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PART I

Punjab Government Notifications and Orders

GOVERNMENT OF PUNJAB

DEPARTMENT OF LOCAL GOVERNMENT

(TOWN PLANNING WING)

NOTIFICATION

The 3rd October, 2025

No. CTP(LG)-2025/2438.-Whereas the Model Town Rehabilitation Scheme, Ludhiana was prepared by the Department of Rehabilitation. The complete details whereof are given in the layout plan and Schedule of Clauses of the Rehabilitation Scheme, which was transferred to Municipal Council, Ludhiana (now Municipal Corporation, Ludhiana) by the Department of Rehabilitation vide its Notification No. 9708/TS (H), Dated, Jullundur, the 25th June 1981.

Whereas Municipal Corporation, Ludhiana vide its Resolution no.372 dated 20.12.2016 has resolved to allow change of land use of plots abutting on road from Gulati Chowk to Dugri Road (Plot No. 274 to 342 & 215 to 501) in this scheme, up to single depth from Residential to Commercial. The said resolution was duly considered by the State Government and decision was conveyed to the Municipal Corporation, Ludhiana vide No. S5-DLG-MS-17/6660, dated 06.02.2017 but notification was required to be issued for classifying the road as commercial. During the notification process, a report on the ground reality was requested from Municipal Corporation Ludhiana through letter No.CTP(LG)-2017/524 dated 08.02.2018 but no report was received, however, officials of Municipal Corporation Ludhiana approved CLU and Building Plan of plot no. 220-L, 221-R, 221-L Model Town Ludhiana without prerequisite notification and the owner/builder started raising the construction.

That a Civil Writ Petition No. 18722 of 2024 was filed by petitioner Rajinder Singh inter-alia, seeking directions from the Hon'ble High Court to immediately stop the further constructions of the high-rise Commercial Building in the wake of illegal Change of Land Use (CLU), which has caused structural damage of the residential house of the Petitioner.

The Hon'ble Punjab and Haryana High Court vide orders dated 26.09.2024, the relevant part of the orders is as under: -

"Keeping in view the controversy involved, we are of the considered opinion that all the orders passed in the present writ petition should be brought to the notice of the Chief Secretary, Punjab and, accordingly, the reply on behalf of the State after duly vetted by him be placed on record..."

That the ground reality report and draft notification were received from Municipal Corporation Ludhiana vide letter No. 610/ATP-D dated 06.11.2024 and letter no. 145/ATP-D dated 20.06.2025 respectively. Further, the Department of Local Government has issued Charge Sheets under Rule 8 of the Punjab Civil Services (Punishment and Appeal) Rules, 1970 against the officers / officials who are responsible for approving the Change of Land Use and Building Plan on the road in question without notification of the road as commercial.

That thereafter in compliance of the order passed by the Hon'ble Punjab and Haryana High Court the Department of Local Government, Punjab filed its reply dated 04.02.2025 after obtaining approval of the Chief Secretary, Government of Punjab. This writ petition is pending adjudication in the Hon'ble High Court.

Now, in exercise of the powers conferred under section 275(3) of the Punjab Municipal Corporation Act, 1976 read along section 19 of Punjab General Clauses Act, 1898 and all other powers enabling him in the behalf, the Governor of Punjab is pleased to allow the Municipal Corporation, Ludhiana to permit the change of land use from Residential to Commercial by the owners, the plots up to single depth as per the layout plan of Model Town Rehabilitation Scheme abutting on the road from Gulati Chowk to Dugri Road (Plot No. 274 to 342 & 215 to 501) as per the provisions of the CLU Policy of 2006 and Notified Master plan of Ludhiana. Every owner of the property intending to convert the use of the property from Residential to Commercial shall abide by the rules norms and shall be bound to provide parking space (surface/stilt/basement parking) within own property, and Municipal Corporation, Ludhiana shall ensure that no violation of the parking space takes place and to ensure it is used for that purpose only. The Scheme stands amended to that extent.

TEJVEER SINGH

Additional Chief Secretary to Government of Punjab
Department of Local Government

Chandigarh
The 23rd September, 2025