Zonal Plan is not prepared.
- Uses determined by the Chief Town Planner, Punjab as compatible with uses permissible should be in compliance with these regulations.

- Developments approved prior to coming into 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 land use has already been permitted by competent authority /Govt. such sites shall be deemed to be adjusted subject to the terms and conditions of approved/C.L.U.
- Uses of Land covered under Optimum Utilization of Vacant Govt. Land (OUVGL) Scheme of the State Government shall be determined by the Government at any appropriate time notwithstanding the provisions of these regulations subject to the fulfillment of other requisites area, road width and frontage etc. of the respective land use.
- 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 shall prevail.
- In case the area of project falls partially under no construction zone along a water body, relaxation of saleable upto 5% on the total area of the project shall be allowed towards calculation of saleable area in lieu of the area falling under the no construction zone. In case, the area falling under no construction zone is less than 5% of the total area of the project then the relaxation shall be proportionately less.
- The buildings / premises for which the existing (present) land use has been retained as such in 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.

IMPLEMENTATION OF THESE REGULATIONS

- (a)** All authorities competent to grant permission for layout or sub-division of land or construction of building or development of land in any other form shall ensure that the permitted development is in compliance with these regulations.
- (b)** Land owners desirous of developing their land can obtain permission by applying to the designated authority as per list of permissible uses in writing and giving details of their land along with necessary maps.
- (c)** Similarly land owners proposing development of certain uses on their land can obtain a certificate of "Compliance with Master Plan" from a designated authority.
- (d)** Projects approved/C.L.U granted by the Housing and Urban Development department prior to the notification of Master Plan shall stand adjusted in the Master Plan irrespective of their Land Use shown on the proposed Land Use plan provided that such projects fulfill the terms and conditions of Approval / C.L.U.
- (e)** Any CLU cases related to villages through which IOCL or GAIL pipeline is passing, shall require the applicant to get due NOC from the concerned competent authority.

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

NOTIFICATION

Date: 29/1/08

No. 12/37/06-4HG1/915 Whereas it appears to the Governor of Punjab that to meet the challenge of rapid growth of Fatehgarh Sahib-Sirhind City and to provide for a workable framework comprehensive planned and regulated development, preparation of Statutory Master Plan of Fatehgarh Sahib-Sirhind city is very essential. Hence in order to develop Fatehgarh Sahib-Sirhind City and its surroundings in orderly manner and to prepare its Master Plan under "The Punjab Regional and Town Planning and Development Act, 1995", the Governor of Punjab is pleased to declare the Local Planning area of Fatehgarh Sahib-Sirhind City within the meaning of sub section (1) of section 56 of the Punjab Regional and Town Planning and Development (Amendment) Act, 2006. The total area Proposed for Local Planning Area Fatehgarh Sahib-Sirhind comprising of 132 settlements is 33354 Hectares (82384.38 Acs.) including Fatehgarh Sahib-Sirhind town. The schedule of boundary of Local Planning Area is given below:-

Schedule of Boundary

NORTH: Starting from Point 'A' which is formed at the right edge of Ambala-Ludhiana G.T. Road (N.H. No. 1), moving Eastwards along the Western revenue boundaries of village Khanpur (H.B. No. 126), crossing Ambala-Ludhian Railway line, village Harnam Nagar (H.B. No. 105), village Talania (H.B. No. 104) & thereafter along the Northern revenue boundaries of village Talania ((H.B. No. 104), village Bahadurgarh (H.B. No. 106), crossing Morinda-Sirhind Road & Railway line, village Mohadian (H.B. No. 109), crossing Sirhind Choe and village Mir Pur (H.B. No. 112), village Raipur Gujran (H.B. No. 113), village Kotla Fazil (H.B. No. 171), village Mehmampur (H.B. No. 170), village Kale Majra (H.B. No. 220) Ghel (H.B. No. 219), crossing link road, village Sampla (H.B. No. 63) then along Eastern revenue boundaries of village Chunni Kalan (H.B. No. 62) crossing S.A.S. Nagar-Sirhind-Patiala Scheduled Road No. 31, village Bhagatpur (H.B. No. 235), village Daulat Pur (H.B. No. 232), village Tajpur (H.B. No. 233), village Naraina (H.B. No. 245) crossing S.Y.L. Canal upto point 'B' which is formed at the Eastern side of S.Y.L. Canal.

EAST:

Thence from point 'B', crossing S.Y.L. Canal, moving Southwards along the revenue boundaries of village Naraina (H.B. No. 245), village Dadu Majra (H.B. No. 246), village Loha Kheri (H.B. No. 250), village Haripur (H.B. No. 251), village Harnan (H.B. No. 253), village Cholti Kheri (H.B. No. 254), Bhaini Khurd (H.B. No. 261), village Patarsi Kalan (H.B. No. 262), village Jiwanpura (H.B. No. 265), crossing Ambala-Ludhiana Railway line & G.T. Road (N.H.No.1), village Mianpur (H.B. No. 266), crossing Narwana Canal, village Pola (H.B. No. 272), village Hassanpur / Chhaleri Khurd ((H.B. No. 273) & village Chhaleri Kalan (H.B. No. 274), upto point 'C' which is the tri-junction point of village Chhaleri Kalan (H.B. No. 274), village Mehmdipur (H.B. No. 287) & Sehra (H.B. No. 275), of District Patiala.

SOUTH:

Thence from the point 'C' moving Westwards along the Southern revenue boundaries of village Chhaleri Kalan (H.B. No. 274), village Hassanpur (H.B. No. 273), village Panjola (H.B. No. 295), village Nalina Kalan (H.B. No. 326), village Narainpur urf Chaurwala (H.B. No. 302), crossing S.A.S. Nagar-Sirhind-Patiala Scheduled Road No. 31, village Badhochhi Kalan (H.B. No. 303), crossing link road, village Kharrah (H.B. No. 309), village Sidhwan (H.B. No. 308), crossing Bhakhra Canal upto point 'D' which is the tri-junction point of village Sidhwan (H.B. No. 308), village Sunderpur (H.B. No. 51) & village Jallah (H.B. No. 50).

WEST:

Thence from point 'D' moving Northwards along the revenue boundaries of village Majri Sodhian ((H.B. No. 307), village Sidhupur (H.B. No. 130), village Sani Pur (H.B. No. 132), village Malakpur (H.B. No. 133), crossing Narwana Canal & village Tarkhan Majra (H.B. No. 134), crossing Sirhind Choe, Ambala-Ludhiana G.T. Road (N.H.No.1), village Arain Majra (H.B. No.127) & village Khanpur (H.B. No. 126), upto point 'A' which is the point of start.

The boundaries of Local Planning Area Fatehgarh Sahib–Sirhind are specially shown on the Drawing No. DTP (FGS) 771/07, dt: 19-11-07. All the provisions laid down u/s 56(2) of “The Punjab Regional and Town Planning and Development Act, 1995 (Amended 2006)”and all the concerned rules framed under this Act have been taken into consideration.

Chandigarh
Dated

(Arun Goel, I.A.S.)
Secretary to Government of Punjab
Housing & Urban Development Authority

Endst. No. 12/37/2006-4HG1/

Dated, Chandigarh, the:

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

Sd/
Additional Secretary
Department of Housing & Urban Development

Endst. No. 12/37/2006-4HG1/917

Dated, Chandigarh, the: 29/1/08

A copy is forwarded to the Chief Town Planner, Punjab, Chandigarh w.r.t. his letter No. 263-CTP (PB)/SF-46 dt. 17/01/2008 for information & necessary action.

Additional Secretary
Department of Housing & Urban Development

Endst. No. 12/37/2006-4HG1/

Dated, Chandigarh, the:

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

Additional Secretary
Department of Housing & Urban Development

Endst. No. 12/37/2006-4HG1/

Dated, Chandigarh, the:

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

Additional Secretary
Department of Housing & Urban Development

Endst. No. 12/37/2006-4HG1/

Dated, Chandigarh, the:

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

Additional Secretary
Department of Housing & Urban Development

ਪਿਠਾਅੰਕਣ ਨੰ: 956-57 ਸੀਟੀਪੀ (ਪਬ) / ਐਸਐਫ-46 ਮਿਤੀ: 20/2/08

ਇਸ ਦਾ ਇੱਕ ਉਤਾਰਾ ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਫਤਿਹਗੜ੍ਹ ਸਾਹਿਬ, ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਮੁਹਾਲੀ ਨੂੰ ਸੂਚਨਾ ਅਤੇ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ।

Endst. No. 12/37/2006-4HG1/

Dated, Chandigarh, the:

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

Additional Secretary
Department of Housing & Urban Development

Endst. No. 12/37/2006-4HG1/923

Dated, Chandigarh, the:

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

- 1) Chief Town Planner, Punjab, Chandigarh.
- 2) Chief Administrator, PUDA, S.A.S. Nagar.
- 3) Additional Chief Administrator, PUDA, Patiala.

Additional Secretary
Department of Housing & Urban Development

ਪਿਠਾਅੰਕਣ ਨੰ: 954-55 ਸੀਟੀਪੀ (ਪਬ) / ਐਸਐਫ਼46 ਮਿਤੀ: 20/2/08

ਇਸ ਦਾ ਇੱਕ ਉਤਾਰਾ ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਫਤਿਹਗੜ੍ਹ ਸਾਹਿਬ, ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਮੁਹਾਲੀ ਨੂੰ ਸੂਚਨਾ ਅਤੇ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ।

LIST OF VILLAGES FALLING IN L.P.A.FATHEGARH SAHIB-SIRHIND

Sr. No.	Name of Village	H.B. No.	Population 1991	Area in Hect.	Population 2001
	Sirhind M.C.		30380		49825+29+254+54+508 = 50670
1	Fatehgarh Sahib	110	171	195	
2	Sirhind (Including Rural)	125	110	667	
3	Brahman Majra	138	0	413	
4	Hamayun Pur	136	--	149	
5	Bara	137	--	367	
6	Mahadian	109	1090	401	
7	Bahadurgarh	106	1130	228	
8	Talanian	104	2693	541	
9	Harnam Nagar	105	0	143	
10	Attewali	111	423	188	
11	Chuni Kalan	62	1813	363	2363
12	Silkapra	63	402	153	524
13	Sampla	63	690	253	862
14	Mirpur	112	334	209	502
15	Raipur Gujran	113	449	190	633
16	Bhaironpur	114	382	162	422
17	Kotla Bajwara	115	766	267	1183
18	Manunpur	116	683	231	1011
19	Balahra	117	811	337	831
20	Anaitpura	118	524	137	734
21	Rashidpura	119	517	178	394
22	Boran	120	462	319	610
23	Dhirpur	121	492	197	719
24	Randhawa	122	594	193	865
25	Sado majra	123	648	261	841
26	Mandofal	124	954	318	1293
27	Khanpur	126	938	158	1128
28	Arain Majra	127	0	70	55
29	Sidhupur	130	201	114	353
30	Khoje Majra	131	709	192	904
31	Sanipur	132	1968	501	2370
32	Malakpur	133	372	187	498
33	Tarkhan Majra	134	1060	142	1606
34	Narainpur Urf Shekhupur	135	214	188	799
35	Shamsher Nagar	139	172	99	212
36	Kotla Bhaika	140	355	131	417
37	Madhopur	141	509	289	761
38	Sidhuwal	142	302	155	370
39	Shampur	143	43	56	44
40	Bhat majra	144	551	179	711
41	Kotla Suleman	145	275	154	366
42	Saidpura	146	504	140	762
43	Adampur	147	832	407	1011

44	Bibipur	148	378	157	510
45	Nabipur	149	641	230	1354
46	Longo Majri	150	170	43	237
47	Barkatpur	151	633	271	795
48	Buchra	152	617	252	868
49	Dalo Majra	153	468	206	620
50	Jalbehre	154	777	318	996
51	Sadhugarh	155	99	126	135
52	Jalbehra	156	93	78	139
53	Jalbehri Gehlan	157	939	306	1177
54	Mathi	158	782	283	873
55	Rampur Nauabad	159	143	101	123
56	Hansali	160	580	279	692
57	Ramagarh Sainian	161	541	158	644
58	Dangherian	162	891	305	984
59	Dubhali	163	636	254	774
60	Balahri Kalan	164	828	443	998
61	Balahri Khurd	z	1516	459	1794
62	Isherhail	166	771	259	973
63	Bambe Majra	167	108	113	122
64	Balahri Khurd	168	441	247	588
65	Pirijain	169	400	196	1024
66	Mehmadpur	170	1121	213	264
67	Niamu Majra	171	740	306	1038
68	Niamu Majra	218	205	149	239
69	Ghel	219	1015	381	1213
70	Kale Majra	220	284	84	263
71	Mukarampur	221	446	169	561
72	Badali Ala Singh	222	1378	254	1999
73	Hindupur	223	564	178	842
74	Bibipur	224	594	239	707
75	Jamiatgarh	225	496	269	769
76	Manheran	226	437	96	644
77	Nandiali	227	415	201	499
78	Rampur	228	787	205	1024
79	Jhampur	229	1046	365	1263
80	Bhua Kheri	230	319	126	421
81	Mehtabgarh	231	326	156	447
82	Daulatpur	232	130	63	152
83	Tajpur	233	192	178	321
84	Rasulpur	234	821	213	1228
85	Bhagatpur	235	348	234	514
86	Timberpur	242	652	226	850
87	Naraina	245	321	394	489
88	Dadu Majra	246	1256	321	1482
89	Bhagrana	247	2190	458	2837
90	Badali Mai Ki	249	732	281	728
91	Loha Kheri	250	454	193	495

92	Haripur	251	175	163	198
93	Sindhra	252	410	181	532
94	Harnan	253	502	253	666
95	Cholti Kheri	254	372	230	445
96	Salempur	255	534	246	666
97	Baras	256	2088	840	2159
98	Narainagarh	257	162	151	195
99	Kheri Bhai Ki	258	549	191	633
100	Bholan	259	250	155	368
101	Bhaini Kalan	260	493	224	615
102	Bhaini Khurd	261	158	154	200
103	Patarsi Kalan	262	371	218	449
104	Rajindergarh	263	1154	616	1642
105	Patarsi Khurd	264	208	206	267
106	Jiwanpura	265	364	282	431
107	Mianpur	266	512	309	593
108	Reona Bhola	267	643	302	851
109	Reona Ucha	268	721	216	923
110	Behlolpur	270	545	516	835
111	Reona Niwan	269	717	494	947
112	Amargarh	271	403	109	518
113	Pola	272	1178	535	1486
114	Hassanpur Urf Chalheri Khurd	273	777	447	924
115	Chalheri Kalan	274	920	398	1226
116	Panjola	295	471	227	648
117	Nalian Khurd	296	362	246	568
118	Panjoli Kalan	297	719	241	924
119	Lataur	298	873	472	1356
120	Rain Majra	299	341	128	457
121	Kharaura	300	652	230	917
122	Kharapuri	301	661	134	812
123	Khanpur Behlan	302	801	330	1045
124	Narainpura Urf Chorwala	302	321	304	881
125	Badhochhi Kalan	303	2387	923	2890
126	Badhochhi Khurd	304	335	82	464
127	Hussainpura	305	811	479	989
128	Sangatpura Sodhian	306	1229	300	1410
129	Majri Sodhian	307	414	208	493
130	Sidhwan	308	542	165	664
131	Kharrah	309	274	198	347
132	Nalina Kalan	326	798	293	1069
		Total	111531	33354	148236

District Won
Planner,

Note: *Villages (Sr. No. 3 to 5) are part of Fatehgarh Sahib-Sirhind M.C.

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

NOTIFICATION

DATED 29-01-08

No. 12/37/2006-4HG1/921 whereas the Governor of Punjab was pleased to declare the Local Planning Area of Fatehgarh Sahib-Sirhind City and its surrounding area u/s 56(1) of "The Punjab Regional and Town Planning and Development Act 1995" vide notification No. 12/37/2006-4HG1/915 dated: 29-1-2008

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

Arun Goel

Dated, Chandigarh

24-01-2008

Secretary to Government of Punjab
Department of Housing and Urban Development

Annexure-3

ਮਿਤੀ 25-6-2010 ਨੂੰ ਸਵੇਰੇ 11:00 ਵਜੇ ਮਾਨਯੋਗ ਡਿਪਟੀ ਕਮਿਸ਼ਨਰ, ਫਤਹਿਗੜ੍ਹ ਸਾਹਿਬ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ “ਦਿ ਪੰਜਾਬ ਰਿਜ਼ਨਲ ਐਂਡ ਟਾਊਨ ਪਲੈਨਿੰਗ ਐਂਡ ਡਿਵੈਲਪਮੈਂਟ (ਅਮੈਂਡਮੈਂਟ) ਐਕਟ, 2006” ਤਹਿਤ ਮਾਸਟਰ ਪਲੈਨ, ਫਤਹਿਗੜ੍ਹ ਸਾਹਿਬ-ਸਰਹਿੰਦ ਵਿਜ਼ਨ-2031 ਬਣਾਉਣ ਹਿੱਤ ਗਠਿਤ “ਬਿੰਕ ਟੈਂਕ ਕਮੇਟੀ” ਦੀ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ:-

ਵਿਸ਼ੇ ਤਹਿਤ ਮਿਤੀ 25-6-2010 ਨੂੰ ਫਤਹਿਗੜ੍ਹ ਸਾਹਿਬ-ਸਰਹਿੰਦ, ਮਾਸਟਰ ਪਲੈਨ ਦੇ ਸਬੰਧ ਵਿੱਚ ਹੋਈ ਮੀਟਿੰਗ ਵਿੱਚ ਹੇਠ ਲਿਖੇ ਅਧਿਕਾਰੀ ਸਾਹਿਬਾਨ ਸ਼ਾਮਲ ਹੋਏ:-

1. ਸ੍ਰੀ ਗੁਰਪਾਲ ਸਿੰਘ ਚਹਿਲ, ਉਪ ਮੈਜਿਸਟਰੇਟ, ਫਤਹਿਗੜ੍ਹ ਸਾਹਿਬ।
2. ਸ੍ਰੀ ਰਕੇਸ਼ ਕੁਮਾਰ ਸਿੰਗਲਾ, ਐਸ.ਡੀ.ਈ., ਪੁੱਡਾ, ਪਟਿਆਲਾ।
3. ਇੰਜ. ਹਰਪਾਲ ਸਿੰਘ, ਐਸ.ਡੀ.ਈ., ਪਾਵਰਕੋਮ ਸਰਹਿੰਦ।
4. ਸ੍ਰੀ ਭੂਪਿੰਦਰ ਸਿੰਘ, ਐਸ.ਡੀ.ਈ., ਭਵਨ ਤੇ ਮਾਰਗ ਸ਼ਾਖਾ, ਸਰਹਿੰਦ।
5. ਸ੍ਰੀ ਆਰ. ਪੀ. ਗੁਪਤਾ, ਪਬਲਿਕ ਹੈਲਥ, ਫਤਹਿਗੜ੍ਹ ਸਾਹਿਬ।
6. ਸ੍ਰੀ ਜੇ.ਪੀ. ਸਿੰਘ, ਜਿਲ੍ਹਾ ਸਿੱਖਿਆ ਅਫਸਰ (ਸੈ:), ਫਤਹਿਗੜ੍ਹ ਸਾਹਿਬ।
7. ਸ੍ਰੀ ਮਹੇਸ਼ ਖੰਨਾ, ਜਿਲ੍ਹਾ ਮੈਨੇਜਰ, ਜਿਲ੍ਹਾ ਉਦਯੋਗ ਕੇਂਦਰ, ਗੋਬਿੰਦਗੜ੍ਹ।
8. ਸ੍ਰੀ ਰਾਜ ਕਿਸ਼ਨ, ਮੈਂਬਰ, ਦਫ: ਕਾਰਜ-ਸਾਧਕ ਅਫਸਰ, ਨਗਰ ਕੌਂਸਲ, ਗੋਬਿੰਦਗੜ੍ਹ।
9. ਡਾ: ਆਰ.ਕੇ. ਸੂਦ, ਅਸਿਸਟੈਂਟ ਸਿਵਲ ਸਰਜਨ, ਫਤਹਿਗੜ੍ਹ ਸਾਹਿਬ।
10. ਸ੍ਰੀ ਗੁਰਨਾਮ ਸਿੰਘ, ਪ੍ਰਧਾਨ, ਚੈਂਬਰ ਆਫ ਕਮਰਸ, ਫਤਹਿਗੜ੍ਹ ਸਾਹਿਬ ਐਟ, ਗੋਬਿੰਦਗੜ੍ਹ।
11. ਸ੍ਰ: ਅਮਰਜੀਤ ਸਿੰਘ, ਮੈਨੇਜਰ, ਗੁਰਦਵਾਰਾ ਫਤਹਿਗੜ੍ਹ ਸਾਹਿਬ।

ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਫਤਹਿਗੜ੍ਹ ਸਾਹਿਬ ਨੇ ਬਤੌਰ ਮੈਂਬਰ ਸਕੱਤਰ ਮੀਟਿੰਗ ਵਿੱਚ ਆਏ ਹੋਏ ਸਮੂਹ ਮੈਂਬਰਾਂ ਨੂੰ ਜੀ ਆਇਆਂ ਕਹਿੰਦੇ ਹੋਏ ਮਾਸਟਰ ਪਲੈਨ ਦੇ ਉਲੀਕਣ ਅਤੇ ਇਸ ਦੇ ਮੰਤਵ, ਇਸ ਦੇ ਅੰਦਰ ਪੈਂਦੇ ਰਕਬੇ ਅਤੇ ਆਸ-ਪਾਸ ਦੇ ਪਿੰਡਾਂ ਜੋ ਕਿ ਲੋਕਲ ਪਲੈਨਿੰਗ ਏਰੀਏ ਅਧੀਨ ਪੈਂਦੇ ਹਨ, ਬਾਰੇ ਵੇਰਵਾ ਦਿੰਦੇ ਹੋਏ ਸਮੂਹ ਮੈਂਬਰਾਂ ਨੂੰ 2010-31 ਤੱਕ ਦੇ ਮਾਸਟਰ ਪਲੈਨ ਦੇ ਸਬੰਧ ਵਿੱਚ ਵਿਸਥਾਰਪੂਰਵਕ ਜਾਣਕਾਰੀ ਦਿੱਤੀ।

ਪ੍ਰਧਾਨ ਜੀ ਨੇ ਉਪਰੋਕਤ ਜਾਣਕਾਰੀ ਜਿਸ ਵਿੱਚ ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ ਵੱਲੋਂ ਸੂਚਿਤ ਕੀਤਾ ਗਿਆ ਸੀ ਕਿ ਇਸ ਲੋਕਲ ਪਲੈਨਿੰਗ ਏਰੀਏ ਜਿਸ ਦਾ ਕੁੱਲ ਰਕਬਾ 33354 ਹੈਕਟੇਅਰ ਅਤੇ ਜਿਸ ਵਿੱਚ ਇਸ ਸ਼ਹਿਰ ਦੇ ਆਸ-ਪਾਸ ਦੇ 132 ਪਿੰਡ ਸ਼ਾਮਲ ਕੀਤੇ ਗਏ ਹਨ ਉਹਨਾਂ ਦੇ ਸੁਚੱਜੇ ਵਿਕਾਸ ਲਈ ਯੋਜਨਾਬੱਧ ਤਰੀਕੇ ਨਾਲ ਕੰਮ ਕੀਤਾ ਜਾਣਾ ਅਤਿ ਜ਼ਰੂਰੀ ਹੈ। ਇਹ ਕੰਮ ਗੁਰਦਵਾਰਾ ਫਤਹਿਗੜ੍ਹ ਸਾਹਿਬ ਦੇ ਲਗਦੇ ਸ਼ਹਿਦੀ ਜੋੜ ਮੇਲ ਨੂੰ ਮੁੱਖ ਰੱਖਦੇ ਹੋਏ ਜਿਸ ਵਿੱਚ ਕਿ ਹਰ ਸਾਲ ਲੱਖਾਂ ਦੀ

ਗਿਣਤੀ ਵਿੱਚ ਸ਼ਰਧਾਲੂ ਸਰਧਾਜਲੀ ਭੇਟ ਕਰਨ ਲਈ ਆਉਂਦੇ ਹਨ, ਉਹਨਾਂ ਨੂੰ ਮੌਜੂਦਾ ਤੌਰ ਤੇ ਆਉਂਦੀਆਂ ਔਕੜਾਂ ਜਿਵੇਂ ਕਿ ਪਾਰਕਿੰਗ, ਟਰੈਫਿਕ ਐਂਡ ਟਰਾਂਸਪੋਰਟੇਸ਼ਨ ਵਿੱਚ ਸੁਚਾਰੂਕਤਾ ਅਤੇ ਇਸ ਦੇ ਨਾਲ ਹੀ ਐਗਜ਼ੀਬਿਜਨਸਨਜ਼ / ਨੁਮਾਇਸ਼ਾਂ ਦੇ ਲਈ ਖਾਸ ਥਾਵਾਂ ਨਿਸਚਿਤ ਕੀਤੀਆਂ ਜਾਣ ਤਾਂ ਜੋ ਭਵਿੱਖ ਵਿੱਚ ਇਨ੍ਹਾਂ ਔਕੜਾਂ ਦਾ ਸਾਹਮਣਾ ਨਾ ਕਰਨਾ ਪਵੇ।

ਇਸ ਉਪਰੰਤ ਗੁਰਦਵਾਰਾ ਫਤਹਿਗੜ੍ਹ ਸਾਹਿਬ ਦੇ ਮੈਨੇਜਰ ਸ੍ਰ: ਅਮਰਜੀਤ ਸਿੰਘ ਵੱਲੋਂ ਸੁਝਾਏ ਤੱਥਾਂ ਨਾਲ ਸਹਿਮਤੀ ਪ੍ਰਗਟਾਈ ਅਤੇ ਉਹਨਾਂ ਨੇ ਬਣਨ ਵਾਲੇ ਮਾਸਟਰ ਪਲੈਨ ਵਿੱਚ ਇਨ੍ਹਾਂ ਮੱਦਾਂ ਨੂੰ ਤਰਜੀਹ ਦੇਣ ਲਈ ਕਿਹਾ ਅਤੇ ਨਾਲ ਗੋਬਿੰਦਗੜ੍ਹ ਸ਼ਹਿਰ ਤੋਂ ਬੱਸੀ ਪਠਾਣਾਂ ਵੱਲ ਆਉਣ ਜਾਣ ਵਾਲੇ ਟਰੈਫਿਕ ਨੂੰ ਫਤਹਿਗੜ੍ਹ ਸਾਹਿਬ-ਸਰਹਿੰਦ ਤੋਂ ਬਾਹਰ ਹੀ ਬਾਹਰ ਕਿਸੇ ਮੌਜੂਦਾ ਸੜਕ ਜਿਹਾ ਕਿ ਪਿੰਡ ਖਾਨਪੁਰ ਵਾਲੀ ਸੜਕ ਆਦਿ ਨੂੰ ਚੌੜਾ ਕਾਰਨ ਦੀ ਤਜਵੀਜ਼ ਰਾਹੀਂ ਨਿਯੰਤਰਿਤ ਕਰਨ ਲਈ ਵੀ ਕਿਹਾ।

ਉਪਰੋਕਤ ਨਾਲ ਸਹਿਮਤੀ ਪ੍ਰਗਟਾਉਂਦੇ ਹੋਏ ਜਿਲ੍ਹਾ ਸਿੱਖਿਆ ਅਫਸਰ(ਸ), ਫਤਹਿਗੜ੍ਹ ਸਾਹਿਬ ਵੱਲੋਂ ਵੀ ਜ਼ੋਰ ਮੇਲ ਦੇ ਸਨਮੁੱਖ ਇਸ ਸ਼ਹਿਰ ਦੇ ਚਾਰੇ ਪਾਸੇ ਟਰੈਫਿਕ ਵਿੱਚ ਸੁਵਿਧਾ ਲਈ ਇਕ ਰਿੰਗ ਰੋਡ ਤਜਵੀਜ਼ ਕਰਨ ਦਾ ਸੁਝਾਅ ਦਿੱਤਾ ਗਿਆ ਹੈ।

ਪ੍ਰਧਾਨ ਜੀ ਵੱਲੋਂ ਉਪਰੋਕਤ ਸੁਝਾਵਾਂ ਨੂੰ ਉਲੀਕੇ ਜਾ ਰਹੇ ਮਾਸਟਰ ਪਲੈਨ ਵਿੱਚ ਹਰ ਪੱਖੋਂ ਧਿਆਨ ਵਿੱਚ ਰੱਖਣ ਲਈ ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ ਨੂੰ ਕਿਹਾ ਅਤੇ ਆਏ ਹੋਏ ਸਮੂਹ ਮੈਂਬਰਾਂ ਨੂੰ ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ ਵੱਲੋਂ ਮਾਸਟਰ ਪਲੈਨ ਨੂੰ ਤਿਆਰ ਕਰਨ ਸਬੰਧੀ ਮੰਗੀ ਗਈ ਸੂਚਨਾ ਸਮੇਂ ਸਿਰ ਦੇਣ ਬਾਰੇ ਕਿਹਾ ਤਾਂ ਜੋ ਇਹ ਮਾਸਟਰ ਮਿਥੇ ਟੀਚੇ ਅਨੁਸਾਰ ਮੁਕੰਮਲ ਕੀਤਾ ਜਾ ਸਕੇ।

ਅੰਤ ਵਿੱਚ ਸਮੂਹ ਮੈਂਬਰਾਂ ਦੇ ਧੰਨਵਾਦ ਸਹਿਤ ਮੀਟਿੰਗ ਦੀ ਸਮਾਪਤੀ ਕੀਤੀ ਗਈ।

ਡਿਪਟੀ ਕਮਿਸ਼ਨਰ,

ਫਤਹਿਗੜ੍ਹ ਸਾਹਿਬ।

Annexure-4

ਮਿਤੀ 23-9-2010 ਨੂੰ ਸਵੇਰੇ 12:30 ਵਜੇ ਮਾਨਯੋਗ ਡਿਪਟੀ ਕਮਿਸ਼ਨਰ, ਫਤਹਿਗੜ੍ਹ ਸਾਹਿਬ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ “ਦਿ ਪੰਜਾਬ ਰਿਜ਼ਨਲ ਐਂਡ ਟਾਊਨ ਪਲੈਨਿੰਗ ਐਂਡ ਡਿਵੈਲਪਮੈਂਟ (ਅਮੈਂਡਮੈਂਟ) ਐਕਟ, 2006” ਤਹਿਤ ਮਾਸਟਰ ਪਲੈਨ, ਫਤਹਿਗੜ੍ਹ ਸਾਹਿਬ-ਸਰਹਿੰਦ ਵਿਜ਼ਨ-2031 ਬਣਾਉਣ ਹਿੱਤ ਗਠਿਤ “ਥਿੰਕ ਟੈਂਕ ਕਮੇਟੀ” ਦੀ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ:-

ਵਿਸ਼ੇ ਤਹਿਤ ਮਿਤੀ 23-9-2010 ਨੂੰ ਫਤਹਿਗੜ੍ਹ ਸਾਹਿਬ-ਸਰਹਿੰਦ, ਮਾਸਟਰ ਪਲੈਨ ਦੇ ਸਬੰਧ ਵਿੱਚ ਹੋਈ ਮੀਟਿੰਗ ਵਿੱਚ ਹੇਠ ਲਿਖੇ ਅਧਿਕਾਰੀ ਸਾਹਿਬਾਨ ਸ਼ਾਮਲ ਹੋਏ:-

1. ਸ਼੍ਰੀਮਤੀ ਅੰਮ੍ਰਿਤ ਕੌਰ ਗਿੱਲ, ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਪੁੱਡਾ, ਪਟਿਆਲਾ।
2. ਇੰਜ. ਏ.ਐਸ. ਗਿੱਲ, ਕਾਰਜਕਾਰੀ ਇੰਜੀਨੀਅਰ, ਪਾਵਰਕੋਮ, ਸਰਹਿੰਦ।
3. ਸ਼੍ਰੀ ਭੂਪਿੰਦਰ ਸਿੰਘ, ਐਸ.ਡੀ.ਈ., ਭਵਨ ਤੇ ਮਾਰਗ ਸ਼ਾਖਾ, ਸਰਹਿੰਦ।
4. ਸ਼੍ਰੀ ਧਰਮਪਾਲ, ਐਸ.ਡੀ.ਈ., ਪਬਲਿਕ ਹੈਲਥ, ਫਤਹਿਗੜ੍ਹ ਸਾਹਿਬ।
5. ਸ਼੍ਰੀ ਹਰਜੀਤ ਸਿੰਘ, ਕਾਰਜਕਾਰੀ ਇੰਜੀਨੀਅਰ, ਪੀਪੀਸੀਬੀ, ਪਟਿਆਲਾ।
6. ਸ਼੍ਰੀ ਜੇ.ਪੀ. ਸਿੰਘ, ਜਿਲ੍ਹਾ ਸਿੱਖਿਆ ਅਫਸਰ (ਸੈ:), ਫਤਹਿਗੜ੍ਹ ਸਾਹਿਬ।
7. ਸ਼੍ਰੀ ਮਹੇਸ਼ ਖੰਨਾ, ਜਿਲ੍ਹਾ ਮੈਨੇਜਰ, ਜਿਲ੍ਹਾ ਉਦਯੋਗ ਕੇਂਦਰ, ਗੋਬਿੰਦਗੜ੍ਹ।
8. ਸ਼੍ਰੀ ਰਾਜ ਕਿਸ਼ਨ, ਮੈਂਬਰ, ਦਫ: ਕਾਰਜ-ਸਾਧਕ ਅਫਸਰ, ਨਗਰ ਕੌਂਸਲ, ਗੋਬਿੰਦਗੜ੍ਹ।
9. ਡਾ: ਆਰ.ਕੇ. ਸੂਦ, ਅਸਿਸਟੈਂਟ ਸਿਵਲ ਸਰਜਨ, ਫਤਹਿਗੜ੍ਹ ਸਾਹਿਬ।
10. ਸ਼੍ਰੀ ਭਰਤ ਭੂਸ਼ਨ, ਪ੍ਰਧਾਨ, ਚੈਂਬਰ ਆਫ ਕਮਰਸ, ਫਤਹਿਗੜ੍ਹ ਸਾਹਿਬ ਐਂਡ ਗੋਬਿੰਦਗੜ੍ਹ।
11. ਸ਼੍ਰੀ ਬੀ.ਐਨ. ਗੁਪਤਾ, ਈ.ਓ. ਇੰਡਸਟਰੀਅਲ ਐਸੋਸੀਏਸ਼ਨ (ਆਲ ਇੰਡੀਆ ਸਟੀਲ ਰੀ-ਰੋਲਰ ਐਸੋਸੀਏਸ਼ਨ / ਸਮਾਲ ਸਕੇਲ), ਫਤਹਿਗੜ੍ਹ ਸਾਹਿਬ-ਸਰਹਿੰਦ ਐਂਡ ਗੋਬਿੰਦਗੜ੍ਹ।
12. ਸ੍ਰ: ਅਮਰਜੀਤ ਸਿੰਘ, ਮੈਨੇਜਰ, ਗੁਰਦਵਾਰਾ ਫਤਹਿਗੜ੍ਹ ਸਾਹਿਬ।

ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਫਤਹਿਗੜ੍ਹ ਸਾਹਿਬ ਨੇ ਬਤੌਰ ਮੈਂਬਰ ਸਕੱਤਰ ਮੀਟਿੰਗ ਵਿੱਚ ਆਏ ਹੋਏ ਸਮੂਹ ਮੈਂਬਰਾਂ ਨੂੰ ਜੀ ਆਇਆਂ ਕਹਿੰਦੇ ਹੋਏ ਮਾਸਟਰ ਪਲੈਨ ਦੇ ਉਲੀਕਣ ਅਤੇ ਇਸ ਦੇ ਮੰਤਵ, ਇਸ ਦੇ ਅੰਦਰ ਪੈਂਦੇ ਰਕਬੇ ਅਤੇ ਇਸ ਲੋਕਲੇ ਪਲੈਨਿੰਗ ਏਰੀਏ ਅਧੀਨ ਪੈਂਦੇ 132 ਪਿੰਡਾਂ ਸਬੰਧੀ ਡਾਇਰੈਕਟਰ, ਪੰਜਾਬ ਰਿਮੋਟ ਸੈਂਸਿੰਗ, ਲੁਧਿਆਣਾ ਤੋਂ ਪ੍ਰਾਪਤ ਗੂਗਲ ਸੀਟਸ ਦੇ ਆਧਾਰ ਤੇ ਗਰਾਊਂਡ ਟਰੂਥਿੰਗ ਕਰਵਾਉਣ ਉਪਰੰਤ ਡਾਇਰੈਕਟਰ

ਪੰਜਾਬ ਰਿਮੋਟ ਸੈਂਸਿੰਗ, ਲੁਧਿਆਣਾ ਤੋਂ ਪ੍ਰਾਪਤ ਮੌਜੂਦਾ ਭੌਂ-ਵਰਤੋਂ ਪਲੈਨ ਨੂੰ ਹੋਰ ਸਬੰਧਿਤ ਵਿਭਾਗਾਂ ਤੋਂ ਪ੍ਰਾਪਤ ਸੂਚਨਾਂ ਦੇ ਅਧਾਰ ਤੇ ਮੌਜੂਦਾ ਸੋਸਲ / ਫਿਜ਼ੀਕਲ ਇੰਨਫਰਾਸਟਰਕਚਰ ਦੇ ਸਨਮੁੱਖ ਫਤਹਿਗੜ੍ਹ ਸਾਹਿਬ-ਸਰਹਿੰਦ ਸ਼ਹਿਰ ਦੀ ਸਟਰੈਥ, ਅਪਰਚੂਨਟੀਜ਼ ਐਂਡ ਥਰੈਟਸ ਨੂੰ ਧਿਆਨ ਵਿੱਚ ਰੱਖਦੇ ਹੋਏ ਪਹਿਲੀ “ਥਿੰਕ ਟੈਂਕ” ਕਮੇਟੀ ਮੀਟਿੰਗ ਵਿੱਚ ਦਿੱਤੇ ਹੋਏ ਸੁਝਾਵਾਂ ਨੂੰ ਧਿਆਨ ਵਿੱਚ ਰੱਖਦੇ ਹੋਏ ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਐਸ.ਏ.ਐਸ. ਨਗਰ ਜੀ ਨਾਲ ਵਿਚਾਰ-ਵਟਾਂਦਰਾ ਕਰਨ ਉਪਰੰਤ ਤਿਆਰ ਕੀਤੇ ਕੰਨਸਪਚੂਅਲ ਪਲੈਨ ਸਬੰਧੀ ਵਿਸਥਾਰਪੂਰਵਕ ਜਾਣਕਾਰੀ ਦਿੰਦੇ ਹੋਏ ਇਸ ਤੇ ਸਮੂਹ ਸ਼ਾਮਲ ਮੈਂਬਰਾਂ ਤੋਂ ਉਹਨਾਂ ਦੀ ਬਡਮੁੱਲੀ ਰਾਏ / ਤਕਨਿਕੀ ਯੋਗਦੇਣ ਦੇਣ ਲਈ ਬੇਨਤੀ ਕੀਤੀ ਗਈ।

ਪ੍ਰਧਾਨ ਜੀ ਵੱਲੋਂ ਉਪਰੋਕਤ ਜਾਣਕਾਰੀ ਤੇ ਹੋਰ ਚਾਨਣਾਂ ਪਾਉਂਦੇ ਹੋਏ ਫਤਹਿਗੜ੍ਹ ਸਾਹਿਬ-ਸਰਹਿੰਦ ਦੇ ਸੁਚੱਜੇ ਵਿਕਾਸ ਲਈ ਸਮੂਹ ਮੈਂਬਰ ਸਾਹਿਬਾਨ ਨੂੰ ਆਪਣੇ-ਆਪਣੇ ਵਿਭਾਗ ਨਾਲ ਸਬੰਧਿਤ ਔਕੜਾਂ ਬਾਰੇ ਜਾਣੂ ਕਰਵਾਉਣ ਲਈ ਕਿਹਾ ਗਿਆ।

ਗੁਰਦਵਾਰਾ ਫਤਹਿਗੜ੍ਹ ਸਾਹਿਬ ਦੇ ਮੈਨੇਜਰ ਸ੍ਰ: ਅਮਰਜੀਤ ਸਿੰਘ ਵੱਲੋਂ ਗੋਬਿੰਦਗੜ੍ਹ ਤੋਂ ਬੱਸੀ ਪਠਾਣਾਂ ਸ਼ਹਿਰ ਵੱਲ ਜਾਣ ਵਾਲੇ ਟਰੈਫਿਕ ਨੂੰ ਵਿਸ਼ੇਸ਼ ਤੌਰ ਤੇ ਸ਼ਹਿਦੀ ਜੋੜ ਮੇਲ ਦੌਰਾਨ ਆਉਣ ਵਾਲੀ ਟਰੈਫਿਕ ਪੱਖੋਂ ਔਕੜਾਂ ਦੇ ਮੱਦੇ ਨਜ਼ਰ ਫਤਹਿਗੜ੍ਹ ਸਾਹਿਬ-ਸਰਹਿੰਦ ਤੋਂ ਬਾਹਰ ਜੀ.ਟੀ. ਰੋਡ ਤੋਂ ਮੌਜੂਦਾ ਪਿੰਡ ਖਾਨਪੁਰ ਨੂੰ ਜਾਂਦੀ ਸੜਕ ਸਬੰਧੀ ਐਕਵਾਇਰ ਕੀਤੀ ਭੋਂ ਬਾਰੇ ਦੱਸਿਆ ਜਿਸ ਸਬੰਧੀ ਪ੍ਰਧਾਨ ਜੀ ਵੱਲੋਂ ਪੀ.ਡਬਲਿਯੂ. ਵਿਭਾਗ ਦੇ ਨੁਮਾਇੰਦੇ ਤੋਂ ਪੂਰੀ ਪ੍ਰੋਜੈਕਟ ਰਿਪੋਰਟ ਸਮੇਤ ਡਿਟੇਲ ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਫਤਹਿਗੜ੍ਹ ਸਾਹਿਬ ਦੇ ਦਫਤਰ ਨੂੰ ਭੇਜਣ ਲਈ ਕਿਹਾ ਗਿਆ।

ਇੰਜੀਨੀਅਰ ਏ.ਐਸ. ਗਿੱਲ ਵੱਲੋਂ ਕਮੇਟੀ ਨੂੰ ਜਾਣੂ ਕਰਵਾਇਆ ਗਿਆ ਕਿ ਉਹਨਾਂ ਦੇ ਵਿਭਾਗ ਵੱਲੋਂ ਪਿੰਡ ਨਬੀਪੁਰ ਵਿਖੇ ਲਗਭਗ 3.5 ਏਕੜ ਰਕਬੇ ਵਿੱਚ 66 ਕੇ.ਵੀ. ਗਰਿੱਡ ਸਟੇਸ਼ਨ ਸਥਾਪਿਤ ਕਰਨ ਲਈ ਖਾਲੀ ਪੰਚਾਇਤੀ ਜ਼ਮੀਨ ਲੈਣ ਲਈ ਉਪਰਾਲਾ ਕੀਤਾ ਜਾ ਰਿਹਾ ਹੈ ਅਤੇ ਇਸ ਤੋਂ ਇਲਾਵਾ ਇਸ ਮੀਟਿੰਗ ਦੌਰਾਨ ਪੇਸ਼ ਕੀਤੇ ਕੰਨਸੇਪਚੂਅਲ ਪਲੈਨ ਫਤਹਿਗੜ੍ਹ ਸਾਹਿਬ-ਸਰਹਿੰਦ ਸ਼ਹਿਰ ਲਈ ਤਜਵੀਜ਼ ਇੰਡਸਟਰੀ ਜ਼ੋਨ ਦੇ ਸਨਮੁੱਖ ਘੱਟੋ-ਘੱਟ 200 ਕੇ.ਵੀ. ਗਰਿੱਡ ਸਟੇਸ਼ਨ ਲਈ 15-20 ਏਕੜ ਰਕਬਾ ਲੋੜੀਂਦਾ ਹੋਣ ਬਾਰੇ ਜਾਣੂ ਕਰਵਾਇਆ ਗਿਆ।

ਮੀਟਿੰਗ ਵਿੱਚ ਸ਼ਾਮਲ ਇੰਡਸਟਰੀਅਲ ਐਸੋਸੀਏਸ਼ਨ ਦੇ ਨੁਮਾਇੰਦਿਆਂ ਵੱਲੋਂ ਪਿੰਡ ਮੱਲਕਪੁਰ (ਹ.ਬ. ਨੰ: 133) ਦੀ ਜ਼ਮੀਨ ਅੰਦਰ ਜੀ.ਟੀ.ਰੋਡ ਨਾਲ ਸਥਾਪਿਤ ਇਕਾਈਆਂ ਨੂੰ ਕੰਨਸੇਪਚੂਅਲ ਪਲੈਨ ਦੇ ਮਿਕਸ ਇੰਡਸਟਰੀਅਲ ਜ਼ੋਨ ਵਿੱਚ ਸ਼ਾਮਲ ਕੀਤੇ ਜਾਣ ਸਬੰਧੀ ਇਤਰਾਜ਼ ਪ੍ਰਗਟਾਉਂਦੇ ਹੋਏ ਇਸ ਰਕਬੇ ਨੂੰ ਗੋਬਿੰਦਗੜ੍ਹ ਸ਼ਹਿਰ ਦੇ ਮਾਸਟਰ ਪਲੈਨ ਨਾਲ ਲਗਦੇ ਹੋਣ ਦੇ ਸਨਮੁੱਖ ਉਸੇ ਤਰਜ਼ ਤੇ ਇੰਡਸਟਰੀਅਲ ਜ਼ੋਨ ਤਜਵੀਜ਼ ਕਰਨ ਦਾ ਸੁਝਾਅ ਦਿੱਤਾ ਗਿਆ, ਜਿਸ ਦੇ ਸਬੰਧ ਵਿੱਚ ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ ਵੱਲੋਂ ਭਰੋਸਾ ਦਿੱਤਾ ਗਿਆ ਕਿ ਇਸ ਨੁੱਕਤੇ ਬਾਰੇ ਉੱਚ ਪੱਧਰ ਤੇ ਸੀਨੀਅਰ ਅਧਿਕਾਰੀਆਂ ਨਾਲ ਵਿਚਾਰ-ਵਟਾਂਦਰਾ ਕੀਤਾ ਜਾਵੇਗਾ।

ਅੰਤ ਵਿੱਚ ਸਮੂਹ ਮੈਂਬਰਾਂ ਦੇ ਧੰਨਵਾਦ ਸਹਿਤ ਮੀਟਿੰਗ ਦੀ ਸਮਾਪਤੀ ਕੀਤੀ ਗਈ।

ਡਿਪਟੀ ਕਮਿਸ਼ਨਰ,

ਫਤਹਿਗੜ੍ਹ ਸਾਹਿਬ।

Annexure-5

ਮਿਤੀ:31-12-2010 ਨੂੰ ਦੁਪਹਿਰ 12.30 ਵਜੇ ਮਾਨਯੋਗ ਡਿਪਟੀ ਕਮਿਸ਼ਨਰ, ਫਤਹਿਗੜ੍ਹ ਸਾਹਿਬ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ "ਦਿ ਪੰਜਾਬ ਰਿਜ਼ਨਲ ਐਂਡ ਟਾਊਨ ਪਲੈਨਿੰਗ ਐਂਡ ਡਿਵੈਲਪਮੈਂਟ (ਅਮੈਡਮੈਂਟ) ਐਕਟ, 2006" ਤਹਿਤ ਮਾਸਟਰ ਪਲੈਨ, ਫਤਹਿਗੜ੍ਹ ਸਾਹਿਬ-ਸਰਹਿੰਦ ਵਿਜ਼ਨ-2031 ਬਣਾਉਣ ਹਿੱਤ ਗਠਿਤ "ਥਿੰਕ ਟੈਂਕ ਕਮੇਟੀ" ਦੀ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ:-

ਵਿਸ਼ੇ ਤਹਿਤ ਮਿਤੀ:31-12-2010 ਨੂੰ ਫਤਹਿਗੜ੍ਹ ਸਾਹਿਬ-ਸਰਹਿੰਦ ਮਾਸਟਰ ਪਲੈਨ ਦੇ ਸਬੰਧ ਵਿੱਚ ਹੋਈ ਮੀਟਿੰਗ ਵਿੱਚ ਹੇਠ ਲਿਖੇ ਅਧਿਕਾਰੀ ਸਾਹਿਬਾਨ ਸ਼ਾਮਲ ਹੋਏ:-

1. ਸ਼੍ਰੀ ਰਕੇਸ਼ ਕੁਮਾਰ ਸਿੰਗਲਾ, ਐਸ.ਡੀ.ਈ., ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਪੁੱਡਾ, ਪਟਿਆਲਾ।
2. ਸ਼੍ਰੀ ਸੁਰਿੰਦਰ ਸਿੰਘ, ਐਸ.ਡੀ.ਈ., ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਪੁੱਡਾ, ਮੁਹਾਲੀ।
3. ਇੰਜ. ਰਜਿੰਦਰ ਸਿੰਘ, ਐਸ.ਡੀ.ਓ., ਪਾਵਰਕੋਮ, ਸਰਹਿੰਦ।
4. ਸ਼੍ਰੀ ਭੂਪਿੰਦਰ ਸਿੰਘ, ਐਸ.ਡੀ.ਈ., ਭਵਨ ਤੇ ਮਾਰਗ ਸ਼ਾਖਾ, ਸਰਹਿੰਦ।
5. ਸ਼੍ਰੀ ਪ੍ਰਮੋਦ ਚੰਦ, ਕਾਰਜਕਾਰੀ ਇੰਜੀਨੀਅਰ, ਪਬਲਿਕ ਹੈਲਥ, ਫਤਹਿਗੜ੍ਹ ਸਾਹਿਬ।
6. ਸ਼੍ਰੀ ਹਰਜੀਤ ਸਿੰਘ, ਕਾਰਜਕਾਰੀ ਇੰਜੀਨੀਅਰ, ਪੀਪੀਸੀਬੀ, ਪਟਿਆਲਾ।
7. ਸ਼੍ਰੀ ਭ.ਸਿੰਘ, ਜ਼ਿਲ੍ਹਾ ਸਿੱਖਿਆ ਅਫਸਰ (ਸੈ:), ਫਤਹਿਗੜ੍ਹ ਸਾਹਿਬ।
8. ਸ਼੍ਰੀ ਮਹਿੰਦਰ ਸਿੰਘ, ਸੀ.ਸ., ਜ਼ਿਲ੍ਹਾ ਉਦਯੋਗ ਕੇਂਦਰ, ਗੋਬਿੰਦਗੜ੍ਹ।
9. ਸ਼੍ਰੀ ਜਗਜੀਤ ਸਿੰਘ ਸ਼ਾਹੀ, ਕਾਰਜ-ਸਾਧਕ ਅਫਸਰ, ਨਗਰ ਕੌਂਸਲ, ਫਤਹਿਗੜ੍ਹ ਸਾਹਿਬ-ਸਰਹਿੰਦ।
10. ਡਾ.ਆਰ.ਕੇ.ਸੂਦ, ਅਸਿਸਟੈਂਟ ਸਿਵਲ ਸਰਜਨ, ਫਤਹਿਗੜ੍ਹ ਸਾਹਿਬ।
11. ਸ਼੍ਰੀ ਬੀ.ਬੀ.ਜਿੰਦਦਲ, ਪ੍ਰਧਾਨ, ਚੈਂਬਰ ਆਫ ਕਮਰਸ, ਫਤਹਿਗੜ੍ਹ ਸਾਹਿਬ ਐਂਟ ਗੋਬਿੰਦਗੜ੍ਹ।
12. ਸ਼੍ਰੀ ਬੀ.ਐਨ. ਗੁਪਤਾ, ਈ.ਓ., ਇੰਡਸਟਰੀਅਲ ਐਸੋਸੀਏਸ਼ਨ (ਆਲ ਇੰਡੀਆ ਸਟੀਲ ਰੀ-ਰੋਲਰ ਐਸੋਸੀਏਸ਼ਨ/ ਸਮਾਲ ਸਕੇਲ), ਫਤਹਿਗੜ੍ਹ ਸਾਹਿਬ-ਸਰਹਿੰਦ ਐਂਟ ਗੋਬਿੰਦਗੜ੍ਹ।
13. ਸ਼੍ਰੀ ਗੁਰਨਾਮ ਸਿੰਘ, ਚੈਂਬਰ ਆਫ ਕਮਰਸ, ਫਤਹਿਗੜ੍ਹ ਸਾਹਿਬ ਐਂਟ ਗੋਬਿੰਦਗੜ੍ਹ।
14. ਸ਼੍ਰੀ ਮਨਦੀਪ, ਆਲ ਇੰਡੀਆ ਐਸੋਸੀਏਸ਼ਨ, ਫਤਹਿਗੜ੍ਹ ਸਾਹਿਬ।
15. ਸ਼੍ਰੀ ਖਲੀਫਾ ਸਇਯਦ ਮੁਹੰਮਦ ਸਾਦਿਕ ਰਜ਼ਾ, ਰੋਜਾ ਸਰੀਫ, ਸਰਹਿੰਦ।
16. ਸ਼੍ਰੀ ਕੁਲਜੀਤ ਸਿੰਘ, ਜ਼ਿਲ੍ਹਾ ਲੋਕ ਸੰਪਰਕ ਅਫਸਰ, ਫਤਹਿਗੜ੍ਹ ਸਾਹਿਬ।

ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਫਤਹਿਗੜ੍ਹ ਸਾਹਿਬ ਨੇ ਬਤੌਰ ਮੈਂਬਰ ਸਕੱਤਰ ਮੀਟਿੰਗ ਵਿੱਚ ਆਏ ਹੋਏ ਸਮੂਹ ਮੈਂਬਰਾਂ ਨੂੰ ਜੀ ਆਇਆ ਕਹਿੰਦੇ ਹੋਏ ਤਿਆਰ ਕੀਤੇ ਡਰਾਫਟ ਸਕੈਚ ਮਾਸਟਰ ਪਲੈਨ ਜਿਸਨੂੰ ਨੂੰ ਪਹਿਲੀ/ ਦੂਜੀ "ਥਿੰਕ ਟੈਂਕ" ਕਮੇਟੀ ਮੀਟਿੰਗ ਵਿੱਚ ਦਿੱਤੇ ਹੋਏ ਸੁਝਾਵਾਂ ਨੂੰ ਧਿਆਨ ਵਿੱਚ ਰੱਖਕੇ ਬਣਾਉਣ ਬਾਰੇ ਜਾਣੂ ਕਰਵਾਇਆ ਅਤੇ ਲੋਕਲ ਪਲੈਨਿੰਗ

ਏਰੀਆ ਦੇ ਸਮੁੱਚੇ/ ਸੁਚੱਜੇ ਵਿਕਾਸ ਹਿੱਤ ਤਜਵੀਜ਼ਤ ਸਟਰਕਚਰਲ ਫਰੇਮਵਰਕ ਜਿਸ ਵਿੱਚ ਤਜਵੀਜ਼ਤ ਰੋਡ ਹਿਰਾਰਕੀ ਅਤੇ ਤਜਵੀਜ਼ਤ ਸਰਕੂਲੇਸ਼ਨ ਪੈਟਰਨ ਸਮੇਤ ਵੱਖ-ਵੱਖ ਲੈਂਡ ਯੂਜਿਜ਼ ਲਈ ਡੈਜੀਗਨੇਟਿਡ ਜ਼ੋਨਜ਼ ਬਾਰੇ ਚਾਨਣਾ ਪਾਇਆ ।

ਪ੍ਰਧਾਨ ਜੀ ਵੱਲੋਂ ਉਪਰੋਕਤ ਜਾਣਕਾਰੀ ਤੇ ਹੋਰ ਚਾਨਣਾਂ ਪਾਉਂਦੇ ਹੋਏ ਫਤਹਿਗੜ੍ਹ ਸਾਹਿਬ-ਸਰਹਿੰਦ ਦੇ ਸੁਚੱਜੇ ਵਿਕਾਸ ਲਈ ਸਮੂਹ ਮੈਂਬਰ ਸਹਿਬਾਨ ਨੂੰ ਅਪਣੇ-ਅਪਣੇ ਵਿਭਾਗ ਨਾਲ ਸਬੰਧਤ ਔਕੜਾਂ ਜਾਂ ਕੋਈ ਹੋਰ ਲੋੜਾਂ ਬਾਰੇ ਜਾਣੂ ਕਰਵਾਉਣ ਲਈ ਕਿਹਾ ਗਿਆ ਅਤੇ ਐਕਟ ਤਹਿਤ ਲੋਕਲ ਪਲੈਨਿੰਗ ਏਰੀਆ ਡਿਕਲੇਅਰਡ ਹੋਣ ਉਪਰੰਤ ਵੀ ਅਨ-ਅਥੋਰਾਈਜ਼ਡ/ ਅਨ-ਰੈਗੂਲੇਟਿਡ ਹੋ ਰਹੇ ਵਿਕਾਸ ਦੀ ਸਹੀ ਰੋਕਥਾਮ ਦੇ ਨੁਕਤੇ ਨੂੰ ਮੈਂਬਰ ਸੈਕਟਰੀ ਵੱਲੋਂ ਉੱਚ ਪੱਧਰ ਤੇ ਪਰਸੀਊ ਕਰਵਾਉਣ ਦੇ ਨਿਰਦੇਸ਼ ਦਿੱਤੇ ।

ਮੀਟਿੰਗ ਵਿੱਚ ਹਾਜ਼ਰ ਇੰਡਸਟਰੀਅਲ ਐਸੋਸੀਏਸ਼ਨ ਦੇ ਨੁਮਾਇੰਦਿਆਂ ਵੱਲੋਂ ਕੁੱਝ ਏਰੀਏ ਨੂੰ ਇੰਡਸਟਰੀਅਲ ਜ਼ੋਨ ਵਿੱਚ ਸ਼ਾਮਲ ਕਰਨ ਦਾ ਸੁਝਾਅ ਦਿੱਤਾ ਗਿਆ ਜਿਸ ਸਬੰਧੀ ਮਾਨਯੋਗ ਪ੍ਰਧਾਨ ਜੀ ਵੱਲੋਂ ਆਪਣੀ ਪ੍ਰਤੀ ਬੇਨਤੀ ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਫਤਹਿਗੜ੍ਹ ਸਾਹਿਬ ਦੇ ਦਫਤਰ ਵਿੱਚ ਬਣਦੀ ਕਾਰਵਾਈ ਹਿੱਤ ਪੇਸ਼ ਕਰਨ ਲਈ ਕਿਹਾ ਗਿਆ ।

ਇੰਜੀਨੀਅਰ ਰਜਿੰਦਰ ਸਿੰਘ ਵੱਲੋਂ ਕਮੇਟੀ ਨੂੰ ਜਾਣੂ ਕਰਵਾਇਆ ਗਿਆ ਕਿ ਉਹਨਾਂ ਦੇ ਵਿਭਾਗ ਵੱਲੋਂ ਪਿੰਡ ਨਬੀਪੁਰ ਵਿੱਖੇ 220 ਕੇ.ਵੀ. ਗਰਿੱਡ ਸਟੇਸ਼ਨ ਸਥਾਪਿਤ ਕਰਨ ਲਈ ਜ਼ਮੀਨ ਲੈਣ ਲਈ ਉਪਰਾਲਾ ਕੀਤਾ ਜਾ ਰਿਹਾ ਹੈ ।

ਪ੍ਰਧਾਨ ਜੀ ਵੱਲੋਂ ਸਕੈਚ ਮਾਸਟਰ ਪਲੈਨ ਤੇ ਤਸੱਲੀ ਪ੍ਰਗਟਾਉਂਦੇ ਹੋਏ ਮੀਟਿੰਗ ਦੌਰਾਨ ਸਾਹਮਣੇ ਆਏ ਕੁੱਝ ਨੁਕਤਿਆਂ ਤੇ ਵਿਚਾਰ ਕਰਨ ਲਈ ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਫਤਹਿਗੜ੍ਹ ਸਾਹਿਬ ਨੂੰ ਆਖਦੇ ਹੋਏ ਕਮੇਟੀ ਵੱਲੋਂ ਇਸ ਪਲੈਨ ਦੀ ਪ੍ਰਵਾਨਗੀ ਦਿੱਤੀ ਗਈ ।

ਅੰਤ ਵਿੱਚ ਸਮੂਹ ਮੈਂਬਰਾਂ ਦੇ ਧੰਨਵਾਦ ਸਹਿਤ ਮੀਟਿੰਗ ਸਮਾਪਤ ਕੀਤੀ ਗਈ ।

ਡਿਪਟੀ ਕਮਿਸ਼ਨਰ,

ਫਤਹਿਗੜ੍ਹ ਸਾਹਿਬ।

MJPLAMB ML 4.2

Dated: 14.12.2007

The Director Projects
PSEB. NPL. **Patiala**
Punjab

Sub: NOC for Setting up Thermal Power Station at Village Nalash-Sural near Rajpura adjoining Mathura-Jalandhar Pipeline (MJPL).

Dear Sir

This has reference to your Memo No. 175 Raj 401 date 30.11.2007 and subsequent visit of Sh. Ajay Gupta & Sh. S.K. Jain on 03.12.2007 seeking NOC for the proposed 1320 MW Thermal Power Plant near Rajpura adjoining MJPL. In this connection we would like to bring to your kind notice that.

1. Indian Oil Corporation Limited had laid a cross country Product Pipeline from Mathura to Jalandhar under "The Petroleum and mineral Pipelines (Acquisition of Right of User in Land) Act 1962" and the said pipeline is meeting the petroleum product requirement of all the Northern States including Defence.
2. The site of 1320 MW Thermal Power Plant is proposed on the 18 M wide Right of Way (ROW) of the said Pipeline. This pipeline is transporting highly inflammable petroleum products. Mathura-Jalandhar pipeline is laid by adhering to various National & International codes & OISD standard for the safety of the adjoining residents as well as to carryout regular maintenance for up keeping the health of the pipeline.

While processing NOC the following guidelines as per petroleum Act are strictly adhered to:-

- a) Our pipelines are normally laid at depth of one M below the ground level, maintaining 18 M wide ROW throughout from Mathura to Jalandhar for regular patrolling and time-to-time maintenances of the pipeline.
- b) **Restriction regarding the use of land:** there should not be any permanent structure like building, tank, reservoir, dam or plant any tree etc across ROW as it will bring hindrances for the movement of heavy machineries during maintenance emergency activities.
- c) No dwelling unit to be constructed within 20.50 M from either side edges of the R.O.W.
- d) No flare or higher temperature activities are to be carried out near pipeline as it transports highly inflammable Petroleum products, which may cause fire. All required precautions practices may please be looked into. A safe distance of 150 meter from pipeline to be maintained for the Industrial activities.

- e) **Only Green** belt to be maintained across the ROW including cultivation.
 - f) Permission for crossing of pipeline ROW by constructing the boundary wall in emergency cases are accorded with a provisions of the suitable **beam structure** with the condition that wall may be dismantled for the movement of heavy equipments like bull dozer, excavator etc, during emergency and repair by the licensee. Moreover, for regular inspection entry to Licence permission or his authorized representative to be allowed. For each crossing activity separate permission upon would be required from IOCL. Necessary charges fee (depending upon estimated cost of the work to be carried out by you in ROW) would be communicated to you for each crossing. An agreement will also be signed for crossing permission.
 - g) No heavy vehicular movement is allowed to avoid rupture direct load to the pipeline. However in specific cases for the movements of heavy vehicles culvert bridge are to be made across/over the ROW with prior permission in writing.
 - h) No construction activities are to be started in ROW without permission in writing.
- 3 You are requested to put forward your detailed proposal for processing the permission for the forthcoming project. Further, you may feel free to ask any clarification on the subject matter.

Thanking you,

Yours faithfully,

O.P. Khatri,
Chief Operations Manager.

Annexure-7

**LIST OF VILLAGES THROUGH WHICH IOCL PIPELINE IS PASSING
LIST OF VILLAGES FALLING IN L.P.A.FATEHGARH SAHIB-SIRHIND**

Sr. No.	Name of Villages	Hadbast No.
1	Harnan	253
2	Salempur	255
3	Rain Majra	299
4	Baras	256
5	Kheri Bhai Ki	258
6	Dangherian	162
7	Balahri Kalan	165
8	Balahri Khurd	168
9	Raipur Gujran	113
10	Mehmadpur	170

LIST OF VILLAGES FALLING IN L.P.A. BASSI PATHANA

Sr. No.	Name of Villages	Hadbast No.
	Bassi Pathana	Urban
1	Mehmudpur	175
2	Mehdoodan	81
3	Abdullapur	80
4	Jodhpur	174

Annexure-8

LIST OF VILLAGES THROUGH WHICH G.A.I.L. PIPELINE IS PASSING		
Sr. No.	Village Name	Hadbast No.
1	Chhaleri Kalan	274
2	Hussainpur (Chhalari Khurd)	305
3	Panjola	295
4	Nalina Kalan	326
5	Chaurwala	302
6	Badhochi Kalan	303
7	Kharra	309
8	Sidhwan	308

DETAIL OF DEVELOPMENT ON NATIONAL HIGHWAY-1 BY NHAI**FATEHGARH SAHIB (KM 241.000 To KM 267.600)****TOTAL KM = 26.6****Fatehgarh Sahib (Km 241.000 to Km 267.600)****Total Km & 26.6**

1.	Flyover	KM 244+275	(1 x 30m)	(Panjoli-Rajindergarh)
2.	Flyover	KM 252+525	(1 x 30m)	(Patiala-Fatehgarh Sahib)
3.	Flyover	KM 253+700	(1 x 30m)	(SH-12A)
4.	Flyover	KM 258+ 075	(1 x 20m)	(Khanpur)
5.	Flyover	KM 265+450	(3 x 30m)	Gobindgarh Town
6.	Flyover	KM 266+040	(3 x 30m)	"
7.	Flyover	KM 266+900	(3 x 30m)	"
8.	Vehicular Under Passes	KM 243+175	(1 x 10.5m)	Patrasi
9.	Vehicular Under Passes	KM 247+525	(1 x 10.5m)	Barkat pur – Hansali
10.	Vehicular Under Passes	KM 251+175	(1 x 10.5m)	Shampura-Bhattmajra
11.	Vehicular Under Passes	KM 264+630	(1 x 10.5m)	Gobindgarh Town
12.	Footover Bridge	KM 241+400	(3.5 x 2.4m)	"
13.	Footover Bridge	KM 246+850	(3.5 x 2.4m)	"
14.	Footover Bridge	KM 256+730	(3.5 x 2.4m)	"
15.	Footover Bridge	KM 262+050	(3.5 x 2.4m)	"
16.	Passages Under Pass	KM 248+300	(4.0 x 2.5m)	"
17.	Passages Under Pass	KM 256+600		"
18.	Passages Under Pass	KM 264+200		"
19.	Passages Under Pass	KM 265+130		
20.	Passages Under Pass	KM 266+500		
21.	Passages Under Pass	KM 267+400		

Entry & Exit Ramp

1.	244+800	Left	Entry
2.	244+800	Right	Exit
3.	253+400	Left	Exit
4.	253+400	Right	Entry
5.	258+470	Left	Entry
6.	258+470	Right	Exit
7.	261+100	Left	Exit
8.	261+450	Right	Entry

Service Road

1. KM 243+900	252+225	5.5m	Bothside
2. KM 252+225	257+000	7m	Bothside
3. KM 257+000	260+000	5.5m	Bothside
4. KM 260+000	260+350	7m	Bothside
5. KM 260+100	277+100	7m	Bothside

DETAILS OF PROPOSED PASSES BY NHAI

S.NO.	KM. STONE	TYPE OF PASSES	DISCRIPTION
1	KM 244+ 275	FLYOVER	PANJOLI- RAJINDERGARH
2	KM 244+ 275	FLYOVER	PATIALA-FATEHGARH SAHIB
3	KM 244+ 275	FLYOVER	SH-12A
4	KM 244+ 275	FLYOVER	KHANPUR
5	KM 244+ 275	VEHICULAR UNDER PASS	PATARSI
6	KM 244+ 275	VEHICULAR UNDER PASS	BARKATPUR-HANSALI
7	KM 244+ 275	VEHICULAR UNDER PASS	SHAMPUR-BHATMAJRA
8	KM 244+ 275	FOOTOVER BRIDGE	
9	KM 244+ 275	PASSAGE UNDER PASS	
10	KM 244+ 275	PASSAGE UNDER PASS	
11	KM 244+ 275	PASSAGE UNDER PASS	

**LIST OF INDUSTRIES AT INDUSTRY AREA, PUMP NAGAR, SIRHIND
WITHIN M.C.I.**

Sr. No.	Name of Industry
1	Bharat Development Industries
2	Mangal Mahal Marriage Palace
3	Royal Enterprices
4	Nikhil Industries
5	Sat Pal Flour and Oil Mills
6	Gupta Industrial Corporation
7	Adarsh Industrial Corporation
8	Nehra Refrigeration Centre
9	Super Steels
10	Landmark signboars Pvt. Ltd.
11	Pardesi Indutry
12	Tej Mechanical works
13	Tushar Graphics
14	Mitter Engineering works, Sirhind
15	Rakesh Engg. Works
16	Vikram Plastics
17	K.L. Mechanical works
18	Akal Mechanical works
19	Paras Enterprises
20	Paras Industries (Regd.)
21	S.K. Bansal Industries
22	New Sudershan Foundry
23	Subhash Mechanical works
24	Manoj Industries
25	M/S Jai Dayal Chander Mohan
26	Spall Mechanical works
27	Tewenty First Sunshine Plastic Industry
28	K.L. Industries
29	Inder Inudstries
30	Navdeep Industries
31	Navdeep Traders and Engineers Pvt. Ltd.

32	Pawanpreet Plastic Industry
33	Rajinder Plastic
34	Bhupindera Industry
35	Shivam Paint and Plywood company
36	Rakesh Traders, wholesale dealer and godown
37	Thakur Welding works
38	Janta Tent house
39	Batra Traders
40	Jai Durga Trading company
41	R.C. Industries
42	Modi Hardware Store
43	S.N. Industries
44	Varun Pumps
45	Bharat Gas LPG Godown
46	Nandu Mal Piare Lal Kerosene Oil dump
47	Guru Kirpa Castings
48	Sodhi Sodha Water Factory
49	Auto Continental Pvt. Ltd.
50	Naresh Bardana Store and godwon
51	Karma Electricals Industries
52	Big Boss Techno. Crate Equipments
53	Newton Industries
54	Malhotra Maruti Car Service Centre
55	Anand Plastic Grain Factory

ਵੱਲੋਂ

ਜ਼ਿਲ੍ਹਾ ਵਿਕਾਸ ਅਤੇ ਪੰਚਾਇਤ ਅਫਸਰ,
ਫਤਹਿਗੜ੍ਹ ਸਾਹਿਬ।

ਵੱਲ

ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਜ਼ਿਲ੍ਹਾ ਪ੍ਰਬੰਧਕੀ ਕੰਪਲੈਕਸ,
ਫਤਹਿਗੜ੍ਹ ਸਾਹਿਬ।

ਨੰ: 1913 /ਰੀਡਰ ਮਿਤੀ: 08-11-2010

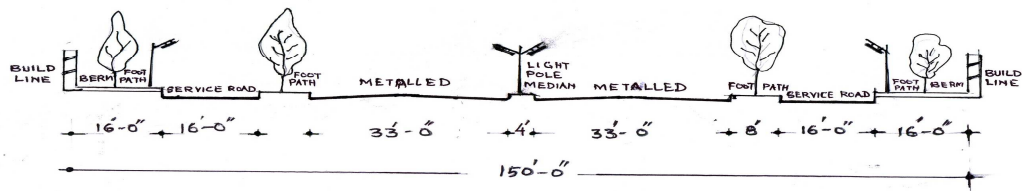
ਵਿਸ਼ਾ:- ਲੋਕਲ ਪਲੈਨਿੰਗ ਏਰੀਆ ਫਤਹਿਗੜ੍ਹ ਸਾਹਿਬ ਅਧੀਨ ਪੈਂਦੇ ਵੇਕਐਂਡ ਪੰਚਾਇਤ/ਸ਼ਾਮਲਾਤ ਲੈਂਡ ਸਬੰਧੀ।

ਹਵਾਲਾ:- ਆਪ ਦੇ ਦਫਤਰ ਦਾ ਪੱਤਰ ਨੰ: 1466-ਡੀਟੀਪੀ(ਫਗਸ) ਐਮ 27 ਮਿਤੀ 01-11-2010 ਦੇ ਸਬੰਧ ਵਿੱਚ।

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਤੇ ਹਵਾਲੇ ਅਧੀਨ ਪੱਤਰ ਦੇ ਸਬੰਧ ਵਿੱਚ ਲਿਖਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਗਰਾਮ ਪੰਚਾਇਤ ਦੀ ਸ਼ਾਮਲਾਤ ਜ਼ਮੀਨ ਦੀ ਬਦਲੀ ਹਰ ਸਾਲ ਸਰਕਾਰ ਦੀਆਂ ਹਦਾਇਤਾਂ ਅਨੁਸਾਰ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਅਤੇ ਕੋਈ ਵੀ ਜਗ੍ਹਾ ਖਾਲੀ (ਵੇਕੈਂਟ) ਨਹੀਂ ਹੈ। ਬਲਾਕ ਸਰਹਿੰਦ ਦੀ ਸ਼ਾਮਲਾਤ ਜ਼ਮੀਨ ਦਾ ਕੁੱਲ ਰਕਬਾ 5904 ਏਕੜ ਹੈ ਜਿਸ ਵਿੱਚੋਂ 3955 ਏਕੜ ਠੇਕੇ ਤੇ ਦਿੱਤਾ ਜਾ ਚੁੱਕਾ ਹੈ ਅਤੇ 1949 ਏਕੜ ਕੋਰਟ ਕੇਸਾਂ/ਨਜਾਇਜ਼ ਕਬਜ਼ਿਆਂ ਅਧੀਨ ਹੈ। ਇਸ ਲਈ ਇਸ ਦਫਤਰ ਦੀ ਸੂਚਨਾ ਨਿੱਲ ਸਮਝੀ ਜਾਵੇਗੀ।

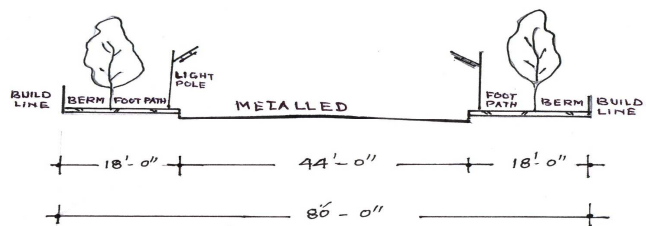
ਸਹੀ
ਜ਼ਿਲ੍ਹਾ ਵਿਕਾਸ ਅਤੇ ਪੰਚਾਇਤ ਅਫਸਰ,
ਫਤਹਿਗੜ੍ਹ ਸਾਹਿਬ।

Cross Sections of Proposed Road Hierarchy



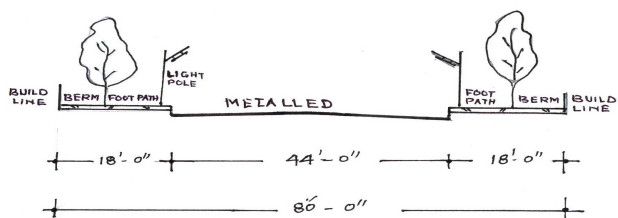
ROAD CROSS SECTION OF PROPOSED R-2 (150'-0") WIDE ROAD
SCALE: 1" = 20'-0"

FIG. 1: R-2 ROAD (150')



ROAD CROSS SECTION OF PROPOSED ROAD R-3 (100'-0") WIDE
SCALE: 1" = 20'-0"

FIG. 2: R-3 ROAD (100')



ROAD CROSS SECTION OF PROPOSED ROAD R-4 (80'-0") WIDE
SCALE: 1" = 20'-0"

FIG. 3: R-4 ROAD (80')

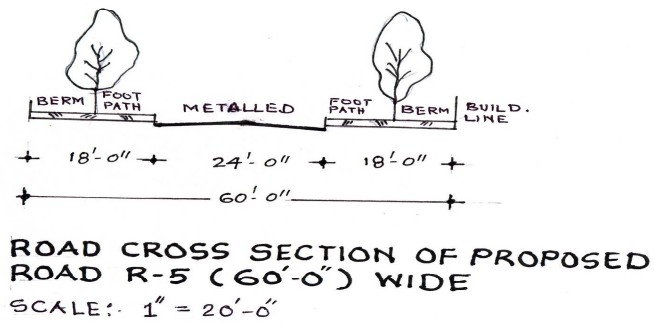


FIG. 4: R-5 ROAD (60')