

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 PUDA or Municipal Council has already provided footpaths, 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, 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 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 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 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 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.