



13. LAND USE

13.1 INTRODUCTION

The original Plan of Chandigarh was prepared six decades ago to meet the **requirements of the Administrative City** for a **population of five lakhs**. The 70 sq.km area acquired for the development of the first two phases (Sectors 1 to 47) of Chandigarh had clearly defined land use zones based on the CIAM principles of **Living, Working , Care of Body and Spirit and Circulation** planned within the modular sectoral grid.

The residential sectors are based on the concept of self sufficient neighbourhoods each having schools, shops for daily needs, community centres and neighbourhood parks .

City and the Periphery

Chandigarh was planned as a stand alone city surrounded by a controlled rural belt around it to nourish it. Although, the city has largely developed as per the original plan and its clearly defined land uses, the controlled periphery even within the UT of Chandigarh has been completely transformed due to re-organisation, majority of the area of the periphery has gone to the state of Punjab (73%), State of Haryana has 24% of the area of the periphery whereas remaining 3% is with the Chandigarh. Accordingly, the area available under periphery with the Chandigarh has been reduced considerably in the post 1966 re-organisation. Over a period of time, large number of developments have been taken up in the periphery, these developments are both of planned and unplanned nature. With these developments, the city has been extended towards the East, South and West to accommodate new requirements without any comprehensive plan. New residential, institutional and other uses have been added both within and outside the sectoral grid. The establishment of the IT park, rehabilitation colonies for unauthorized settlements, Sarangpur Institutional area, Botanical Garden, Milkmen Colony-Dhanas, Dumping Ground for solid waste etc towards the east and west has entailed overstepping of the natural boundaries of the Patiali Ki Rao and the Sukhna Choe.

Considering the development already taken up within the area comprising of the periphery, the same is now proposed to be included as part of the Chandigarh Master Plan 2031 with the exception of the unauthorized constructions raised in violation of Periphery Act. Thus the present landuse plan will define the area covered under Phase I (Sector 1 to 30), Phase-II (Sector 31 to 47) and Phase-III (Sector 48 to 56) besides the area of the periphery.

Expansion of the City beyond the original plan to accommodate additional landuses

Detailed stocktaking of the existing situation within UT's periphery indicates that developments beyond the planned sectoral grid have been irregular dictated more by the availability of land for acquisition and the existing link roads rather than any planning framework. The neighbourhood concept of the city's sectoral grid is conspicuous by its absence in the periphery area .

Chandigarh Villages

The site selected for setting up capital city of Chandigarh included number of villages and their settlements. Different strategies were adopted with regard to villages while evolving the Plan of Chandigarh. For the first phase sectors I to 30, it was decided that all the villages falling within the sectoral grid shall be acquired including the *abadi* area and the villages will be rehabilitated at an appropriate location. Accordingly all the villages were removed and the villagers were rehabilitated in the Pipliwala and Mariwala rehabilitation colonies which were developed adjacent to Manimajra and within the periphery control area. With regard to four villages falling within the sectoral grid of Phase-II, the agricultural land was acquired but the *abadi* area were left intact. Accordingly, the *abadi* of 4 villages Attawa, Butrela and Badheri were adjusted within Sector 42 and Burail in Sector 45 as part of the sector planning.



Two villages namely Kajheri and Palsora which form part of the Phase-III sectors are also proposed to be made integral part of sector planning without acquiring the area under *abadi/ Lal Dora* except the area under unauthorized/ unregulated constructions raised in violation of the Periphery Act.

The *Abadi areas* of villages which were adjusted within the sectoral grid of the second and third phase and those in the periphery, have undergone tremendous change from pure residential areas to serving as backend centers for the city's commercial areas lacking in warehousing facilities, providing dormitory accommodation to migrants and the lower income strata unable to afford the high rentals within the main city. Guest houses and *godowns* are other land uses which have come up within and around the villages.

Existing Development Pattern

Despite Chandigarh being a planned city, it has not been able to avoid un-planned developments. Due to non provision of low cost housing and services for labour in the original plan, unauthorized settlements have surfaced which are being rehabilitated partly within the sectoral grid but mostly in the peripheral areas. Similarly, informal commercial sector has emerged in a big way since even the booths which are the smallest category of commercial establishments were unaffordable by the migrants/service sector. The Chandigarh Administration planned day care markets and *rehri* markets adjoining the neighbourhood commercial centres to meet the needs of informal commercial sector. Over a period of time, different areas of the city have also been allotted on temporary basis to meet exigencies /or address the new requirements till such time proper arrangements for the same are made .

13.2 EXISTING LANDUSE PLAN

Landuse for the city of Chandigarh was defined by the Plan prepared by Le Corbusier . Based on the **CIAM** (Congress International de Architecture Modern) principles of the Functional City which focused on **segregation of four major functions** i.e. Living (the residential sectors), Working (the Capitol Complex, commercial /institutional buildings along Madhya Marg, Jan Marg, City Centre), Care of Body and Spirit (the Leisure Valley, open spaces and sector greens) and Circulation (the network of roads, the 7Vs).

The total area proposed to be covered in the Master Plan is the entire area of 28169.61 acres comprising of Chandigarh Union Territory .The area includes both the area falling under the Phase I ,Phase II and Phase III sectors besides the area under the periphery. Considering the pattern of development followed in Chandigarh, the **Existing Landuse Plan** is being detailed out in two parts. Part I comprises of planned development included in the original plan (Phase I & II) and the subsequent developments made as part of the extended sectoral grid (Phase III). The remaining landuse of the area falling in the periphery is being detailed out separately keeping in view the nature and context of development.

In Phase I and II, out of the 46 sectors in the sectoral grid falling within the first and the second phase of the original plan, 39 sectors are Residential whereas the remaining seven sectors namely sectors I, 12, 14, 17, 26(part), 34(Part), 43(part) are predominantly Institutional and Commercial housing the Capitol Complex, PGI/PEC, Panjab University, City Centre and Sub City Centres respectively . The Industrial Area, the Sukhna Lake, and Golf Range/Club have also been considered as part of the sectoral grid of Phase I and II. Phase III sectors (remaining parts of sectors 48 to 56, 61 and 63) falling in Chandigarh UT have been earmarked as Residential sectors. These sectors also include the belts reserved as Commercial/ Institutional along the Vikas Marg now proposed for mix landuse.



The details of areas falling under different phases and periphery are as under:

CATEGORY	SECTORS	AREA in (acres)	PERCENTAGE
Phase I	1 TO 30 *	9398.83	33.37
Phase II	31 TO 47**	5158.76	18.31
Phase III	48 TO 56 (PART)	1870.54	6.64
	TOTAL	16427.73	58.32
Remaining area of periphery		11741.88	41.68
	Grand total	28170.00	

- Includes the area of Industrial Area Phase I, Sukhna Lake, Golf Range.
- Includes the area under Industrial Phase II .

Out of the total area covered by the Master Plan, 58.32 % (16428.13 acres) falls under the area covered by the planned development whereas remaining area of 41.68% (11741.88 acre) falls in the periphery. Within the area falling under the planned sectors, Phase I has largest area comprising of 1/3rd of the area of the Master Plan whereas Phase II and Phase III has 1/4th of the total area of the Master Plan and remaining area falls in the periphery.

The area in the periphery comprising village *abadis*, agricultural land and the area where planned and unplanned development has taken place works out to be 11741.87 acres. As explained above, the existing landuse analysis has been carried out in two parts i.e. **Area falling within the Sectoral Grid** (Phase i, II & III) and **Area outside the Sectoral Grid (Periphery)**.

13.3 EXISTING LANDUSE

Area falling within the Sectoral Grid (Phase I, II and III)

The existing landuse has been analysed in terms of different components i.e. Residential, Commercial, Traffic & Transportation, Industries, Public / Semi Public etc. **Refer Table I, II & III.** Looking at the above tables in Phase I, largest proportion of land has been allocated to the Residential component (42.69%) whereas Public and Semi Public have approximately same kind of area. The area under the Commercial component is placed at 4.73% whereas Traffic and Transportation occupies around 8% of the Total Area of Phase I. The above proportions of the areas have been worked out based on taking the entire area of residential sectors as the residential component. If the residential component is further detailed out, the proportions under residential will go down, whereas area under commercial, traffic, public and semi public, recreational shall accordingly go up. The detailed **Landuse of Sectors falling in Phase I** has been given in **Annexure I**. Each sector has a different pattern of Landuse as detailed out in the Table.

In case of Phase II, the proportion of Residential component is much higher i.e. 67.08 %, similarly , Commercial component is also higher than Phase I. The variation in landuse in this phase is due to the fact that Phase I was planned as low density sectors whereas the Phase II sectors were proposed to house larger population and were planned as high density neighbourhoods with smaller sized plots and ground coverage. As stated above, if the analysis of the sectors is carried out for different landuses, the proportion of Residential component will go down whereas the remaining component will go higher. The details of **Landuse of Individual Sectors falling in Phase II** is given in **Annexure II**. Considering the fact that Phase III development is largely guided by group housing ,excluding the planning of individual plots, the proportion of Residential component has been found to be much higher. Residential area occupies $\frac{3}{4}$ of the total area of Phase III. however, the area calculations is again based on taking the sectors as residential landuse without going into the details of various components included in the sector planning. Accordingly, the area under different uses will get rationalised once that analysis is included in different land uses. The detail **Landuse of individual sectors falling in Phase III** is given in **Annexure III**.



Landuse Within Remaining Area of UT Periphery

A perusal of the periphery area in the UT indicates that large chunks of land in the periphery have already been acquired for accommodating new land uses.

While developing area in the periphery, the existing road network with few upgradations has been used as the basis for providing accessibility to the pockets and developing these areas without a comprehensive road network. The **landuse analysis of the existing development** has been carried out for the area falling in the periphery and is detailed in **Table IV & V**

Out of the Total Area of 11741.88 acres, Residential component covers approx. 1/6th of the total areas. Commercial component accounts for 2.736%, Traffic and Transportation 5%, Industries 4.5%. In addition, area under Defense Use is placed at 13.4% which is close to the Residential component. Other Uses in the periphery area include Public /Semi Public, Recreational and Public Utilities. 19% of the Total Periphery Area is under Forest whereas the Agricultural component accounts for 21.67%.

13.4 PROPOSED LANDUSE PLAN

Based on detailed studies, in depth analysis and looking at the future growth and development of the Chandigarh, Proposed Landuse Plan for the Chandigarh Union Territory has been evolved. While evolving this landuse plan, care has been taken to preserve the sectors which have already been planned and the landuses which have already been defined in the planning of the sectors.

Accordingly, no change is proposed in the landuse already defined in the sectors falling in Phase I, Phase II and Phase III with the exception of change of landuse from 'Residential' to 'Institutional/Residential for institutions' in sectors 50, 51, 52 and 53 in the land vacated from relocating slums. This change is proposed to meet the requirement of additional institutional area within the city.

The changes already made in the area falling in Phase I, II and III including the setting up of Rock Garden, Memory Park, Sports Complex in Sector I etc. have been made an integral part of the Landuse Plan.



13.5 PROPOSED LANDUSE WITHIN REMAINING AREA OF PERIPHERY

As already explained above, the landuse already defined in the sectors falling within the sectoral grid is proposed to be kept within the existing defined frame work of planning and development. However, considering the decisions already taken by the Administration and in order to meet the future requirements of the city in terms of Rehabilitation of Slums, Amenities, Institutions, Para Military Forces, Defense, Warehousing, Transportation, Bulk Material Market etc. the area available in the Periphery is proposed to be planned and developed to meet these requirements. While defining the future growth and development, care has been taken to integrate these areas with the existing frame work of urban development in order to ensure that the total development falls within well defined framework based on the principle of integration. Accordingly, the Road Network within the periphery has been redefined and integrated with the existing system of traffic and transportation of the city in order to ensure smooth flow and rationalise the traffic within the entire area falling under the Union Territory. Further in order to improve the environs and safeguard the identity of the city, a Green Belt is proposed to be created wherever feasible and desirable. Forest Cover is further proposed to be increased by bringing more area under afforestation in the shape of developing a Wild Life Corridor for linking the Sukhna Wild Life Sanctuary with the Sukhna Lake Forest besides promoting afforestation/green along the Sukhna Choe and Patiali Ki Rao which are proposed as Eco Sensitive Areas.

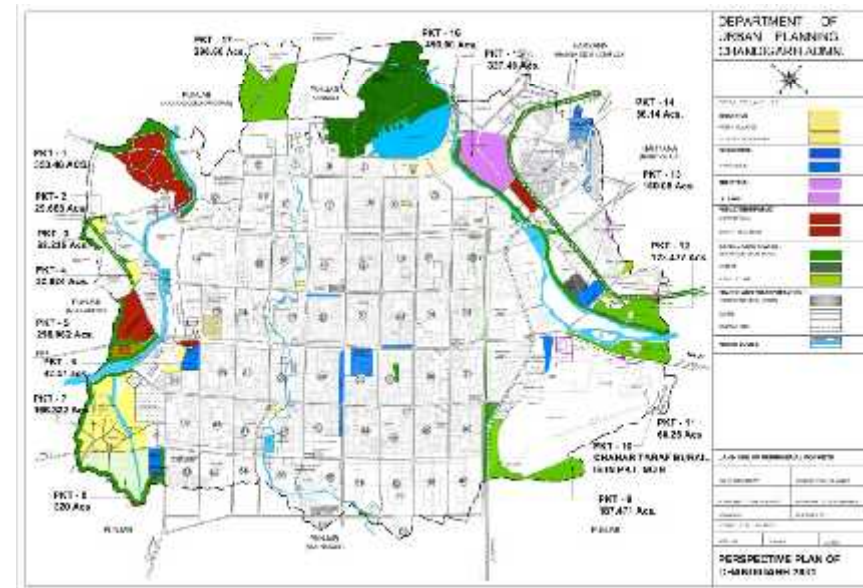
The proposed development in the periphery has been defined in 17 distinct pockets having a total area of 2987.92 acres and the broad landuse for each pocket has been defined. However, each pocket would require to be planned after detailed studies and analysis with appropriate development controls defined to regulate the development within these pockets. Each pocket has been detailed separately in terms of its landuse, traffic and transportation etc. keeping in view its location, environs and its context with the city and development in the neighbouring towns.

An area to the tune of 673.86 acres has been kept for Agriculture in order to make sure that entire periphery is not subjected to urbanisation and to ensure that no urbanisation is permitted on the North of the Capitol Complex based on the Edict of Chandigarh.

The proposed landuse plan for the area falling in the periphery is given in Plan 6.

As already explained that area falling outside Phase I, II and III have been divided into 17 distinct pockets as shown in the Proposed Landuse Plan. Detailed planning and Development Proposals including their Landuse have been worked out and are detailed below:

PLAN 6 PERSPECTIVE PLAN OF CHANDIGARH





Pocket 1 (Refer Table VII)

This pocket measuring approximately 353.46 acres is located on the North West of the city along the Chandigarh-Mullanpur Road near the Interstate Boundary with Punjab. This forms the un-acquired part of the Sarangpur Institutional Area. Only 434 acres of this site has been acquired so far of which some has been allotted/developed for setting up of the Indian Reserve Battalion and the Chandigarh Armed Police and some for Educational Sites and Service Stations etc.

From the perspective of the Chandigarh Master Plan 2031 as a whole, given the fait accompli of land acquisition, infrastructure development and allotment of land to some educational institutions in the Sarangpur Area, the area must be maintained as an **Institutional Area**. The sites which have already been allotted shall be used for the approved purposes.

The remaining acquired land or to be acquired land in the Sarangpur Institutional Area will be primarily used for the Panjab University and the PGI (in addition to the land designated as institutional/residential for institutions in southern sectors) (Sector 50, 51, 52 and 53 etc. that is land vacated from relocating slums) being the institutes of eminence. Some land may be used for other institutional purposes as may be decided by the Administration.

For development of the Film City, land can be provided in the unacquired portion of Sarangpur Institutional Area (Pocket 1).

- **Development parameters for Pocket 1**

The area shall be developed as **Institutional Area with low density and low rise buildings** in view of the natural scenic beauty of the area with the backdrop of the Shivalik Hills. Along the U.T./Punjab boundary **30 mtrs. wide plantation** shall be undertaken within the U.T. to segregate the area from the land uses on the Punjab side .



POCKET I

- **Road network**

In view of the circular configuration of the road network and sewerage system in the acquired part of the Sarangpur Institutional Area, the same configuration is planned for the un-acquired part of Pocket I. Since this is a stand alone pocket and only accessible from defined entries, traffic other than that destined for the area shall not enter it. **The width of internal roads** in the area should thus be reduced to 35 meters.

The **existing road to Mata Jayanti Devi Temple** through this pocket should be retained since this is used by large number of followers from this region.

- Land near the UT/Punjab border shall be reserved for an elevated **metro station along the metro route**.
- Area of land immediately adjoining Khuda Lahora and Jassu villages shall be reserved for **developing social and physical infrastructure and to meet the residential requirements** of the villages in accordance with the **Development Plans** proposed to be prepared after examining ground realities. Development of the villages shall be regulated by the **Village Byelaws**.



POCKET 2

POCKET 2 (Refer Table VII)

29.663 acres of agricultural land to the north of the Sarangpur Village has direct access from Chandigarh Mullanpur Road via PGI and via Dakshin Marg. **This pocket is reserved for future expansion of the village and for essential community facilities for residents.**

Unauthorized marble trade which has sprung in the area shall be **relocated** in the area proposed for Warehousing in village Daria and in the New Bulk Material Area proposed adjoining Pocket 8 south of the Wholesale Grain, Fruit and Vegetable Market, Sector 39 . This would facilitate the construction activity of proposed projects concentrated in Maloya and the third phase sectors.

A **Green Belt** of 30 mts. width along the Chandigarh-Mullanpur Road extending towards the Botanical Garden shall be developed to enhance the entry to the city from the Punjab side.

No building shall be permitted to have direct access from the Chandigarh –Mullanpur Road.

POCKET 3 (Refer Table VII)

This pocket of 68.235 acres is located next to the entry to the UT from Mullanpur, abutting the interstate boundary with Punjab. The **Landuse** of this pocket shall be **reserved for future unforeseen requirements of the UT**. A **green belt** 30 mts. wide shall be developed/provided along the Dhanas road and the interstate boundary.



POCKET 4 (Refer Table VII)

This pocket of 32.824 acres falls along the extension of Dakshin Marg and adjoins Village Dhanas. It is reserved for **low density residential use and the future requirements of Dhanas village**. A **Comprehensive Development Plan** integrating existing development of the village with the proposed extension shall be prepared which shall **address the gaps in social and physical infrastructure** and open spaces etc .



POCKET 4



POCKET 5 (Refer Table VII)

This pocket of 258.062 acres has the Chandigarh Armed Police Housing Complex in its centre. The **Landuse** of this area shall be **institutional with low density and low rise buildings** to maintain a green ambience in the periphery. A **site for dumping ground** has also been proposed in this area.

To protect the Patiali-ki-Rao and the neighbouring area from pollution, the dumping site shall be surrounded by a **green buffer** on all sides. . A **60 ft. wide road** branching off from the existing road running along Patiali-ki-Rao is proposed to provide direct access to the dumping ground.



POCKET 5



POCKET 5

Since the site proposed for the dumping ground is not an ideal site in view of its nearness to developed areas and closeness to the Patiali-ki-Rao, and in the absence of an appropriate alternative, the Chandigarh Administrative has requested the Punjab Government to provide alternative land within the state



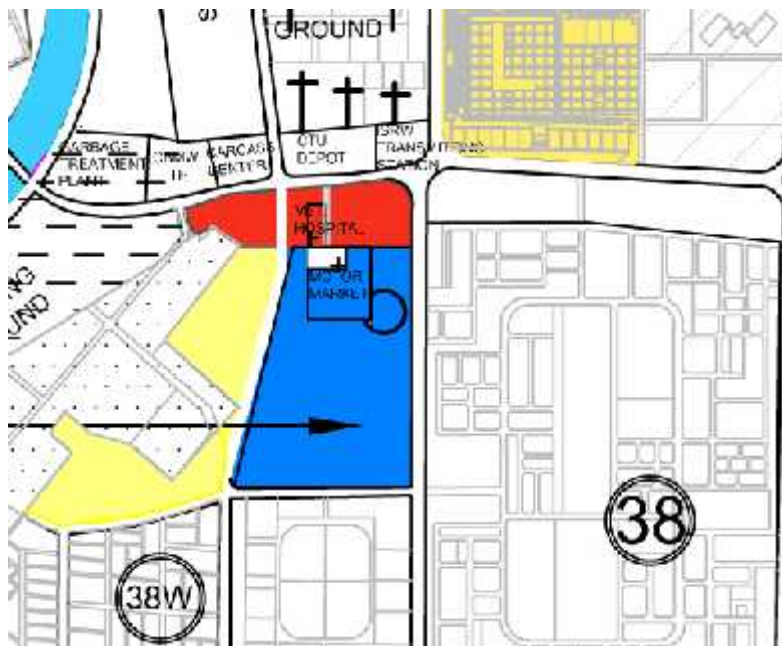
POCKET 6 (Refer Table VII)

This pocket measures 92.47 acres and falls in Sector-38(W) opposite CTU Workshop and adjoins the Veterinary Hospital.

Landuse –

- In view of the existing rehabilitation colony, this pocket is proposed to be developed for **middle income, high density group housing**.
- The area across the proposed road (from extension of Dakshin Marg upto sector dividing road of 38 West) is proposed to be utilized for **commercial activities including a marriage palace**.
- To provide better accessibility and to segregate the residential area it is proposed to **extend the road dividing Pocket A & B of 38-West** to meet extension of Dakshin Marg. A pocket along extension of Dakshin Marg has been proposed as **Institutional** in continuity with the existing Institutional Area on Dakshin Marg.

POCKET NO.6



Note: The ancillary social infrastructure including community centers recreational & educational health institutions and local level shopping facilities shall be provided as per Neighbourhood Concept and sites for social and physical infrastructure of the town.



Pocket 7 (Refer Table VII)

Measuring 166.322 acres, this pocket surrounds Village Maloya and the Rehabilitation Colony Maloya and abuts the Interstate Boundary with Punjab. The site for a **Second Grain Market** adjoins this pocket.

The proposed **Landuse** for the rest of the land is **Residential**. Besides augmenting the housing stock for rehabilitation, the **physical and social infrastructure** of Dadu Majra and Maloya villages will also be augmented.

A **Comprehensive Plan** for the area around the villages needs to be prepared after conducting detailed surveys and analysis. Chandigarh Administration has already acquired 162 acres for the **Rehabilitation Scheme Maloya-I** adjoining the inter-state boundary and another 66 acre for the **Rehabilitation Scheme Maloya-II**. The planning of the two schemes is at an advanced stage and its execution is to be undertaken by the Chandigarh Housing Board. Since most of this pocket is already committed for the above rehabilitation schemes, **Residential Use** is proposed as the landuse for the remaining scattered patches.

With a view to provide better connectivity to the proposed large high density residential development it is proposed to extend the Vikas Marg and road cutting across Maloya-I to complete the loop. The matter will need to be taken up with the Municipal Corporation for proper alignment.

Allied infrastructure such as bus stands need to be integrated. While the new areas to be developed will have commensurate **social infrastructure**, the deficit in facilities in the existing villages and colonies needs to be made up.

In keeping with the concept of a continuous green belt defining the UT's boundary, this pocket shall have a **30m wide Green Belt** along the Interstate Boundary. That will also deal with the objection of the Punjab Government towards the Economically Weaker Sections (EWS) housing and rehabilitation colonies being located next to the Interstate Boundary.



POCKET 7

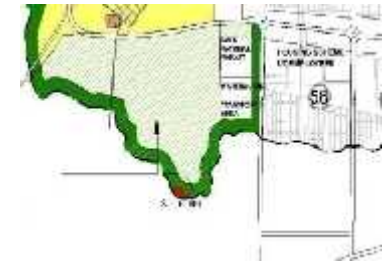


POCKET 8 (Refer Table VII)

Measuring 320 acres, this pocket lies to the west of Sector-56 and abuts the Interstate Boundary with Punjab.

Land use –

- **45 acres** for a **Transport Area** to be developed by Chandigarh Administration or its undertakings.
- The Municipal Corporation's proposal for a **Sewerage Treatment Plant** for the developments in the western periphery, across Patiali-ki-Rao has also been incorporated in the planned land use. While carrying out detailed planning of the area it shall be ensured that a sufficient green buffer shall be provided along the boundaries of the site.
- **Gawala/Kumhars Colony** is already existing near the interstate boundary which shall be retained.
- With a view to provide better connectivity to the proposed large high density residential development, a **100 feet wide road** has been proposed between Vikas Marg via Maloya Rehabilitation Colony and **existing road along Patiali ki Rao Choe, which is also to be strengthened upto Madhya Marg** to serve as an **alternative link/bypass** for the traffic coming from the western periphery.
- The remaining area of the **320** acres has been proposed as **reserved for future requirements**.
- Apart from the above, the **Bulk Material Market, Warehousing and Transport Area** has been proposed abutting the V3 road leading to Mohali.
- The site measuring 74.55 acres for the **Second Grain, Fruit And Vegetable Market** is also earmarked across the road adjoining the Water Works. The infrastructure of roads, sewerage, water supply, electricity along with an auction platform has already been developed at site.



POCKET 8

13.5.9 POCKET 9 & 10

Measuring 187.471 acres this pocket lies opposite Sector 48 adjoining the railway line and the airport. Since this area has no linkage with the main city combined with the restrictions on landuse due to proximity to the Defense Land, it is proposed to retain this area as a **Green/Open**. **Embankment of the railway track** on the east of Sector 47 and Sector 48 shall be suitably landscaped to protect it from erosion.



POCKET NO.9



POCKET NO.11

POCKET 10 (Refer Table VII)

This pocket also abuts the Airport Area and the interstate boundary with the state of Punjab. The pocket has no independent approach.

The land use for this pocket has also been proposed as green/open space and shall be developed subject to air funnel/ defence restrictions and confirmation of the interstate boundary and area by revenue authorities. However, on reconfirmation of boundaries, it has been confirmed by the **revenue authorities that this is not a separate pocket and its area is part of Pocket 9.**

POCKET 11 (Refer Table VII)

Measuring 66.25 acres this pocket lies along the Chandigarh-Ambala stretch of NH-21, surrounding Raipur Khurd village.

Since this pocket falls at the **entry to the city, the permitted land use is green/open space** with uses like agriculture, natural farming with promotion of local agro bio-diversity/indigenous crops, horticulture, orchards, plant nursery, green houses, floriculture, dairy farm, fishery, poultry, etc. subject to obtaining prior approval from the competent authority of Chandigarh Administration.

Large scale unauthorized and hazardous development which have taken place in the pocket needs to be strictly controlled /and checked. **A comprehensive development plan for Raipur Khurd village** and the developments outside it shall be prepared after conducting and analyzing ground surveys. The development regulations of the villages shall also be strictly enforced .

The extended *Abadi* should remain away from the main road as well as the Sukhna Choe.

No effluent discharge/pollution of the Sukhna Choe is to be permitted and the area notified as an Eco-Sensitive Zone.



POCKET 12 (Refer Table VII)



- This pocket of 123.477 acres abuts the Chandigarh-Ambala Road on one side and the interstate boundary with Punjab on another. The railway line and Route No.2 also pass by its side. A small village Makhan Majra, a housing colony of one room tenements and a sewerage treatment plant fall within the pocket.
- **A Green buffer of 100 ft. width** is proposed along the railway line.
- **Land use** - the permitted landuse for this pocket shall be **green/open spaces** with uses like agriculture, natural farming with promotion of local agro bio-diversity/indigenous crops, horticulture, orchards, plant nursery, green houses, floriculture, dairy farm, fishery, poultry, etc. subject to obtaining prior approval from the competent authority of Chandigarh Administration.

POCKET NO.12





POCKET 13 (Refer Table VII)

- Measuring 160.06 acres this pocket lies in the close vicinity of the railway station and Village Daria
- **Landuse** -Due to its proximity to the railway station the land use of this pocket shall be **Commercial and Warehousing**. **Having a warehousing zone adjacent to the railway station is desirable from economic and functional point of view which is evident from the large number of warehouses already existing in the area.** Many residential buildings within the *abadi deh* of Village Daria have been converted into warehouses/godowns. A large number of un-authorized godowns have also come up around the village.

Approximately 97.06 acres of land has been allocated for **Warehousing** and another 45 acres are proposed for the **Transport Area**. About 18 acres is proposed for **Green**.



POCKET 13

At present about 300 companies are operating their transport business from different part of Chandigarh i.e. Transport Area, Timber Market, Industrial Area, Manimajra, Motor Market and Daria. The present Transport area has only 28 plots where other transport companies have rented space for operating their business. No plots have been carved out since 1966 when the transport area was set up.

The Chandigarh Transport Association has demanded that an ultra modern transport complex catering for 2000 trucks on 75 acres of land with facilities for workers and labour is required for loading and unloading of goods etc.

Therefore, another pocket of 45 acres are being proposed for **Transport Nagar** and as brought out earlier another Transport Area is also being planned close to the Grain Market and the Bulk Market in the new Sector-56 West carved out on the western end of the city.

The matter was further deliberated in 75th Master Plan Committee meeting held on 22.08.2012 wherein it was felt that the facilities like transport etc. are the basic requirements for the Bulk Material Market, Grain Market or other markets which are serving the region. It was also discussed that the present site of transport area should not be shifted as the same is required due to its proximity to Railway Station, Timber Market, Second Grain Fruit and Vegetable Market. However, additional sites can be proposed which should be preferably near the Industrial Area/Bulk Material Markets.



POCKET NO.14

POCKET NO.15



POCKET NO.15

POCKET 14 (Refer Table VII)

This pocket of 56.14 acres abuts the Chandigarh-Kalka Road and lies along the 200 ft. wide road leading to the Rajiv Gandhi Chandigarh Technology Park.

Landuse --The landuse of the said pocket has been proposed as **Public/Semi Public/Institutional**. The pocket can be used for **augmenting the health infrastructure** for the area in and around the area of Manimajra, village Mauli Jagran and rehabilitation colonies etc. which presently lack in adequate city level health facilities.

POCKET 15 (Refer Table IV)

The Chandigarh Administration had initiated the process of acquiring land for Phase-III of the Rajiv Gandhi Chandigarh Technology Park. The land adjoins Phase I & II of the IT Park and is close to Manimajra, railway line and the Sukhna Choe. The 200 ft. wide road connecting the IT Park to the railway crossing cuts through the land.

Land use - The landuse of the pocket is proposed as **IT for expansion/continuity of existing IT complex under Phase I & II with provision of ancillary and other related uses**. In view of the eco sensitive nature of the area and extensive tree covered, the same needs detailed planning to ensure their preservation.

The Development Plan for the area needs to be comprehensively worked out to ensure its proper integration with the already developed IT Park Phase-I and Phase-II.

A Green belt 30 mts. Wide has been proposed along the railway line and 100 mts. wide along the Sukhna Choe.



POCKET 16 (Refer Table VII)

- Measuring 450 acres this pocket lies in Kaimbwala Village in the north-eastern part of the city adjoining the inter-state boundary with Punjab and on the upper end of the Sukhna Lake. This area is important from the urban design perspective and the Edict of Chandigarh which recommends a no construction zone north of the Capitol Complex. It is also close to the Sukhna Wildlife Sanctuary and falls within the proposed eco-sensitive zone. The area has a mild hilly terrain below the Shivalik Hills forming the natural backdrop of Chandigarh.
- The area is also a part of the catchment area of Sukhna Lake.
- Chandigarh Forest Department plans to acquire this land to create a **Wildlife Corridor** linking the Sukhna Wildlife Sanctuary with the Lake Reserve Forest.
- To ensure that the development activities are in sync with the environmental considerations of the Sukhna Wildlife Sanctuary, and the urban design of the city, the **Kaimbwala Village** is proposed as an **eco-sensitive village** with specific regulations which will be more stringent than the rules applicable to other villages of Chandigarh plan of which has been prepared by the Chandigarh Administration. The basic aim and objective of establishment of Wildlife Corridor is as follows:-
- To **provide connectivity of Sukhna Wild Life Sanctuary and Lake Reserve Forest** so that animals from Lake Reserve Forest can move freely to Sukhna Wild Life Sanctuary and vice – versa. At present, the Lake Reserve Forest is separated by Sukhna Wild Life Sanctuary by roads and agricultural lands.
- The Lake Reserve Forest area is prone to fire hazards especially in summer, due to which wild animals like Sambhar stray into the city area and also onto the roads. In case the Wildlife Corridor is established, the wild animals can in case of such fire hazards and other such emergencies. move into Sukhna Wild Life Sanctuary area



POCKET 16



POCKET . 17 (Refer Table VII)

- This **Pocket of 296.66 acres** is located at the foothills of the Shivalik Hills to the north of the city and is bound by the interstate boundary with Punjab. The site has a semi-hilly terrain. Village Khuda Alisher falls in the Pocket.
- Like Pocket 16, this pocket is also close to the Sukhna Wild Life Sanctuary and a small part of it falls within the catchment area of the Sukhna Lake.
- The area is also very important from the urban design perspective for preserving the Shivalik Hills as the natural backdrop of the city. Moreover, the Hon'ble High Court of the Punjab and Haryana has **ordered a complete ban on construction activity in the area.**
- **The landuse** of the pocket has been proposed as **Green/Open Spaces** with uses like agriculture, natural farming with promotion of local agro bio-diversity/indigenous crops, horticulture, orchards, plant nursery, green houses, floriculture, dairy farm, fishery, poultry, etc. subject to obtaining prior approval from the competent authority of Chandigarh Administration and fulfillment of stipulations for the proposed Eco-Sensitive Zone around the Wild Life Sanctuary .

To ensure that the development activities are in sync with the environmental considerations of the Sukhna Wildlife Sanctuary, and the urban design of the city, the **Kaimbwala Village** is proposed as an **eco-sensitive village** with specific regulations which will be more stringent than the rules applicable to other villages of Chandigarh plan of which has been prepared by the Chandigarh Administration.

No construction activity can however be permitted due to the ban on the construction activity in the area.

- **Areas on the North of the Capitol Complex falling in the States of Punjab and Haryana**
- The North of the Capitol Complex is highly sensitive area from the environmental and urban design considerations of the city of Chandigarh. Though the area does not fall within the jurisdiction of Chandigarh and as such the Chandigarh Administration has no statutory mechanism by way of which it can restrict any development in the neighbouring states. However in view of the importance of safeguarding the interest of the city, the matter has been taken up with the coordination committee and in the inter-state meetings to ensure that the developments being carried out/proposed as













POCKET 17

per the Development Plan, Nayagaon. Shree Mata Mansa Devi Complex adjoining the Sukhna Lake do not in any way mar the inherent characteristic of the town and its original concepts. The state Governments have appreciated the concerns of the Chandigarh Administration and have assured to make necessary amendments in the development controls so that no high rise construction comes up in the area. The Government of India has also taken serious note of the same and while approving the report of the Expert Heritage Committee has recommended that the matter should be addressed through an interstate regional plan.

The detailed recommendations have been highlighted in Chapter-20 on Chandigarh's Heritage.

**TABLE VI-SHOWING LAND USE IN PROPOSED PROCKETS**

Sr. No.	Pockets	Proposed zones	Location	Area (in Acres)	Land use	Remarks
1.	1.		Sarangpur	353.46	Institutional	Phase-ii of Sarnagpur institutional Area
2.	2.		Near Sarangpur Villages	29.663	Residential	Expansion of Sarangpur Village
3.	3.		Across Sarangpur Village	68.235	Reserved	Land for future use.
4.	4.		Near Dhanas Village	32.824	Residential	Expansion of Dhanas Village
5.	5.		Opposite Milkman Colony Dhanas	258.062	Institutional	-
5. (I)	5. (a)		Opposite milkmen colony Dhanas	-	Public utilities	Dumping Ground.
6.	6.		Above West of Sector 38	92.47	Commercial	Marriage Palaces and other commercial activities
7.	7.		Maloya	166.322	Residential	Rehabilitation of slum-dwellers and general housing.
8.	8.		Maloya	320	Reserved	Land for future use
9.	9.		Behind Defence area	187.47	Green	Green Buffer
10.	10.		-	0	-	The area of this site is part of pocket 9 as per latest confirmation by revenue department.





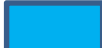




Sr. No.	Pockets	Proposed zones	Location	Area (in Acres)	Land use	Remarks
11.	11.		Along Chandigarh Ambala Road	66.25	Green/ Open Spaces	Agriculture, natural farming with promotion of local agro bio-diversity/indigenous crops, garden centres, horticulture, orchards, plant nursery, green house related to nursery, floriculture, livestock rearing/diary form, sericulture, fishery, poultry, bee keeping.
12.	12.		Between route No.2 & U.T. Boundary	123.477	Green/ Open Spaces	Agriculture, natural farming with promotion of local agro bio-diversity/indigenous crops, garden centres, horticulture, orchards, plant nursery, green house related to nursery, floriculture, livestock rearing/diary form, sericulture, fishery, poultry, bee keeping.
13.	13.		Abutting route No.2	160.06	Commercial	Ware housing.
14.	14.		Abutting Chd.- Kalka road	56.14	Institutional	Low density and low rise building.
15.	15.		Area between I.T. park Ph-II & route No.III leading to Manimajra	327.48	Industrial (I.T. & I.T.E.S.)	Low density and low rise building.
16.	16.		Behing lake, surrounding area of Village Kaimbwala.	450	Forest	To acquire for wildlife corridor
17.	17.		Behind Rajindra Park surrounding area of Village Khuda Ali Sher	296.66	Green/Open spaces	Agriculture, natural farming with promotion of local agro bio-diversity/indigenous crops, garden centres, horticulture, orchards, plant nursery, green house related to nursery, floriculture, livestock rearing/diary form, sericulture, fishery, poultry, bee keeping.
			Total	2987.92		



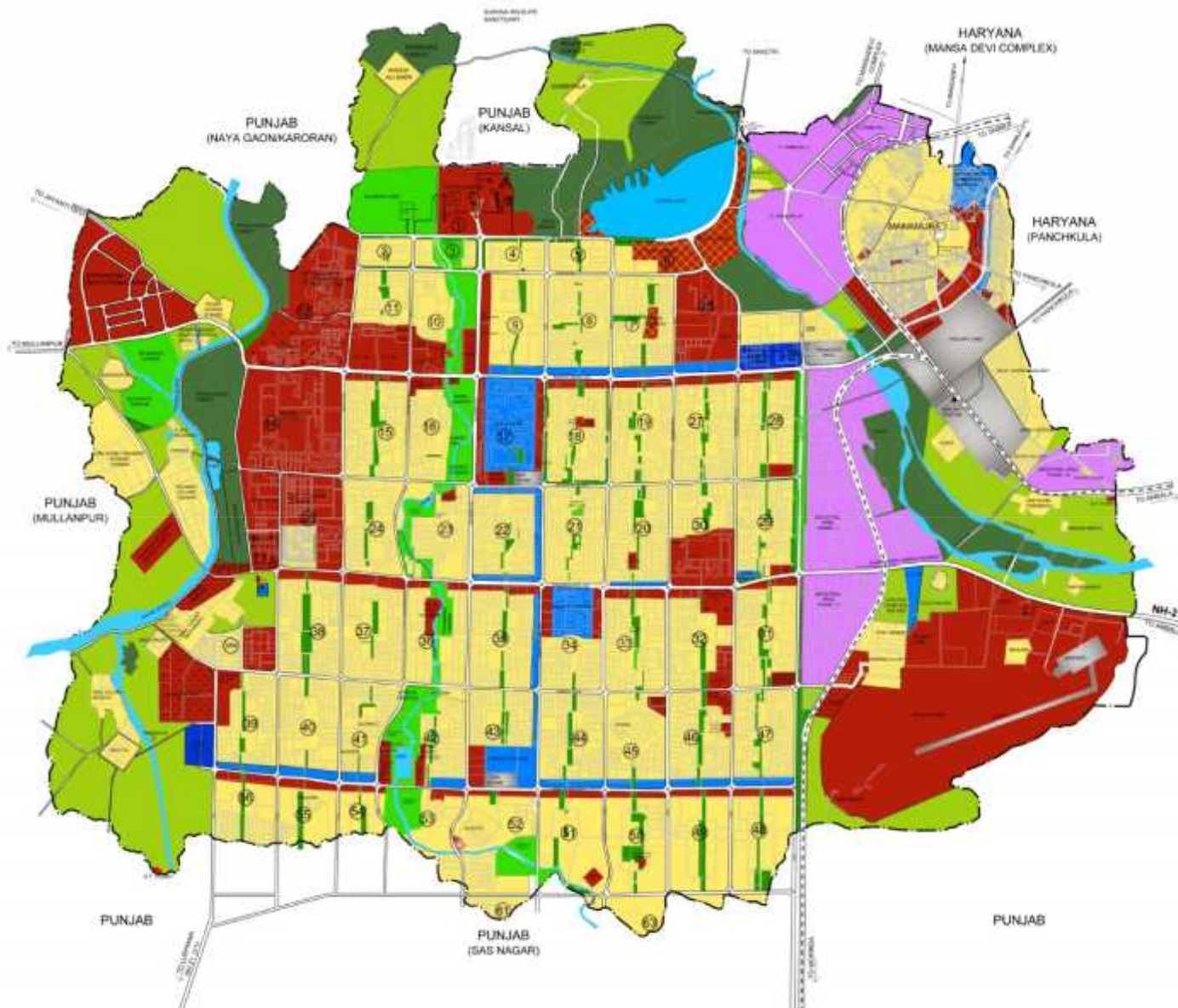
Table VII -LAND USE OF 17 POCKETS IN MASTER PLAN												
S.No.	Pocket No.	Area of Pocket (in acres)	Residential	Commercial	Traffic & Transportation	Industrial / IT Park	Public/ Semi Public	recreational	Agriculture	Public Utilities	Forest	Reserved
1	1	353.46					251.72	101.74				
2	2	29.663	20.893					8.74				
3	3	68.235						21.96				46.275
4	4	32.824	26.2					6				
5	5	258.062					132.122	86.86		39.08		
6	6	92.47	26.5	44.4	6.57		15					
7	7	166.322	121.102					45.22				
8	8	320						57.44				262.56
9	9	187.471							187.471			
10	10	0							0			
11	11	66.25							66.25			
12	12	123.477							123.477			
13	13	160.06		97.06	45			18				
14	14	56.14					56.14					
15	15	327.48				283.56		43.92				
16	16	450									450	
17	17	296.66							296.66			
	Total	2987.92	194.695	141.46	51.57	283.56	454.982	389.88	673.858	39.08	450	308.835



DISTRIBUTION OF LANDUSES IN CHANDIGARH															
EXISTING (Area in acres)															
S. No.	Sector	Total Area (in acres)	Residential	Comm.	Transport	Indl./IT Park	Pub/Semi Pub	Recreational	agriculture	Public Utilities	Railway land	Defence	Forest	Reserved	Vacant land
1	Phase-I, Sector 1 to 30, Sec 26E, Indl. Area-I, Sukhna Lake, Golf Range/Club.	9398.83	4012.7	444.49	747.95	516.74	1812.92	1850.33	-	13.7	-	-			
2	Phase-II, Sector 31 to 47, West of Sec 38, Indl. Area-II	5158.76	3460.26	433.52	514.23	272.08	372.18	72.19	-	34.3	-	-	-		
3	Phase-III, Sector 48 to 56 and part of 61 and 63	1870.54	1371.31	140.51	161.66	-	92.41	81.28	-	23.37	-	-	-		
4	Periphery	11741.87	1827.89	321.21	622.26	537.68	691.28	424.67		230.96	316.29	1573.00	**2113.97		*3082.67
5	Total	28170	10672.16	1339.73	2046.10	1326.50	2968.79	2428.47	-	302.33	316.29	1573.00	2113.97		3082.67
6	Percentage	100	37.88	4.76	7.26	4.71	10.54	8.62	-	1.07	1.12	4.52	7.50		10.94
* 3082.67 acres of vacant land includes 40.10 acres acquired land in shahpur, 56.14 acres in manimajra. ** Out of 2113.97 acres of forest land, 1888.24 acres has been intimated by forest deptt. and rest of the 225.73 acres of land has been scaled out from the guide map of Chandigarh which is the part of the Sukhna Wildlife Sanctuary within the boundary of Chandigarh. The area of forest in pocket no 16 has been revised from 430.088 acres to 450 acres as per information given by Deptt. of forest and Wild life, U.T., Chandigarh Vide memo o FOR/14/639, dated 06-06-2014. The area of 113.98 acres of land in 7 pockets which are unacquired & supplied by the office of Deputy Commissioner, UT., Chandigarh at latter stage. The total area of the 17 pockets area 2987.92 acres.															
DISTRIBUTION OF LANDUSES IN CHANDIGARH (PROPOSED) Area in acres															
7	Proposed in Master Plan 17 pockets	3101.9	194.695	141.46	51.57	283.56	454.982	389.88	673.858	39.08	-	-	450	308.835	113.979
8	Percentage	11.25	0.76	0.31	0.18	1	2.52	1.38	1.52	-	-		1.39	1.05	
9	Grand Total(5+7)	28170	10866.85	1481.19	2097.67	1610.06	3423.77	2818.35	672.89	341.41	316.29	1573	2563.97	308.83	113.98
10	Percentage(6+8)	100	38.64	5.07	7.44	5.72	13.82	10.00	2.95	1.21	1.12	4.52	8.89	1.05	-
11	Total area in Sq.Km.	114.00	44.00	6.00	8.49	6.52	13.86	11.41	3.37	1.38	1.28	1.20	10.38	1.19	-

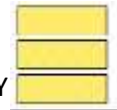
PLAN 3 EXISTING LAND USE

Chandigarh Master Plan – 2031



DETAIL OF LAND USE

RESIDENTIAL
 URBAN VILLAGES
 VILLAGES IN PERIPHERY



COMMERCIAL
 WHOLESALE



INDUSTRIAL
 I.T. PARK



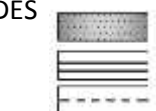
PUBLIC/ SEMI PUBLIC
 INSTITUTIONAL
 EDUCATIONAL
 HEALTH FACILITIES
 SPORTS FACILITIES
 CREMATION GROUND
 CULTURAL FACILITIES
 PUBLIC UTILITES



GREEN / OPEN SPACES
 ORGANISED OPEN SPA
 FOREST
 AGRICULTURE



TRAFFIC AND TRANSPORTATION
 TRANSPORTATION NODES
 ROADS
 RAILWAY LINE

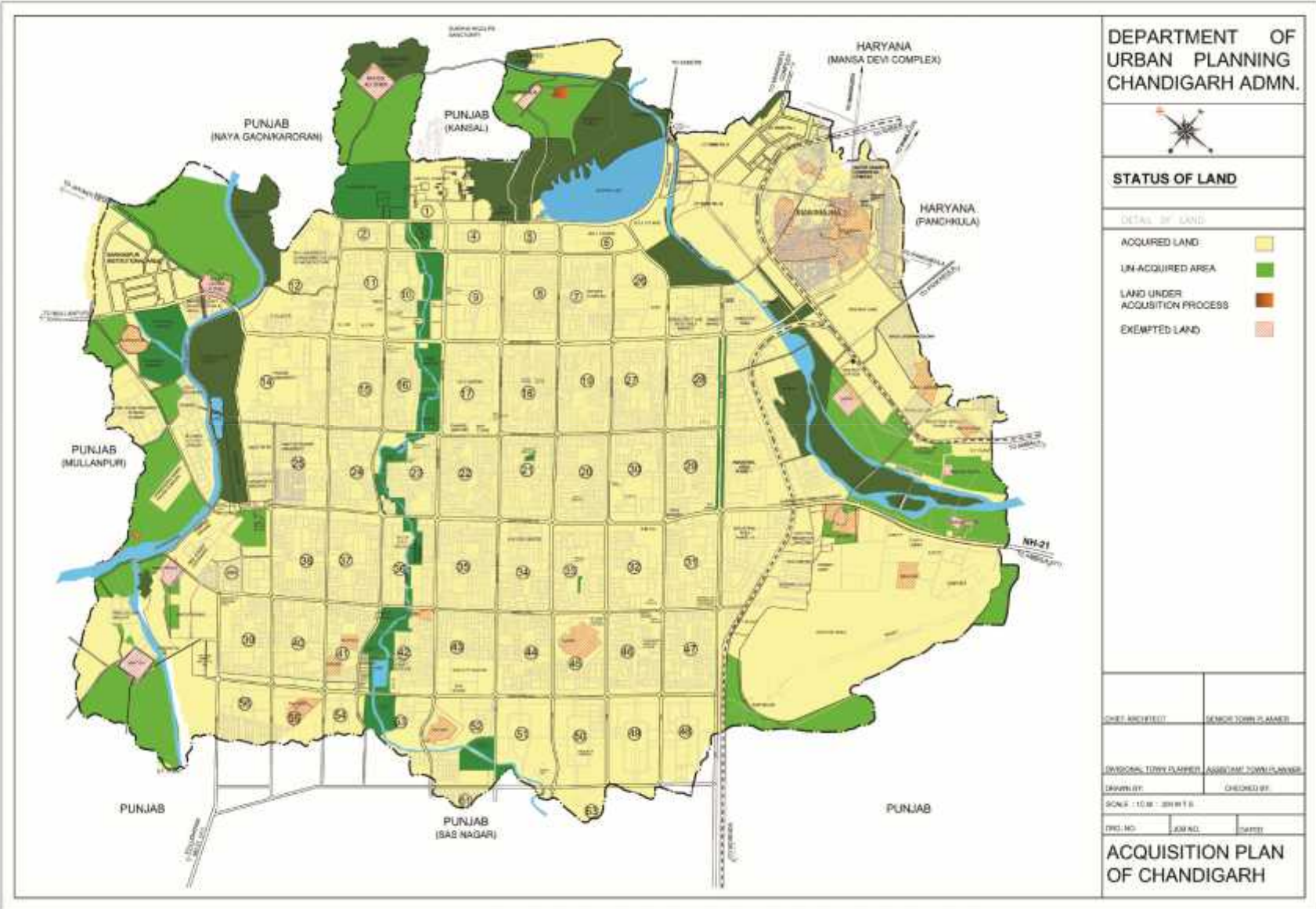


WATER BODIES





PLAN 5 ACQUISITION PLAN OF CHANDIGARH





PLAN 6 PERSPECTIVE PLAN OF CHANDIGARH

