

GENERAL SITING GUIDELINES

A) RESIDENTIAL PLOTTED:-

- 500 mtr. from Rice Sheller/ Stone Crusher/ Hot Mix Plant.
- 300 mtr. from Brick Kiln/ Cement Plant & Grinding Units.
- Approach from minimum 22'-0" (4 Karam) revenue rasta/ road.
- 250 mtr. from max hazardous Industry.
- 1200 Yds (1097.5 mtr) from Ammunition depot/ dump.
- Whether site falls within 100'-0" (30 mtr) from the Railway Boundary.
- Whether site falls within 100'-0" (30 mtr) from Schedule road/ State/ National Highway.
- Whether site abuts NH/ SH/ SR/ Other Road within Master Plan, then no Construction Zone of 5 mtr (16'-6").
- Whether site falls within radius of 100 mtr (328'-0") of Spot Zone/ Red Category Industry/ Adjusted Industry – then 15 mtr green buffer within applicant site.
- Natural flow of water should not be restricted.
- Revenue rasta/ Khal should not be encroached obstructed.
- **No construction Zone under HT line as per PSPCL:**

11 KV	-	11.5 mtr	66-132 KV	-	27.0 mtr
11-33 KV	-	15.0 mtr	132K-220 KV	-	35.0 mtr
33-66 KV	-	18.0 mtr	220 KV-440 KV	-	52.0 mtr
- 150 mtr from Gas Pipeline.
- **Green buffer along the choe/ Nallah/ Drain/ Canal/ River (within and outside Master Plan):**

10 mts	minor water bodies/ distributaries/ drain.
30 mts	major water bodies/ distributaries/ drain/ River/ Canal
1 Km	Along river Sutlej within Master Plan, Ludhiana.
- Water recharging & disposal through Sewage Treatment Plant mandatory.
- **Area Norms for Industrial Projects:**

Industrial Colony/ Estate – 50 Acres
Industrial Park – 10 Acres
- **Residential Plotted:**

Minimum Area – 10 Acres throughout state except in GMADA region/ as per master plan.
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B) RESIDENTIAL GROUP HOUSING:-

- Minimum Road width – 60'-0".
- Height restriction – Airport Authority NOC.
- Area norms 2.0 acres or as specified in master plan/ as per policy/ master plan of GMADA area.
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C) COMMERCIAL:-

- Approach Road – 60'-0" (G+1), 80'-0" (Above 3 storey).
- Frontage – 20 mtr (66'-6")
- Area – 1000 Sqmt.
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- **Shopping Mall:**

Approach Road 80'-0", front – 20 mtrs, area- 1000 Sqmts.
- **Miniplex:**

For area 2000 to 4000 Sqmts	-	Approach Road 60'-0" Road,
Above 4000 Sqmts	-	Approach Road 80'-0" Road
- **Multiplex:**

Minimum Area	-	4000 Sqmts.
Approach Road	-	80'-0"
Frontage Minimum	-	30 mts

- **Dhaba/ Restaurant:**

For area 1000 Sqmt Area Minimum	-	Minimum 20 mts Frontage
1000-2000 Sqmts	-	60'-0" approach road.
2001 & Above	-	80'-0" approach road.

- **Cinema:**

Minimum Area	-	1000 Sqmts
Frontage	-	Half of total perimeter of the proposed cinema building.
Approach Road	-	60'-0"

No worship place, Cremation Ground, Graveyard, Cemetery, Residential, Institutional, Education Institute, Orphanage, Public Hospital within 60 mts radius from cinema site if building is sound proof.

- **Club:**

For area	1000-2000 Sqmts	-	60'-0" Approach Road
"	2001 & above	-	80'-0" Approach Road

- **Guest House/Lodge/ Service Apartment:**

Minimum Area	-	1000 Sqmt.
For area 1000-2000 Sqmt	-	40'-0" Approach Road
2001 & above	-	60'-0" Approach Road

D) HOTEL & MOTEL:-

For area 1000-2000 Sqmts	-	60'-0" approach Road
2001-4000 Sqmts	-	60'-0" approach Road
4001 & above	-	80'-0" approach Road

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 - 10 mts minor water bodies/ distributaries/ drain.
 - 30 mts major water bodies/ distributaries/ drain/ River/ Canal
 - 1 Km Along river Sutlej within Master Plan, Ludhiana.
- Water recharging & disposal through Sewage Treatment Plant mandatory.

E) INDUSTRY:-

- Minimum Approach Road/ Revenue Rasta – 16'-6" widen to 40'-0" or as prescribed in master plan whichever is more.
- No Fee (CLU/ EDC/ LF/ SIF) for silos/ solar plant/ Godowns (store for agricultural produce and food grains) not applicable for cold storage.
- SITING Guidelines for Stone Crusher, Rice Sheller & Sailsa Plant, Brick Kiln, Cement plant & Grinding Units, Hot Mix Plant.
- 1200 Yds (1097.5 mtr) from Ammunition depot/ dump.
- Whether site falls within 100'-0" (30 mtr) from the Railway Boundary.
- Whether site falls within 100'-0" (30 mtr) from Schedule road/ State/ National Highway.
- Whether site abuts NH/ SH/ SR/ Other Road within Master Plan, then no Construction Zone of 5 mtr (16'-6").
- Whether site falls within radius of 100 mtr (328'-0") of village abadi/ phirni in industrial zone/ Spot Zone Industry - then 15 mtr green buffer within applicant site.
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- Stone Crusher:**

 - Minimum area requirement 0.4 hectare.
 - 500 mtr away from National Highway/State Highway/Schedule Road & 250 mtr from sub-mountainous area.
 - 5 Km. away from the city limit of municipal corporation.
 - 2 Km. away from the city limit of A class towns.
 - 1.5 Km. away from the city limit of B class towns.
 - 1 Km. away from other cities and towns.
 - 500 mtr. away from approved residential colony/village phirni/ lal lakir.
 - 300 mtr. away from historical places/ educational institute/ zoological parks/ wild life sanctuaries/ protected monuments.
 - 100 mtr. away from link road and other district roads.
 - 300 mtr. away from all major district roads in plan areas and 150 mtr. sub-mountainous areas.
 - The approach road leading to a cluster of 5 or more stone crusher shall not pass through the village.
- Rice Sheller & Saila Plant:**

 - All rice shellers/ saila plants are permissible within the industrial land use zone of the master plan.
 - If falls in the agriculture zone of master plan, 500 mtr. away from urbanizable limit of master plan.
 - If falls in the agriculture zone of master plan 500 mtr. away from by-pass National Highway/ State Highway/ Schedule Road.
 - If falls in the agriculture zone of master plan/ outside master plan limit 500 mtr. away from village lal dora phirni/ wile life sanctuary/zoo/residential area/educational institutions/ historical/ religious places and protected monuments.
 - If falls outside master plan/ where master plan yet to prepared 2 Km. away from M.C. limit of town/ city.

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

Sr. No.	Distance from	Distance
1.	Municipal Corporation Limits	5 Km
2.	Class A towns and cities limits	2 Km
3.	Other towns and cities limits	1 Km
4.	Village lal dora/ phirni	500 mtr

5.	Wild life sanctuary/ zoo	500 mtr
6.	National Highway	500 mtr
7.	State Highway/Schedule road	300 mtr
8.	Residential area/ 15 pucca houses	300 mtr
9.	Educational Institute/ Historical/ Religious places/ Protected Monuments	300 mtr

- **Cold Storage: – As specified in Master Plan**

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

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

- **Marriage Palace:**

SITING Guidelines for New Marriage Palace:

-100 mtr. away from School, College, Hospital and Religious Building.

-100 mtr. away from red category industry.

-250 mtr. away from maximum hazardous industry.

Area and other norms for new marriage palace:

Sr. No.	Area in Sq.Mtrs.	Minimum width of approach road		Max site coverage	FAR	Hierarchy of road	Minimum set back of the (in meters)			Minimum height of ceiling of the structure from the ground level (in meters)	Minimum parking on ground/ basement
		Within master plan	Other areas				Front	Back	Other sides		
1	2000 to 4000	18 meters	12 meters	35% of the plot area	1:0.5	NH	30	6	6	4	50% of plot area
						SH	25	6	6		
						SR (other than NH/SH)	20	6	6		
						Other roads	18	6	6		
2	4001 and above	25 meter	18 meter	35% of the plot area	1:0.5	NH	30	6	6	4	50% of plot area
						SH	25	6	6		
						SR (other than NH/SH)	20	6	6		
						Other roads	18	6	6		

- **Warehousing:**
-Site area – 1 hectare
Wholesale Trade/ Freight Complex – Approach Road – 80'-0" Road widen from 16'-6" to 80'-0"
- **Industry Flatted:**
Minimum Area - 2000 Sqmt site.
Approach Road - 60'-0" from 16'-6"
- **IT Flatted :**
Approach Road - 60'-0"
Area - as per IT policy.

F) INSTITUTIONAL:-

- Minimum area requirement 5000 Sqmts. (pre-nursery/nursery school)
- Pre-Nursery/ Nursery School - 40'-0" approach Road.
- Minimum Area requirement 5000 Sqmts. or as per the norms of affiliating authority whichever is more (Primary School).
- 500 mtr. from Rice Sheller.
- 300 mtr. from Brick Kiln/ Cement Plant & Grinding Units/ Hot Mix Plant/ Stone Crusher.
- Approach from minimum 22'-0" (4 Karam) revenue rasta/ road.
- 250 mtr. from max hazardous Industry.
- 1200 Yds (1097.5 mtr) from Ammunition depot/ dump.
- 100 mtr away from new marriage palace.
- Whether site falls within 100'-0" (30 mtr) from the Railway Boundary.
- Whether site falls within 100'-0" (30 mtr) from Schedule road/ State/ National Highway.
- Whether site abuts NH/ SH/ SR/ Other Road within Master Plan, then no Construction Zone of 5 mtr (16'-6").
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- 150 mtr from Gas Pipeline.

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 - 10 mts minor water bodies/ distributaries/ drain.
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 - 1 Km Along river Sutlej within Master Plan, Ludhiana.
- Water recharging & disposal through Sewage Treatment Plant mandatory.
- **Primary School:**
 - approach road widened from existing 22'-0" to 40'-0" outside master plan.
 - approach road widened from existing 22'-0" to 60'-0" within master plan.
- **Higher Secondary/ College/ University :**
 - 5000 Sqmt Min. & Affiliating Authority whichever is more.
- **Schools:**
 - Approach road existing 22'-0" to 60'-0" within master plan
 - Approach road existing 22'-0" to 40'-0" outside master plan
- **Colleges/ University:**
 - Approach road existing 22'-0" to 80'-0" in master plan
 - Approach road existing 22'-0" to 60'-0" outside master plan
- **Orphanage/ Old age/ Children Care Centre:**
 - mini. area requirements 1000 Sqmt site area.
- **Mentally retards/ Physically Handicapped School/ Centre:**
 - Mini. approach road existing 22'-0" to 40'-0" within & outside master plan.
- **Public Building:**
 - Community, Concert Hall - Minimum area – 2000 Sqmt
- **Audi/Museum/ Gym:**
 - Mini. existing approach road 22'-0" to 60'-0" within master plan
 - Mini. existing approach road 22'-0" to 40'-0" outside master plan.
- **Religious:**
 - For area 1000 Sqyds - Mini. existing approach road 22'-0" to 40'-0"
 - Above 2000 Sqyds -Mini. existing approach road 22'-0" to 60'-0"
- G) HOSPITAL:-**
 - Approach from minimum 22'-0" (4 Karam) revenue rasta/ road.
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1 Km	Along river Sutlej within Master Plan, Ludhiana.
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- **Nursing Home/ Hospital/ Laboratory-**

For area 1000 Sqyds – 2000 Sqyds-	Mini. existing approach road 22'-0" to 40'-0"
2001 Sqyds- 4000 Sqyds-	Mini. existing approach road 22'-0" to 60'-0"
4001 & above -	Mini. existing approach road 22'-0" to 80'-0"

H) PETROL PUMP AND GAS GODOWNS:-

- CLU of site area will be after Road widening area within master plan.
- 1200 Yds (1097.5 mtr) from Ammunition depot/ dump.
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I) SPORTS:-

Approach road- Mini. existing approach road 22'-0" to 60'-0" within master plan
 - Mini. existing approach road 22'-0" to 40'-0" outside master plan

- Approach from minimum 22'-0" (4 Karam) revenue rasta/ road.
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J) RECREATIONAL:-

Approach Road- Mini. existing approach road 22'-0" to 60'-0" within master plan
 -Mini. existing approach road 22'-0" to 40'-0" outside master plan

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