

Puda- Transforming Punjab



Commerce

KEYWORDS : GMADA, PDA, GLADA, JDA, ADA, BDA, PUDA

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ABSTRACT

Punjab state had the highest per capita income in the country up to 2003-04. But Punjab lost its numero uno position gradually as its pace of growth slowed down due to many reasons. Today when there is a need being felt to implement the enacted various Acts and legislations in the state, PUDA being regulated by The Punjab Regional and Town Planning and Development Act, 1995, is initiating and completing various projects with a motto of providing a better way of living. Indian Real estate sector is the second largest employer after agriculture and is slated to grow at 30 percent over the next decade. In Punjab, PUDA is the Authority to regulate and control the real estate sector. PUDA is working on its six Master Plans through Local Area Plans to ensure well planned and sustainable growth in the state. Though there are certain amendments being made to cope with the Indian real estate sector requirements, PUDA is doing well to protect the interests of small farmers while ensuring a better way of living for the residents of Punjab. This paper attempts to understand the status, role and implications of PUDA.

Introduction

Punjab is a state situated in the north west of India. The state of Punjab forms the border for the Pakistani province of Punjab to the west; Himachal Pradesh to the northeast; Jammu and Kashmir to the north; Haryana to the south and south east; Chandigarh to the east and Rajasthan to the south west. The total area of the state of Punjab comprises of 50,362 square kilometers and the population is estimated to be 2,77,04,236. Chandigarh is the capital of Punjab and is administered as a Union Territory. Mohali, Amritsar, Patiala, Ludhiana and Jalandhar are the other major cities in the state of Punjab. The state has 22 districts and each district is under the administrative control of the District Collector. The districts are further divided in to 79 Tehsils, each under the administrative control of the Tehsildar. Further, each Tehsil comprises of blocks and there are a total of 143 blocks in total. Additionally, the blocks comprise of revenue villages and there are a total of 12278 revenue villages in the state. Apart from these, there also are 136 Municipal Committees, 22 Zila Parishads, and 22 Improvement Trusts taking care of 14 cities and 143 towns of Punjab.

The Integrated Development of Small and Medium Towns or IDSMT is a centrally sponsored scheme in operation since 1979 - 80 in all the states of the country. The scheme intends at the development of chosen regional growth centers with service and infrastructure facilities in order to facilitate such towns to come out as regional centers of employment opportunities and economic growth and detain alleviation to large, metropolitan cities. According to mhupa.gov (2003), the 74th amendment act of the constitution offers a framework for the economic and physical development of the urban areas and envisages a 3 stage planning structure in the states at local level, at regional level and at the state level. At the local level, the planning is done by the Panchayats and Municipalities; at the regional level, the Metropolitan Area Development Plan and the District Development Plan are done by the Metropolitan Planning Committee and the District Planning Committee, and at the state level, the State Government prepares the state plans. Continuous collection, analysis, elucidation and updating of data are necessary in the planning exercise. In addition, an information system in the GIS environment and a computer based data base are developed at diverse levels, providing support to the planners in development, especially for the current and future development of the metropolitan areas and swiftly growing cities.

The Punjab Urban Planning and Development Authority is one such development oriented authority focusing on the development of urban areas in the state of Punjab. According to Recent Current Affairs (2015), the Punjab Urban Planning and Develop-

ment Authority or PUDA is a top institution recognized for the development of fair urban growth in the State of Punjab during July 1995. It is an agency run by the government having its headquarters in Mohali, Punjab. The PUDA is dedicated to offer planned commercial, industrial and residential spaces integrating the town planning norms and the latest state of the art technology. The PUDA is also stated as the elite institution of the state of Punjab, set up under the Punjab Regional and Town Planning and development Act, for the development of balanced growth of the urban areas in the state.

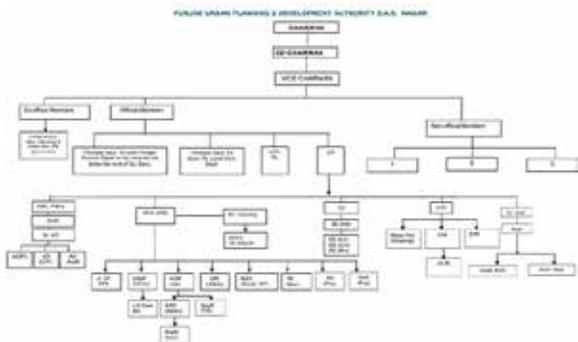
The Punjab Urban Planning and Development Authority of the Legislature of the State of Punjab acquired the consent of the President of India, on the 24th of May, 1995. According to the Legislative History (1995), the PUDA is an act to build provision for improved planning and regulating the use and enhancement of land in planning areas defined for that specific use, for preparation of Master Plans and Regional Plans and their corresponding implementation. In addition, the PUDA act is also proposed for the constitution of the State Regional and Town Planning and Development Board, in order to guide and direct the processes of planning and development in the state; and for the New Town Planning and Development Authorities, Special Urban Planning and Development Authorities, and the Constitution of a State Urban Planning and Development Authority, for the planned and effective development of planning areas and to undertake the urban housing and development schemes and programs for instituting new town and for the issues connected therewith. The Punjab Urban Planning and Development Authority act is also referred to as the Punjab Regional and Town Planning and Development Act of 1995. The act can be extended to the entire state of Punjab and it shall come in to force on a date such that, the government of the state may determine by notification in the Official Gazette appoint.

The state government of Punjab is looking forward to make developments and re developments in the state, especially with respect to the urban sector of Punjab. The work of planning and development is being entrusted as conferred by the Punjab Urban Planning and Development Authority (PUDA) Act of 1995. The act focuses at developing the urban Punjab in all possible sectors and hence a number of measures have been taken to accomplish the same. But, there is a considerable unawareness and lack of support from people in the state and it is mainly due to the lack of knowledge about the PUDA. The results of improvement in the state are also not clearly documented.

PUDA is vertex institution established in the month of July 1995 for the build out of balanced urban growth in Punjab. PUDA is

urged to provide the planned commercial, residential and industrial spaces, including the latest state of the town planning norms and art technology. PUDA plays a vital role in the urban development. Its mission is to conceptualize and create the settlements that serve to the residential, social, commercial and industrial requirements of the dynamic population of Punjab. Its objectives are to secure and promote better development and planning of any part of the State, to prepare and implement the Regional Plans, New Township Plans and Improvement Schemes, to promote the Urban Development, to construct houses.

The minister of Punjab government for the Housing and Urban Development is the Chairperson and the Secretary of the authority. The departments in the headquarters are: administrations, projects, regulatory, finance and accounts, architecture, town planning, engineering, policy and co-ordination. PUDA's basic operating unit is the zonal office. Each and every zone is operated as a 'mini - PUDA'. All the zonal offices are discharging their roles like: Urban planning by forcing town planning and the development of the urban areas through regulations, land acquisition, infrastructure development of bridges and roads and urban estate development, revenue outlay on construction and provoke incomes from the sale of the estates recast to maintain consistency. The four basic departments of the zone are as follows: accounts, administration, estate office and engineering. The zone is responsible directly for enforcement of regulations, land acquisition and income from the sale of houses and plots. In order to keep with the economic thinking currently PUDA has taken the steps to promote the participation of the private sector in the urban development in Punjab. Private companies, organizations and individuals who ever wish to develop the empty land into a colony are needed to have a license. It has involved the private builders in housing provision. PUDA is encouraging people to make Co-operative Societies to get the land and build houses by themselves. The following are the projects completed by PUDA:-1.Dashmesh Academy of Martial Sports constructed at Anandpur Sahib. This is a kind of prestigious project with international standards which was assigned by the Government of Punjab to PUDA in September, 1998. PUDA has constructed the Malout Urban Complex - MIMIT, Community Recreational Centre (CRC) and the Urban Estate in Malout, District Administrative Complex comprising DC block, Treasury Block and Police Block in Jalandhar and handed over to the District Administration.



MASTER PLANS:

PUDA works through local area plans to ensure planned, thorough and sustainable development. There are six master plans in all: GMADA, GLADA, BDA, ADA, JDA and PDA.

GMADA plan includes local areas: Fatehgarh Sahib, Banur, Mullanpur, S.A.S. Nagar, Zirakpur, Mandi Gobindgarh, Kharar, Roopnagar, Rajpura and New Chandigarh.

GLADA plan includes: Jagraon City, Khanna, Ludhiana, Baghapurana, Firozpur and Samrata.

BDA plan includes: Abohar, Bathinda, Raman Mandi and Kotk-pura.

ADA plan includes: Amritsar, Sri Hargobindpra, Goindwal, Taran Taran, Gurdaspur, Pathankot and Batala.

JDA plan includes: Nawashahar city, Jalandhar, Hoshiarpur, Sultanpur Lodhi and Kapurthala.

PDA plan includes: Patiala and Sangrur.

PUDA serves all segments of real estate sector:



Besides unauthorised colonies there are 167 licensed colonies in GMADA, 181 in GLADA, 93 in BDA and 133 in ADA details of which are available on the official site of PUDA.

PUDA adopts a market oriented, entrepreneurial approach to development. A proper framework of land acquisition and rehabilitation is adopted. To well coordinate and minimize investments in infrastructure phasing plan is designed. Besides developing new colonies PUDA is undertaking urban renewal as well. The urban renewal program includes:

Eradication of slums

Re-planning of the older housing colonies

Up gradation and renewal of facilities

Redevelopment of rental flats/houses.

The real estate projects in Punjab have already come up to the pipeline's brim, there are announcements of new projects on daily basis and consumers are at liberty to choose from the wide variety of projects with different budgets and requirements.

But the negative side of the issue is that property transactions in the state has come to a halt due to the harsh policies put in place by the govt. in recent times. Among the long list of relaxation sought from government is:

- To set up separate counters for issuance of no objection certificates for unauthorized colonies
- To notify the promised cut in registration fee immediately.
- To spread awareness about heavy penalty for cash property transactions.

REFERENCE

<http://puda.nic.in> | INDIAREALITYNEWS.COM | GMADA : Master Plan report 2006-2031 |