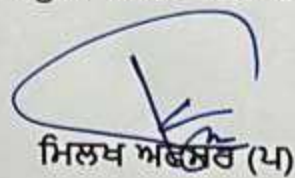




ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਟੀ  
ਪੁੱਡਾ ਭਵਨ, ਸੈਕਟਰ-62, ਐਸ.ਏ.ਐਸ. ਨਗਰ

### ਪਬਲਿਕ ਨੋਟਿਸ

ਐਸ.ਏ.ਐਸ. ਨਗਰ ਦੇ ਸਹਿਰੀ ਖੇਤਰ ਦੇ ਅਲਾਟੀਆਂ ਜਿਨ੍ਹਾਂ ਵੱਲੋਂ ਰੋਡ ਬਰਮ ਉੱਪਰ ਅਣ-ਅਧਿਕਾਰਿਤ ਤੌਰ ਤੇ ਉਸਾਰੀਆਂ ਕੀਤੀਆਂ ਗਈਆਂ ਹਨ ਨੂੰ ਸੂਚਿਤ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਕਿ ਆਪ ਵੱਲੋਂ ਕੀਤੀਆਂ ਇਹ ਉਸਾਰੀਆਂ ਪੁੱਡਾ/ਗਮਾਡਾ ਵੱਲੋਂ ਜਾਰੀ ਲੈਂਡ ਸਕੇਪਿੰਗ ਪਾਲਿਸੀ (ਜਿਸ ਦੀ ਕਾਪੀ ਗਮਾਡਾ ਦੀ ਵੈੱਬਸਾਈਟ ਤੇ ਅਪਲੋਡਿਡ ਹੈ) ਦੀ ਉਲੰਘਣਾ ਹੈ। ਇਸ ਲਈ ਆਪ ਨੂੰ ਹਦਾਇਤ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਬਰਮਾਂ ਤੇ ਕੀਤੇ ਨਜਾਇਜ਼ ਕਬਜ਼ੇ ਨੂੰ ਹਟਾ ਕੇ ਇਸ ਦਫਤਰ ਨੂੰ ਸੂਚਿਤ ਕੀਤਾ ਜਾਵੇ। ਜੇਕਰ ਆਪ ਵੱਲੋਂ ਇਨ੍ਹਾਂ ਨਜਾਇਜ਼ ਕਬਜ਼ਿਆਂ/ਇੰਨਕਰੇਚਮੈਂਟਾਂ ਨੂੰ ਇਸ ਨੋਟਿਸ ਦੇ ਪ੍ਰਕਾਸ਼ਿਤ ਹੋਣ ਦੇ 15 ਦਿਨਾਂ ਦੇ ਅੰਦਰ ਅੰਦਰ ਹਟਾਇਆ ਨਹੀਂ ਜਾਂਦਾ ਤਾਂ ਆਪ ਵੱਲੋਂ ਕਬਜ਼ੇ ਕੀਤੇ ਏਰੀਏ ਉੱਪਰ 25/-ਰੁਪਏ ਪ੍ਰਤੀ ਵਰਗ ਫੁੱਟ ਦੇ ਹਿਸਾਬ ਨਾਲ ਜੁਰਮਾਨਾ ਲਗਾਇਆ ਜਾਵੇਗਾ, ਜੇ ਕਿ 16ਵੇਂ ਦਿਨ ਤੋਂ ਲਾਗੂ ਹੋਵੇਗਾ। ਇਸ ਤੋਂ ਬਾਅਦ ਵੀ ਜੇਕਰ ਆਪ ਵੱਲੋਂ ਕਬਜ਼ਿਆਂ/ਇੰਨਕਰੇਚਮੈਂਟਾਂ ਨੂੰ ਹਟਾਇਆ ਨਹੀਂ ਜਾਂਦਾ ਤਾਂ ਪ੍ਰਤੀ ਦਿਨ 5/-ਰੁਪਏ ਪ੍ਰਤੀ ਵਰਗ ਫੁੱਟ ਦੇ ਹਿਸਾਬ ਨਾਲ ਜੁਰਮਾਨਾ ਵਸੂਲਿਆ ਜਾਵੇਗਾ। ਜੇਕਰ ਇਸ ਨੋਟਿਸ ਦੇ ਜਾਰੀ ਹੋਣ ਦੀ ਮਿਤੀ ਤੋਂ 30 ਦਿਨ ਮਗਰੋਂ ਵੀ ਆਪ ਵੱਲੋਂ ਕਬਜ਼ਿਆਂ/ਇੰਨਕਰੇਚਮੈਂਟਾਂ ਨੂੰ ਹਟਾਇਆ ਨਹੀਂ ਜਾਂਦਾ ਤਾਂ ਨਜਾਇਜ਼ ਕਬਜ਼ਿਆਂ/ਇੰਨਕਰੇਚਮੈਂਟਾਂ ਨੂੰ ਇਸ ਦਫਤਰ ਵੱਲੋਂ ਬਿਨਾਂ ਕੋਈ ਅਗਲਾ ਨੋਟਿਸ ਦਿੱਤੇ ਆਪਣੇ ਪੱਧਰ ਤੇ ਹਟਾ ਦਿੱਤਾ ਜਾਵੇਗਾ ਅਤੇ ਇਸ ਕਾਰਵਾਈ ਤੇ ਹੋਣ ਵਾਲੇ ਖਰਚੇ ਦੀ ਭਰਪਾਈ ਅਲਾਟੀਆਂ ਤੋਂ ਕੀਤੀ ਜਾਵੇਗੀ। ਇਸ ਕਾਰਵਾਈ ਦੇਰਾਨ ਜੇਕਰ ਅਲਾਟੀ ਦਾ ਕੋਈ ਨੁਕਸਾਨ ਹੁੰਦਾ ਹੈ ਤਾਂ ਇਸ ਦੀ ਨਿਰੋਲ ਜਿੰਮੇਵਾਰੀ ਅਲਾਟੀ ਦੀ ਆਪਣੀ ਹੋਵੇਗੀ।

  
ਮਿਲਖ ਅਬਦੁਲ (ਪ)



**GREATER MOHALI AREA DEVELOPMENT AUTHORITY**  
PUDA Bhawan, Sector 62, SAS Nagar

**PUBLIC NOTICE**

It hereby informed to all allottees of Urban Estates of Mohali who have encroached upon road berms that this is in violation of Land Scaping Policy issued by PUDA/GMADA (Copy of which has already been uploaded on Website of GMADA). The violators are therefore directed to remove the encroachments on the road berms within 15 days from the date of publication of this public notice. If any violator fails to remove the encroachment, penalty @ Rs 25/- per sq. feet of the violated area shall be charged on the 16<sup>th</sup> day. Thereafter a fine of Rs 5/- per sq. feet shall be charged for each day of continued violation. If the violation is not removed by the allottee within 30 days of publication of this notice, the encroachment will be removed by this office at the risk and cost of the allottee without any further notice and cost incurred shall be recovered from the concerned allottee along with penalty.

  
Estate Officer (Plots)

1. Addl. Chief Administrator, GMADA, Sahibzada Ajit Singh Nagar,  
PDA, Patiala, BDA, Bhatinda, GLADA, Ludhiana, JDA, Jalandhar,  
ADA, Amritsar.

2. Estate Officer, GMADA, Sahibzada Ajit Singh Nagar,  
PDA, Patiala, JDA, Jalandhar, GLADA, Ludhiana, BDA, Bhatinda, Ferozepur,  
ADA, Amritsar.

No. GMADA-Sr.Arch.2015/137

Dated:- 10/4/15

Sub:-

Modifications in the revised policy regarding landscaping of Road Berms in front and sides of plots in Urban Estate of Punjab.

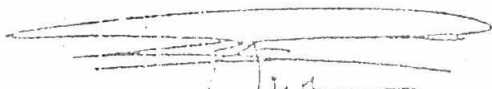
Ref:-

STP PUDA office letter no.2720-2739 dt. 17.5.05

In light of the Hon'ble Punjab and Haryana High Court orders dt. 11.5.2005 in CWP No. 8783 of 2000 regarding modifications required to be made in the revised landscaping policy and keeping in view the decisions taken at the level of SHUD in the meeting held on 30.1.2005, following modifications are approved to be incorporated in the earlier approved policy.

In the earlier approved policy para-2(ii) and para-3 shall be read as under:-

1. Para-2 (ii):-In case of V6 internal roads where the width of available road berm is less than 5 feet, then entire berm area shall be permitted for planting grass only and no plants, trees, shrubs or fencing shall be permitted in the portion of the road berm. The owner/occupier will be permitted to pave the footpath with standard design and colour of slabs as per annexure-III.
2. Para-3. Incidental open spaces not exceeding 30 feet in width adjoining corner plots shall be allowed to be landscaped within the above policy framework by individuals till such time these spaces are required for meeting the parking and other needs of the area and community subject to the condition that provision relating to "visions solars" indicated in sub para (xiii) above shall be strictly adhered to. No damages or compensation will be paid when such spaces are required in the future for development/use by the community. In the event of incidental open spaces adjoining corner plots being used for parking and other needs of the community then a minimum of 7 feet wide strip adjoining the plot shall be left and shall be allowed to be fenced upto a height of 4 feet 6 inches for landscaping purposes to preserve the privacy of corner plot owners and for carrying out maintenance works.

  
Senior Architect  
For Chief Administrator  
GMADA Sahibzada Ajit Singh Nagar.

V6 internal roads

REVISED POLICY ON LANDSCAPING OF ROAD BERMS IN FRONT AND SIDES OF PLOTS IN URBAN ESTATES OF PUNJAB.

1) Landscaping of road berms of V1, V2 & V3 roads will be permitted to be undertaken by reputed Institutions/ Corporate houses/ Commercial establishments and Registered Resident Welfare Associations having necessary capability and resources to undertake such projects subject to the approval of the detailed landscaping scheme. However, individuals shall not be permitted to undertake the landscaping of such portions of road berms.

V1 - NH/SH

2) Individuals and Institutional plot owners/occupiers shall be permitted to undertake landscaping of road berms in front and or side of their premises on all internal roads of urban estates i.e. V4, V5 & V6 subject to the following conditions: -

V2 - Sector  
CHD  
Mun. W. Assn

V3 - Sector  
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i) The portion of the road berm that can be used for landscaping shall be restricted to the entire available depth of road berm subject to leaving a minimum of 5 feet adjoining all internal metalled roads except shopping street (V4) where a minimum distance of 8 feet would be left from the metalled portion. However, a plot owner/occupier may plant green grass only in minimum depth of 5 feet (or 8 feet in case of V4) mentioned above. However, where PUDA or Municipal Council has already provided footpaths, the area permitted for landscaping shall be limited to the portion excluding the area under footpath.

V4 - Shopp  
C-4

V5 - Gated  
C-4 80 -> B

V6 - PUDA -> HAWKS C

V7 - PUDA

V8 - well PUDA

ii) In case of V8 internal roads where the width of available road berm is less than 5 feet, the entire berm area shall be permitted for planting grass only and no plants, trees, shrubs or fencing shall be permitted in this portion of the road berm. The owner/ occupier will be permitted to pave the footpath with standard design and colour of slabs.

iii) The area of road berms permitted for landscaping shall be used for planting grass, ornamental shrubs, cactus, seasonal flowers and ornamental trees only.

iv) Landscaping only at the level of road berms shall be permitted and no raking, lowering of berms shall be allowed. No toe walls shall be permitted. However, fencing of standardized colour and design approved by PUDA (Annexure -II) up to a height of 2 feet-3 inches (Two feet three inches) to enclose the landscaped area with appropriate supports shall be permitted within the landscaped area.

B H -

v) No landscaping of road berms shall be allowed unless front and side boundary wall of plot is constructed.

vi) The area to be maintained shall be kept in a good sanitary condition maintaining the level of kerb/ footpath.

The area to be permitted shall be open at all times to the inspection by PUDA or any other agency authorized to do so.

viii) Plot owner shall have no right or interest or title in the land allowed to be landscaped, which will continue to rest with PUDA. The permission is totally conditional and revocable.

ix) The plot owner shall not cause any hindrance or damage to the services laid underneath the road berms. In case of any damage to such services, owner shall be liable to compensate to the extent of damage thus caused.

x) Plot owner shall permit maintenance or repair of the services to be carried out and shall not claim any compensation for the damage caused in the normal course of undertaking repair of such services.

xi) In case of violation of any conditions governing the landscaping of the road berms, a 15-day notice will be given to the owner/occupier to remove the violation voluntarily. If the violation remains after the expiry of the 15-day notice period, then a penalty @ Rs.25/- (Rs. Twenty Five) per square foot of the violated area shall be charged on the 16th day. Thereafter, a fine @ Rs.5/- per sq.ft., shall be charged for each day of continued violation. If the violation is not removed by the owner/occupier within 30 days of issue of the notice, then the same shall be removed by the concerned authority at the risk and cost of the owner/occupier without further notice and the cost thus incurred would be recovered from the concerned plot owner/occupier along with the penalty.

xii) Landscaping of any portion of road berms including Cul-de-sacs (dead-end roads) within the sectors/areas not covered under the policy shall be permitted to be undertaken by organizations/persons on the merits and case to case basis within the above policy framework by the concerned Additional Chief Administrator.

xiii) No hedges, trees or shrubs shall be planted in the "vision splay" areas at the road junctions for vehicular and pedestrian safety reasons. Only grass and flowers/ornamental hedges of less than 12 inches height shall be permitted in the "vision splay" areas. The dimensions of the standardized "vision splay" areas are given in Annexure - I.

xiv) Slanting of kerb stone for facilitating vehicular parking shall be allowed on case to case basis for which owner shall take permission from the Concerned Authority and the entire expenditure on this account shall be borne by the owner.

(3) Incidental open spaces not exceeding 30 feet in width adjoining corner plots shall be allowed to be landscaped within the above policy framework by individuals till such time these spaces are required for meeting the parking and other needs of the area and community subject to the condition that provision relating to "vision splay" indicated in sub-para (xiii) above shall be strictly adhered to. No damages or compensation will be paid when such

are required in the future for development/use by the community. In  
event of incidental open spaces adjoining corner plots being used for  
parking and other needs of the community then a minimum of 5 feet wide strip  
adjoining the plot shall be left and shall be allowed to be fenced upto a height  
of 2 feet 3 inches for landscaping purposes to preserve the privacy of the  
corner plot owners and for carrying out maintenance works.

Notification of this policy by PUDA will be deemed to be the notice for removal  
of violations (of this policy) within 3 months from the date of publication of this  
policy as approved by the Hon'ble High Court on 8-4-05 in CWP No. 8783 of  
2000 in the local newspapers etc. On expiry of 3 months, the violations shall  
be removed at the risk and cost of owner/occupier of the premises as per sub-  
para 2 (xi) above.

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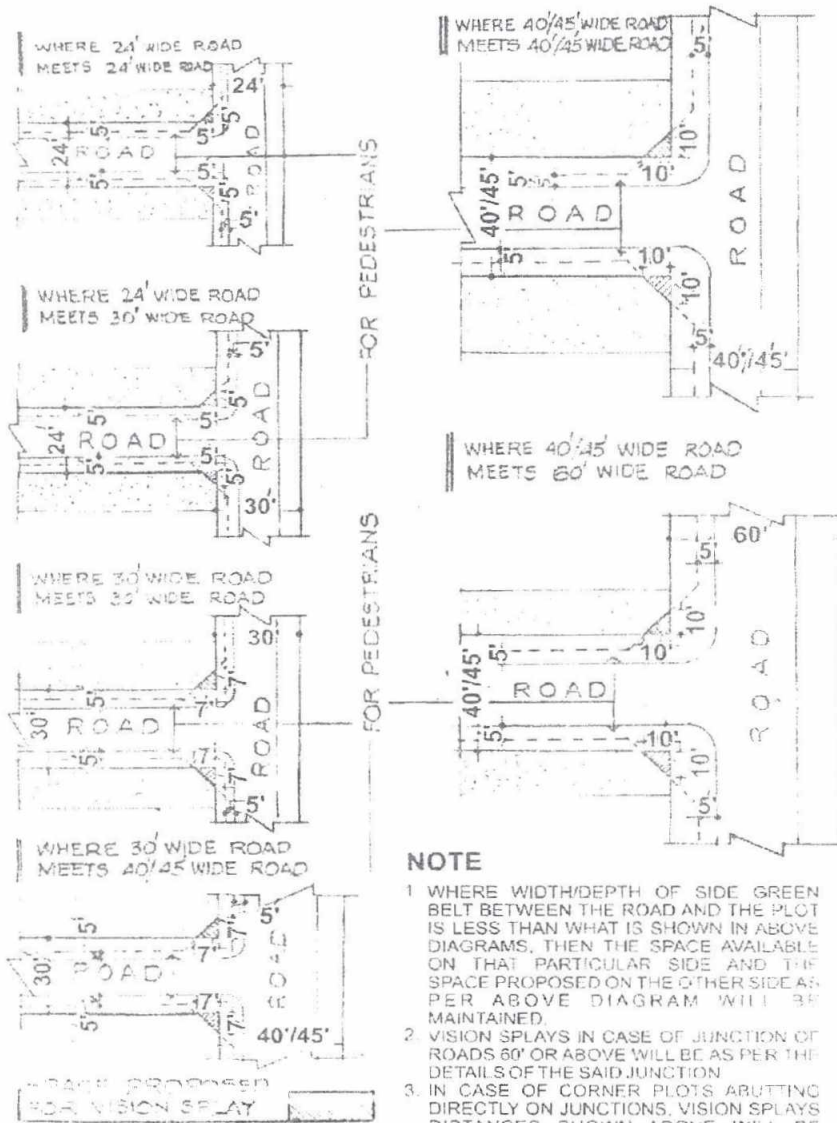
**REVISED POLICY ON LANDSCAPING OF ROAD BERMS IN  
FRONT AND SIDES OF PLOTS IN URBAN ESTATES OF PUNJAB.**

- 1) Landscaping of road berms of V1, V2 & V3 roads will be permitted to be undertaken by reputed Institutions/ Corporate houses/ Commercial establishments and Registered Resident Welfare Associations having necessary capability and resources to undertake such projects subject to the approval of the detailed landscaping scheme. However, individuals shall not be permitted to undertake the landscaping of such portions of road berms.
- 2) Individuals and Institutional plot owners/occupiers shall be permitted to undertake landscaping of road berms in front and or side of their premises on all internal roads of urban estates i.e. V4, V5 & V6 subject to the following conditions: -
  - i) The portion of the road berm that can be used for landscaping shall be restricted to the entire available depth of road berm subject to leaving a minimum of 5 feet adjoining all internal metalled roads except shopping street (V4) where a minimum distance of 8 feet would be left from the metalled portion. However, a plot owner/occupier may plant green grass only in minimum depth of 5 feet (or 8 feet in case of V4) mentioned above. However, where footpaths have already been provided by PUDA or Municipal Council, then the area permitted for landscaping shall be limited to the portion excluding the area under footpath.
  - ii) In case of V6 internal roads where the width of available road berm is less than 5 feet then entire berm area shall be permitted for planting grass only and no plants, trees, shrubs or fencing shall be permitted in this portion of the road berm. The owner/ occupier will be permitted to pave the footpath with standard design and colour of slabs.
  - iii) The area of road berms permitted for landscaping shall be used for planting grass, ornamental shrubs, cactus, seasonal flowers and ornamental trees only.
  - iv) Landscaping only at the level of road berms shall be permitted and no raising, lowering of berms shall be allowed. No toe walls shall be permitted. However, fencing of standardized colour and design approved by PUDA (Annexure -II) up to a height of 2 feet-3 inches(Two feet three inches) to enclose the landscaped area with appropriate supports shall be permitted within the landscaped area.
  - v) No landscaping of road berms shall be allowed unless front and side boundary wall of plot is constructed.
  - vi) The area to be maintained shall be kept in a good sanitary condition maintaining the level of kerb/ footpath.
  - vii) The area to be permitted shall be open at all times to the inspection by PUDA or any other agency authorized to do so.
  - viii) Plot owner shall have no right or interest or title in the land allowed to be landscaped, which will continue to vest with PUDA. The permission is totally conditional and revocable.
  - ix) The plot owner shall not cause any hindrance or damage to the services laid underneath the road berms. In case of any damage to such services, owner shall be liable to compensate to the extent of damage thus caused.

- x) Plot owner shall permit maintenance or repair of the services to be carried out and shall not claim any compensation for the damage caused in the normal course of undertaking repair of such services.
  - xi) In case of violation of any conditions governing the landscaping of the road berms, a 15 day notice will be given to the owner/occupier to remove the violation voluntarily. If the violation remains after the expiry of the 15 day notice period, then a penalty @ Rs.25/- (Rs.Twenty Five) per square foot of the violated area shall be charged on the 16th day. Thereafter, a fine @ Rs.5/- per sq.ft., shall be charged for each day of continued violation. If the violation is not removed by the owner/occupier within 30 days of issue of the notice, then the same shall be removed by the concerned authority at the risk and cost of the owner/occupier without further notice and the cost thus incurred would be recovered from the concerned plot owner/occupier alongwith the penalty.
  - xii) Landscaping of any portion of road berms including Cul-de-sacs (dead-end roads) within the sectors/areas not covered under the policy shall be permitted to be undertaken by organizations/ persons on the merits and case to case basis within the above policy framework by the concerned Additional Chief Administrator.
  - xiii) No hedges, trees or shrubs shall be planted in the "vision splay" areas at the road junctions for vehicular and pedestrian safety reasons. Only grass and flowers/ornamental hedges of less than 12 inches height shall be permitted in the "vision splay" areas. The dimensions of the standardized "vision splay" areas are given in Annexure - I.
  - xiv) Slanting of kerb stone for facilitating vehicular parking shall be allowed on case to case basis for which owner shall take permission from the Concerned Authority and the entire expenditure on this account shall be borne by the owner.
- (3) Incidental open spaces not exceeding 30 feet in width adjoining corner plots shall be allowed to be landscaped within the above policy framework by individuals till such time these spaces are required for meeting the parking and other needs of the area and community subject to the condition that provision relating to "vision splays" indicated in sub-para (xiii) above shall be strictly adhered to. No damages or compensation will be paid when such spaces are required in the future for development/use by the community. In the event of incidental open spaces adjoining corner plots being used for parking and other needs of the community then a minimum of 5 feet wide strip adjoining the plot shall be left and shall be allowed to be fenced upto a height of 2 feet 3 inches for landscaping purposes to preserve the privacy of the corner plot owners and for carrying out maintenance works.
- Notification of this policy by PUDA will be deemed to be the notice for removal of violations (of this policy) within 3 months from the date of publication of this policy as approved by the Hon'ble High Court on 8-4-05 in CWP No. 8783 of 2000 in the local news papers etc. On expiry of 3 months, the violations shall be removed at the risk and cost of owner/occupier of the premises as per sub-para 2 (xi) above.

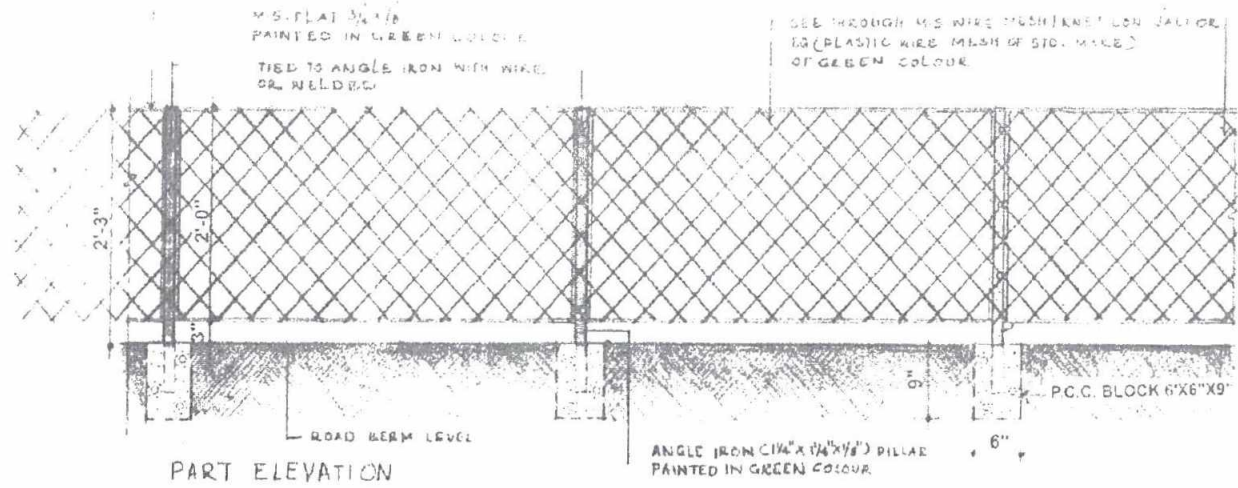


**Annexure- I**



**NOTE**

1. WHERE WIDTH/DEPTH OF SIDE GREEN BELT BETWEEN THE ROAD AND THE PLOT IS LESS THAN WHAT IS SHOWN IN ABOVE DIAGRAMS, THEN THE SPACE AVAILABLE ON THAT PARTICULAR SIDE AND THE SPACE PROPOSED ON THE OTHER SIDE AS PER ABOVE DIAGRAM WILL BE MAINTAINED.
2. VISION SPLAYS IN CASE OF JUNCTION OF ROADS 60' OR ABOVE WILL BE AS PER THE DETAILS OF THE SAID JUNCTION.
3. IN CASE OF CORNER PLOTS ABUTTING DIRECTLY ON JUNCTIONS, VISION SPLAYS DISTANCES SHOWN ABOVE WILL BE FOLLOWED EXCLUDING AREA FALLING WITHIN THE PLOT ALONG ITS CURVED BOUNDARY WALL.



Annexure - II