

GOVERNMENT OF INDIA
MINISTRY OF HOUSING AND URBAN AFFAIRS
LOK SABHA
UNSTARRED QUESTION NO. 1739
TO BE ANSWERED ON DECEMBER 05, 2024

RAPID URBANISATION AROUND CHANDIGARH

NO. 1739. SHRI MANISH TEWARI:

Will the Minister of Housing and Urban Affairs be pleased to state:

- (a) whether the Union Government is aware of the challenges arising from rapid urbanisation in Chandigarh and its peri-urban areas, particularly in towns such as Kharar;**
- (b) if so, the impact on ecological balance, including biodiversity loss, depletion of the water table and increased pollution levels in the region;**
- (c) the measures taken/being taken by the Government to preserve Chandigarh's planned urban heritage;**
- (d) whether the Government intends to establish a comprehensive policy framework to balance urbanisation, environmental sustainability and agricultural preservation in and around Chandigarh; and**
- (e) if so, the details thereof and if not, the reasons therefor?**

ANSWER

THE MINISTER OF STATE IN THE
MINISTRY OF HOUSING AND URBAN AFFAIRS
(SHRI TOKHAN SAHU)

(a) to (e) As per 12th Schedule of the Constitution of India, urban planning including town planning is the function of Urban Local Bodies (ULBs)/ Urban Development Authorities. Government of India supplements the efforts of the States through schematic interventions/ advisories.

The Union Territory of Chandigarh has informed that Master Plan has been notified in the year 2015 to regulate use and development in an orderly manner. Various heritage zones, heritage precincts and buildings have been notified in Chandigarh Master Plan 2031. It provides for specific development controls and regulations with respect to these sites/ zones in Chandigarh. Administration has also notified Chandigarh Heritage Conservation Committee to safeguard city's heritage aspect.

The State Government of Punjab has informed that 'The Punjab New Capital (Periphery) Control Act, 1952' was enacted with the aim to regulate the use of land and prevent unauthorized and unplanned urbanization in 16 kilometres periphery which was created with the objectives of ensuring a planned future expansion of the New Capital City and to prevent mushrooming of unplanned construction around it.

Further, in order to meet the emerging needs of population growth, promote planned and systematic development of the entire area and to check haphazard, unregulated and unplanned development, a comprehensive Regional Plan, Greater Mohali Area Development Authority (GMADA) (2008-2058) was notified which covers the entire Periphery Controlled Area, which includes Kharar town.

The State Government has also informed that six other Master Plans (Sahibzada Ajit Singh (SAS) Nagar, New Chandigarh, Kharar, Dera Bassi, Zirakpur, Banur) were notified in areas around Chandigarh, in the State of Punjab which provide broad land uses like Residential Zones, Commercial Zones, Industrial Zones and Institutional Zones-where such development could be taken up while also highlighting the trunk services and infrastructure to support such development.

The development in this region is governed by Zoning Regulations of Master Plans; The Punjab Urban Planning and Development Building Rules 2021 and policy documents framed under various Acts (The Punjab Regional and Town Planning and Development Act, 1995 and Punjab Apartment and Property Regulation Act, 1995) of Department of Housing and Urban Development, to regulate the development by Punjab Government

Further, as informed by the State of Punjab, consideration has been given to the aspects of ecological balance, including biodiversity loss, depletion of the water table, and increased pollution levels while preparing the Master Plans in this region. Further, keeping in view the preservation of the eco-sensitive zones, natural drains, water resources and environmental factors, various safeguards have been proposed, such as forest areas, eco-sensitive zones, green belt along major roads have been earmarked in the Master Plans. Considering the depletion of the water table, there exists provisions for Rain Water Harvesting which is mandatory for all categories of buildings under The Punjab Urban Planning and Development Building Rules 2021.