

## **THE PUNJAB REGIONAL AND TOWN PLANNING AND DEVELOPMENT ACT, 1995**

This is Act under which PUDA has been constituted. Chapter III of this Act covers the establishment of PUDA and contain provisions for setting up special authorities for particular areas under Section 29 and new Town Planning and Development Authority under Section 31.

The scope of this Act is however , much wider than establishment of PUDA. It is this enactment which gives legal sanctity to the process of Town Planning and Development . The highest decision making body for Regional and Town Planning is the Punjab Regional and Town Planning and Development Board which is set up under Chapter III of this Act. The process of preparation of Master Plans is covered in Chapter VIII, IX, X, and XI from Section 56 to 90. The process starts with the declaration of a planning area under Section 56. There is a preliminary declaration under Section 56 (i) which is then confirmed after inviting objections under Section 56 (5). After the declaration is done under section 56, a planning agency is designated under Section 57. One of the first tasks of the planning agency is to prepare the present land use map and register under Section 59. These documents form an authentic record of the land use as it exists at the time the planning exercise is started.

The process of preparation of regional plans is covered in

Chapter IX in Section 61 to 69 and the process of preparation of Master plans in Chapter X from Section 72 to 78 . Chapter XI concerns control of development and use of land in an area which is under a Master plan.

Chapter XII covers preparation of town development scheme for upgradation of existing areas.

Chapter XIII of Act covers levy , assessment and recovery of development charges and betterment charges.