

MCA e-News

Municipal Corporation, Amritsar

AMRITSAR



2019

MCA e-News

Clean City Green City



Green cities have clean air and water and pleasant streets and parks. Green cities are resilient in the face of natural disasters and the risk of major infectious disease outbreaks in such cities is low. Green cities also encourage green behaviour, such as the use of public transit, and their ecological impact are relatively small.

Municipal Corporation, Amritsar



"Heritage Building" And Old Office

Municipal Corporation
Amritsar





**Sh. Karamjit Singh,
Hon'ble Mayor,
Municipal Corporation, Amritsar.**



**Sh. Harbir Singh, I.A.S,
Commissioner,
Municipal Corporation, Amritsar.**

Releasing of monthly E-newsletter is an Endeavour of the Municipal Corporation, Amritsar to make the people of Amritsar City aware about the activities being undertaken by it. It will increase their familiarity with the administration of the Municipal Corporation, Amritsar.

MUNICIPAL CORPORATION AMRITSAR

AMRITSAR SMART CITY :-

Amritsar Smart City Ltd is soon coming up with a number of projects which will change the look of the city and provide a feel of the developed and progressive Amritsar.

Development of Spaces below Flyovers in Amritsar - Thematic Lighting and Beautifications

The proposal intends to beautify the area below the elevated Corridor between Bhandari Bridge to TaranwalaPul on GT Road, and the area below the Kichulu Chowk Flyover. This project will transform these dull and dirty spaces into vibrant, active and safe spaces. The illuminations at night will light the areas below the flyover. The once dark and unsafe area will be hereby transformed into green, active and vibrant space through Thematic LED Lighting. Additionally, seating spaces for the public during afternoon and evening, organized hawking vending spaces with landscape will result in positive usage of the spaces.

The total cost of the project is around 8.34 Crore. Tender to be published soon

Strengthening of underground wastewater services in ABD area

The current project has been formulated to connect all the households to the underground sewer so that road side drains only carry the storm water during the rains; while in dry season, these drains are dry in walled city.

The total cost of the project is Rs. 13 Cr. approx. Tender published.

Development of Foot Overbridges on BRTS Corridor

To provide seamless connectivity for pedestrians, multiple locations across the city have been identified for construction of grade separated pedestrian crossings. Amritsar Smart City Limited is developing 2FOBs from the list of 13 shortlisted locations. 1) Outside Shri Guru Harkrishan Public School on GT Road and 2) Near Parkash Hospital, Putligarh (GT Road).

Salient Features of Proposed FOBs

- 2 Lifts (on either side)
- 2 Escalators (Only Ascending Direction)
- And a 5m wide pedestrian Walkway

The total cost of the project is Rs. 5.33 Cr. Tenders shall be floated shortly.

Smart Road

Main objective of “Smart Road” in Amritsar city is to improve the road condition, traffic congestion, street vendors and illegal on-street parking issues. The 7.4km Outer Circular Road connecting all the gates of the Walled City of Amritsar has been selected for redevelopment as a smart road. By taking into account the aesthetics of the selected corridor by maintaining the heritage look of the city.

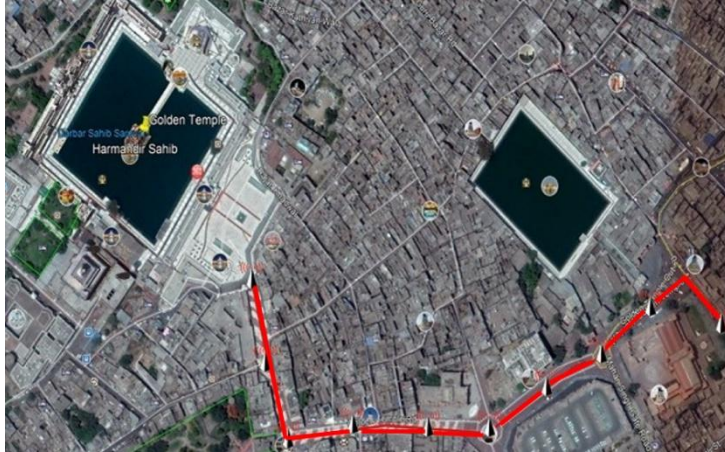
- Development and strengthening of carriage way with uniform lane widths and geometric designs of roads and junctions as per street design standards.
- Development of footpath and NMT track - with uniform widths, non-motorised friendly ways.
- Construction of utility ducts, power lines and optical fiber cables (OFC) and storm riders, – with suitable provision for O&M.
- Construction bus bays, auto bays and on-street parking wherever essential.

Project Cost - The proposed cost for this Detailed Project Report is INR 133 Cr. (inclusive of all taxes). Tender has been floated

Public Wi-Fi implementation in Heritage Walk area of Golden Temple

The Heritage street enroute to Golden Temple shall now have high speed free wireless internet facility where users will be able to easily stream a high definition video and browse Internet.

The free high-speed Wi-Fi shall be provided along the 800m stretch from the Partition Museum up to Golden Temple Complex entrance.



ASCL has finalized Sky-Ama Infra Pvt Ltd-Netplus Broadband Services through

an open and competitive Tendering process who shall install Wi-Fi along this stretch within next 3 months.

Development of Parks & Open Spaces

17 Parks and Open Spaces are identified within the city in total, out of which few of the parks are functional and maintained and are in active use. All the parks will be developed around the theme of making them people friendly and accessible with play zones and gyms.

The development of Parks and Open Spaces will have a positive impact on the community around and will hereby contribute to their health and well-being in future.



The total cost of the project is Rs.3.70 Cr.

LED Street light and Installation of Solar Rooftop at 17 No. of Government Building.

PUNJAB URBAN DEVELOPMENT MISSION

For the 100% development of Amritsar city under the urban mission (west, center, and south) total no. works allotted under urban mission are 156 amounting to Rs.194.73 cr. out of which 156 no. of works has been completed.

GAS PIPE LINE PROJECT

The status of laying of Gas Pipe Line for City Gas Distribution Network in the jurisdiction of Municipal Corporation, Amritsar, as on 15-2-19 is as below;

Sr. No	Letter No & Date of Permission for Gas Pipe Line	Length	Physical progress	Time taken for completion	Remarks
1	No. E.E.-IV(C)/181 dt.18.10.2016	1000 mtr.	1000 meter	4 months	All work completed against permission issued.
2	No. E.E.-IV(C)/244 dt.29.12.16	3700 mtr	3700 meter	19 months	All work completed against permission issued.
3	No. E.E.-IV(C)/792 dt. 24-8-18	8133 mtr	5828 meter	45 days	Work in progress.
4	No.E.E-IV(C)/142 dt. 19-11-18	930 mtr	850	NA	All work completed against permission issued.
	Total :	13,763 mtr or 13.77 KM	11,378 meter or 11.37 KM		

HRIDAY SCHEME

1. Comprehensive road development and Up-gradation of major roads leading to the Golden Temple (Zone 1)

Around 14 numbers of roads have been identified under HRIDAY in the Walled City. The length of each road varies from 217m to 1780m. The Rows of all roads also differ in range from 3.86m to 15.68m

The objective of this project is as follows:-

- Road lightning is facilitated with architectural shape.
- Roads are strengthened with colour and texture for beautification.
- Roads are paved with different texture, shape and colour to segregate the pedestrian, cycle track and motor vehicle.
- Drains are converted into saucer drain on either side to increase the width of road and to avoid the stringent smell.
- Dustbins are placed at the available corners of roads.
- Provisions of signage are made at important junctions and nodes.

Present Status:

- **7 roads have been partially completed out of 14 roads.**
- **Storm sewer cleaning has been done on Hakima Gate road.**
- **Facade documentation work has been started on the Katra Ahluwalia Road.**

Progress of work:- 98%



2. Re-organizing connectivity and Linkages through Roadscape and Landscape improvement at Goal Bagh (Zone No.3)

The estimated cost of the project is Rs. 5 Crores

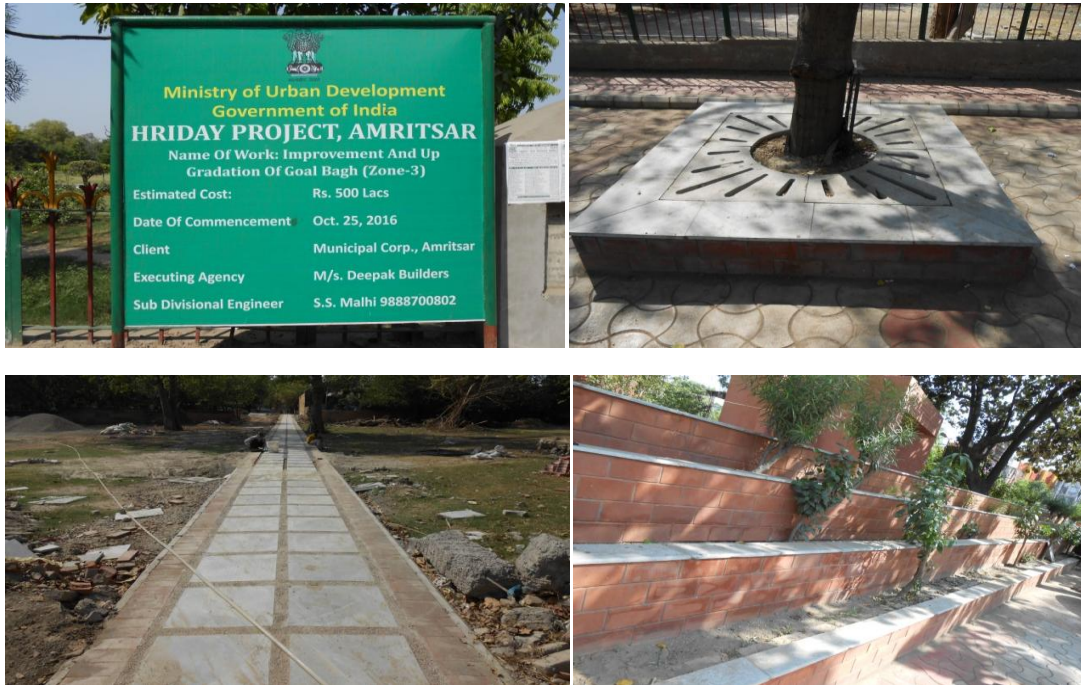
The focus of the DPR within the garden is on improving the underdeveloped areas of the site and providing visitor amenities and shaded areas as visitor resting spaces/pause points. The detailed works being undertaken are:

- Landscaping and Horticulture works within the garden
- Provision of cycle track, jogging track and features for universal accessibility.
- Visitor amenities, such as toilets and street lighting;
- Creation of spaces for congregation, pavilions ;
- Street Furniture, including benches and dustbins;
- Open Gym for public.

Present Status

- Jogging track construction is under way;
- New toilet set purposed is also in progress;
- Repair of boundary wall has also started;
- Steps in front of park are completed.

Progress of work: 100%



3. Revitalization and infrastructure development at 40 Khoo or 40 Wells of Colonial period (Zone No.5)

Estimated cost of the project Rs. 5.00 Crores.

SCOPE OF WORK:

- Addressing security and demarcation of edges through a boundary wall;
- Conservation of the 40 wells and colonial period power house;
- Landscaping and Horticulture works within the garden;
- Provision of cycle tracks and features for universal accessibility;
- Small parking and plaza housing visitor amenities, such as toilets and space for vending;

- Provision of focus lighting on the wells and the historic structures;
- Creation of spaces for congregation, OAT, pavilions ;
- Street Furniture;
- Features demonstrating an environmental consciousness, including bio digesters, rain water harvesting chambers etc;
- Interpretation strategy for power house, including signage.



Present Status

- Footpath has been completed;
- Colonial pump house repair and conservation work is underway;
- Boundary wall has been completed upto 800 metres;
- Conservation of wells is also in progress.

Progress of work: 100%

4. Comprehensive improvement of a mobility corridor along the outer and inner circular road (Zone No.4)

The cost of this project is Rs. 5 Crores

Scope of work:-

- Creation of a pedestrian friendly environment through table top crossings, ramps, bollards, shaded pathways (via tree planting), signage etc. to improve Interface between Goal Bagh and surroundings.
- Provision of pedestrian walkways along the inner circular road to create pedestrian friendly environment including provision of space for cycling;
- Restructuring the road to enable corridors for public transport;
- Street furniture and signage near all crossings (developed as pedestrian nodes in the mobility corridor);
- Rotary redevelopment of Hall Gate including surface treatments differentiated by colour and texture, refuge island, bollards, reflective paint, table top crossings, plantation, water features and public art with a unique illumination scheme on signage.
- Provision of Public Art at important junctions and across reclaimed public spaces towards creating a sense of inclusiveness.





Present Status

- Mastic asphalt has been laid on three rotaries Rambagh Gate, Lohgarh Gate, Hathi Gate;
- Hathi Gate rotary has been reduced in diameter;
- Table top crossings have been done on Lohgarh Gate, Hathi Gate.

Progress of work: 100%

5. Development of an Environmental park at the UBD Canal for Amritsar (Zone No.5)

Estimated cost is Rs. 1.00 Crores

Scope of work:-

- Environmental up-gradation of the park;
- Landscape development and provision of signage;
- Revitalize and conserve colonial period Power-House and historic machinery;
- Creation of spaces for congregation, OAT, pavilions.



Present Status

- NOC from the forest department is pending.

Progress of work: 75%

6. Structural retrofitting and Up-gradation of the historic fabric of the colonial period building of the Deputy Commissioner of Amritsar's office.

The estimated cost of this project is Rs. 2.00 Crores

SCOPE OF WORK:

- Structural retrofitting of the DC 's office;
- Creation of improved spaces for public who come to the DC's office and lack visitor facilities and amenities, including creation of plaza with areas for seating, landscaping (softscape and hardscape);
- Provision of visitor amenities, such as toilets, cafeterias for improved public use of the visitors to the building.



Present Status

- Electrical fittings have been removed from the building.
- Dismantling of mortar from the walls is underway.
- Floor work is in also in progress.

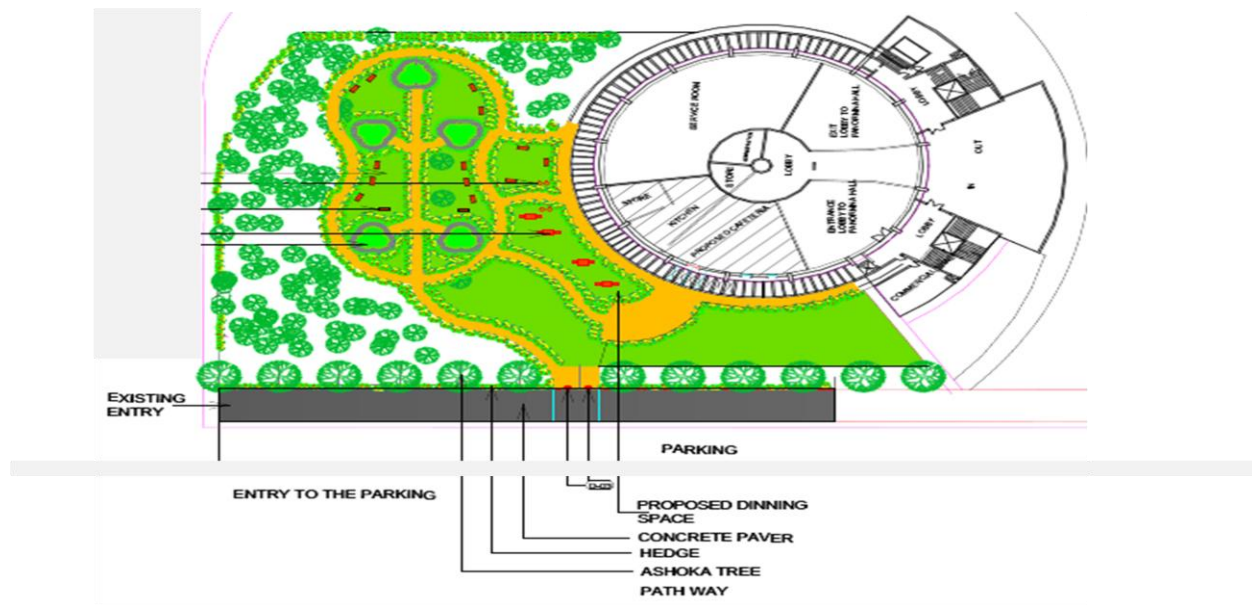
Progress of work: 84%

7. Name of work: - Up-gradation of the Maharaja Ranjit Singh Panorama (Zone No.2)

The estimated cost of this project is 50 lacs

• Scope of work
• Deep tube-well
• Repair of AC plant
• Repair and painting of the Building
• Replacing of wall papers in Halls 1,2 &3
• Replacing of mats with tiles in Halls 1,2 &3
• Sprinklers/hydrants

- Landscaping at rear side of the Building.



Present Status

- The repair work of walls and floor has been completed.
- Painting has been completed
- AC plant repair is in progress.

Progress of work: 100%

8. Conservation and Revitalization of Ram Bagh Gate

The Total cost is Rs. 1.17 Crore.

Scope of Work

- Conserve the gate into its original form by use of old traditional materials;
- Development of new care taker room;
- A new rooftop Cafeteria.



Present Status

- Half of roof has been dismantled and remade;
- Caretaker room is in progress;
- Conservation of the building is also in progress.

Progress of work: 100%

OPERATION & MAINTENANCE CELL

1. Under JICA (Japan International Cooperation Agency) assisted Amritsar Sewerage Project amounting to Rs. 600.60 Cr., the work for the construction of Interceptor/Trunk and lateral sewer in South & North Zone is in progress. In South zone area against the scope of work for laying lateral sewer 121.71 Km., Trunk sewer(RCC NP3) 26.96 Km., CIS/RCC HDPE 6.34 Km & house connection 17500 nos. In the South Zone, ***Approx. 114.00 Km. lateral sewer, 25.61 Km. Trunk sewer (RCC NP3), CIS/RCC HDPE 6.34 Km. and 13550 nos. houses are connected with the sewer.*** Similarly in North zone area against the scope of work for laying lateral sewer 270.02 Km., Trunk sewer(RCC NP3) 22.53 Km., Cast in situ

16.66 Km. and house connection 27500 nos. In the North, **Approx. 147.71 Km. lateral sewer, 26.11 Km. Trunk sewer(RCC NP3),7.98 Km. Cast in situ(km), (M/s. OCR Progress 01 to 06 work) – 136.09 and 2486 nos.+13633 (OCR) houses are connected with the sewer.**

Physical Status of STP situated in North Zone:-

99% of Civil Work completed. Work of Aeration Tank, MPS, Pre-treatment unit, Primary Clarifier, Secondary Clarifier, Sludge Thickener, Primary Sludge Pump, Biological Sludge Pump, Supernatant Sump, Staff Quarters & Security Guard Room is completed. Construction of units such as, Bio Gas Storage Tank, Digester equipment building and finishing work is in progress.

2. The project amounting to Rs. 202.34 Cr. in South-East zone of Amritsar Sewerage Project with a scope for providing Water Supply, Sewerage, Sewage Treatment Plants, Roads, Street Light, O&M for 10 years has been approved and the funding agency of this project is JNNURM/GoP/ULBs. The work has been allotted to the M/s. Shapoorji Pallonji & Co. Pvt. Ltd, SP Centre, 41/44, Minoo Desai Marg, Colaba, Mumbai agency for Rs. 183.59 Cr. and the scope of work includes 47 Km. Water Supply line, 4 Nos. T/wells, 4 Nos. OHSRs, 7500 nos. house connection, 107.30 Km. Lateral sewer, 17.50 Km. main sewer, 20000 nos. house connection, 1 No. MPS (90 MLD), 1 No. IPS (15 MLD), 1 No. STPs (27.50 MLD), 173970 Sq.mtr CC. road, 218750 Sq. mtr metalled road and 3520 nos. street light points with O&M for 10 years. **Presently, 4 Nos. T/wells commissioned, 48.70 Km Water Supply line laid, 4 Nos. OHSR commissioned. 4239 nos. houses connected with water supply line. 89.29 Km Lateral Sewer, 17.86 Km Main Sewer and 10511 houses connected with Sewer line. STP capacity of 27.50 (mld)**

work is in 91% and MPS (90 mld) work is in 94% progress at site. 1708 nos. Street Light Pole installed and 1504 nos. wall points installed as per the report of Executive Engineer, Punjab Water Supply & Sewerage Board, Amritsar.

Ongoing Projects :-

AMRUT PROJECT :-

- (i) Work of Augmentation of water supply pipe line of Amritsar Town under AMRUT Project (Package-I) amounting of Rs. 4869.07 lacs. has been issued vide work order No.C/167 dated 22/01/2019 to M/s. R.S. Builders, Amritsar.
- (ii) Work of Tubewells of water supply project at Amritsar Town (Package-II Tubewells) amounting of Rs. 325.68 lacs. has been issued vide work order No.C/166 dated 22/01/2019 to M/s. H.R. Enterprises, Amritsar.
- (iii) Work of Augmentation of water supply of Amritsar Town Distt. Amritsar Package-III OHSR under AMRUT Project amounting of Rs.646.80 lacs. has been issued vide work order No. N/213 dated 06/03/2019 to M/s. Rajan Builders, Patiala.

Swachh Iconic Places (SIP) :-

- (i) Supply, Operation & Comprehensive maintenance (for 3 years) of 01 Nos. Of Vehicle Mounted High Capacity Suction and Jetting Machines with Storm Water Filtration & Recycling System of 8000 ltrs. Capacity in Amritsar Municipal Corporation. Amounting of Rs. 4.40 Cr. has been issued vide work order No. N/212 dated 06/03/2019 to M/s. Sadhana Enviro Engineering Services, Bangalore.
- (ii) Supply Testing, Commissioning and operational zed of 10 No's Reverse Vending Machines for Pet Bottles along with O&M for three years at various locations around Golden Temple in Municipal Corporation Amritsar amounting of Rs.

76,92,520/- has been issued vide work order No. C/163 dated 09/01/2019 to M/s. RVM Recycle Pvt. Ltd., New Delhi.

- (iii) Supply and Installation of Smart Semi Underground Waster Collection Bins and Fully Underground Bio compactor and Collection and Transportation of MSW from Smart Bins and Compactor to Dumping Site amounting of Rs. 3,29,75,625/- has been issued vide work order No. C/151 dated 12/11/2018 to M/s. Eco Garb, Tamilnadu.**

HEALTH DEPARTMENT

In the month of May, 2019 Municipal Corporation, Amritsar had organized Swachhta awareness rally and shramdaan program under the supervision of Ld. Commissioner and Mayor, in collaboration with Hindustan Petroleum Corporation limited. This Swachhta rally was organized at various part of the city like Bhagtwala, Ranjeet Avenue, Majitha road for the purpose to create awareness about source segregation.

Municipal Corporation, Amritsar started work as per the direction given by Hon'ble NGT in the Case O.A. number 606/2018 and started filing daily report and monthly progress report as per the direction.

Training program was organized for the purpose to train the safai sewaks in regard of safe handling of waste, Health, hygiene and safety, and Source segregation and it's benefits, also message conveyed to them to avoid use of plastic polythene and thermocol in daily life, Integration of rag pickers and role of safai sewaks in SS19, intensive drive held in whole city and awareness campaign made in the regard of health safety and food hygiene. A drive is made for "Say no to Plastic" and citizens were aware about the source segregation and in-situ processing of the waste.

Daily report for the progress of MSW work and door to door collection of the waste from all the wards of the city is also filed on daily basis on the

Swachhta manch as well PMIDC portal, for the purpose of Swachhta Sarvekshan 2019.

Municipal Corporation Amritsar organized a meeting with the senior officers of the M/s Amritsar MSW in regard of finalizing the plan for the establishment of the processing facility and starting the Collection and transportation of waste from inner wall city and meeting was held under the chairmanship of Honorable Mayor and Ld. Commissioner Municipal Corporation Amritsar.

Municipal Corporation Amritsar planning a pilot project for the collection and transportation of the waste and its processing from the inner wall city of the city as per the direction of the Honorable Mayer and Honorable commissioner and work had started. Review meeting with the senior staffs of the M/s Amritsar MSW Limited was also held, for the progress of establishment of processing facility of waste in Amritsar.

LAND DEPARTMENT

The Land department of Municipal Corporation, Amritsar has constituted two teams under the supervision of inspectors for the removal of temporary encroachments from foot paths and roads. Other than dealing with the complaints received in the department, these teams remove temporary encroachments in the different parts of the city. Removal of encroachments is an ongoing process and is being under taken on daily basis.

Other than this Enforcement Monitoring Committees have been constituted which conduct weekly meetings and are regularly removing permanent encroachments on different parts of the city at regular intervals.

Also, shopkeepers in the markets are being regularly requested through public address systems to keep their merchandise/goods within their shops/premises and not to display them on roads/footpaths. Other than regular removal of temporary encroachments from roads and footpaths from different parts of the city, major anti encroachments drives were carried out by the sub-

enforcement committee's at Ram Bagh, Company Bagh, Ranjit Avenue, Rani Ka Bagh and Putlighar. Also Land Department collected around Rs. 8.20 Lacs against Rent of shops during the month.

**RAM BAGH, COMPANY BAGH, RANJIT AVENUE, RANIT KA BAGH AND
PUTLIGHAR**



ADVERTISEMENT DEPARTMENT

During the month of April, 2019, the Advertisement Department of the Municipal Corporation, Amritsar has collected revenue to the tune of Rs. 75,000/- as Advt. tax. During this period, 223 illegal hoardings/boards have been removed and taken into custody by the Municipal Corporation, Amritsar.

STREET LIGHT DEPARTMENT

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਸਬੰਧੀ ਸਥਾਨਕ ਸਰਕਾਰ ਵਿਭਾਗ ਦੇ ਪੱਤਰ ਪਿੱਠ ਅੰਕਣ 5/111/2016/4884/506-508 ਮਿਤੀ 16-09-2016 ਰਾਹੀਂ ਅੰਮ੍ਰਿਤਸਰ ਸ਼ਹਿਰ ਵਿਚ ਲੱਗੀਆਂ Conventional ਸਟਰੀਟ ਲਾਈਟ ਨੂੰ ਬਦਲ ਕੇ LED Based Energy Efficient ਸਟਰੀਟ ਲਾਈਟਾਂ ਲਗਾਉਣ ਦੇ ਹੁਕਮ ਕੀਤੇ ਗਏ । ਇਸ ਸਬੰਧੀ ਨਗਰ ਨਿਗਮ, ਅੰਮ੍ਰਿਤਸਰ ਵਲੋਂ ਮਿਤੀ 22/09/2016 ਨੂੰ M/S Energy Efficiency Services Limited (EESL), Noida ਨਾਲ ਇਕਰਾਰਨਾਮਾ ਕੀਤਾ ਗਿਆ । ਜਿਸ ਦੇ ਸਨਮੁੱਖ ਮਿਤੀ 30-04-2018 ਤਕ ਅੰਮ੍ਰਿਤਸਰ ਸ਼ਹਿਰ ਵਿਚ ਲਗਭਗ 3782 LED ਲਾਈਟਾਂ ਵੱਖ ਵੱਖ ਮੁੱਖ ਸੜਕਾਂ ਅਤੇ ਹੋਰ ਇਲਾਕਿਆਂ ਵਿਚ ਲਗਾਈਆਂ ਗਈਆਂ ਹਨ। ਨਗਰ ਨਿਗਮ ਵਲੋਂ ਮਤਾ ਪਾਸ ਕੀਤਾ ਗਿਆ ਹੈ ਕਿ LED Street Light Project Smart City Mission ਦੇ ਅਧੀਨ ਤਬਦੀਲ ਕਰ ਦਿੱਤਾ ਜਾਵੇ ਅਤੇ ਸਰਵੇ ਦਾ ਕੰਮ ਚਾਲੂ ਹੈ ।

ਇਥੇ ਇਹ ਦੱਸਣ ਯੋਗ ਹੋਵੇਗਾ ਕਿ ਉਪਰੋਕਤ ਕੰਮ ਤੇ ਇਲਾਵਾ ਆਮ ਪਬਲਿਕ ਦੀਆਂ ਸਹੂਲਤਾਂ ਨੂੰ ਮੁੱਖ ਰੱਖਦੇ ਹੋਏ ਨਗਰ ਨਿਗਮ ਦੇ ਕੰਮ ਨੂੰ ਸਚਾਰੂ ਢੰਗ ਨਾਲ ਚਲਾਉਣ ਲਈ ਵੱਖ ਵੱਖ ਵਾਰਡਾਂ ਦੀ ਸਟਰੀਟ ਲਾਈਟ ਦੇ ਰਖ ਰਖਾਵ ਨਾਲ ਸਬੰਧਤ ਪ੍ਰਾਪਤ ਸ਼ਿਕਾਇਤਾਂ ਦਾ ਨਿਪਟਾਰਾ ਕਰਨ ਹਿੱਤ ਨਗਰ ਨਿਗਮ ਵਲੋਂ ਸਟਰੀਟ ਲਾਈਟ ਦੇ ਸਮਾਨ ਦੀ ਖ਼ੀਦ ਦਾ ਮਤਾ ਪ੍ਰਵਾਨ ਕਰਨ ਉਪਰੰਤ E-Tender ਰਾਹੀਂ ਠੇਕੇਦਾਰ ਨੂੰ ਅਲਾਟ ਕਰ ਦਿੱਤਾ ਗਿਆ ਹੈ ਅਤੇ ਲਗਭਗ 80 % ਸਮਾਨ ਦੀ ਸਪਲਾਈ ਨਗਰ ਨਿਗਮ ਸਟੋਰ ਵਿਚ ਪ੍ਰਾਪਤ ਹੋ ਚੁੱਕੀ ਹੈ ਅਤੇ ਬਾਕੀ ਸਪਲਾਈ ਲੈਣ ਦਾ ਕੰਮ ਚੱਲ ਰਿਹਾ ਹੈ ।

AMRUT SCHEME



Three Sites Considered for Local Area Plan

For the purpose of formulating Local Area Plan Scheme, various sites were identified with the criteria listed as under;

1. The site must meet with the criteria of environment improvement with city level impact and to act as lighthouse for rest of the city and other cities as well.
2. It must eliminate the land uses which are adversely impacting the quality of life and also the cultural/ historical heritage.
3. Must have access from the main road with minimum right-of-way of 60 feet.
4. The redevelopment must ensure the smooth operation of the traffic in the area,
5. The development should ensure the value capture for raising funds as an outcome of value addition in the locality
6. The Form Based Code could be developed and enforced in the area where the local body could capitalize on the addition of floor area ratio to raise more funds
7. The site must have the sewerage/ drainage system and the water supply.
8. Should be an old construction and badly laid out

Based on the above criteria, various sites were visited by a team comprising of the followings;

The site analysis of the three candidate sites are as under;

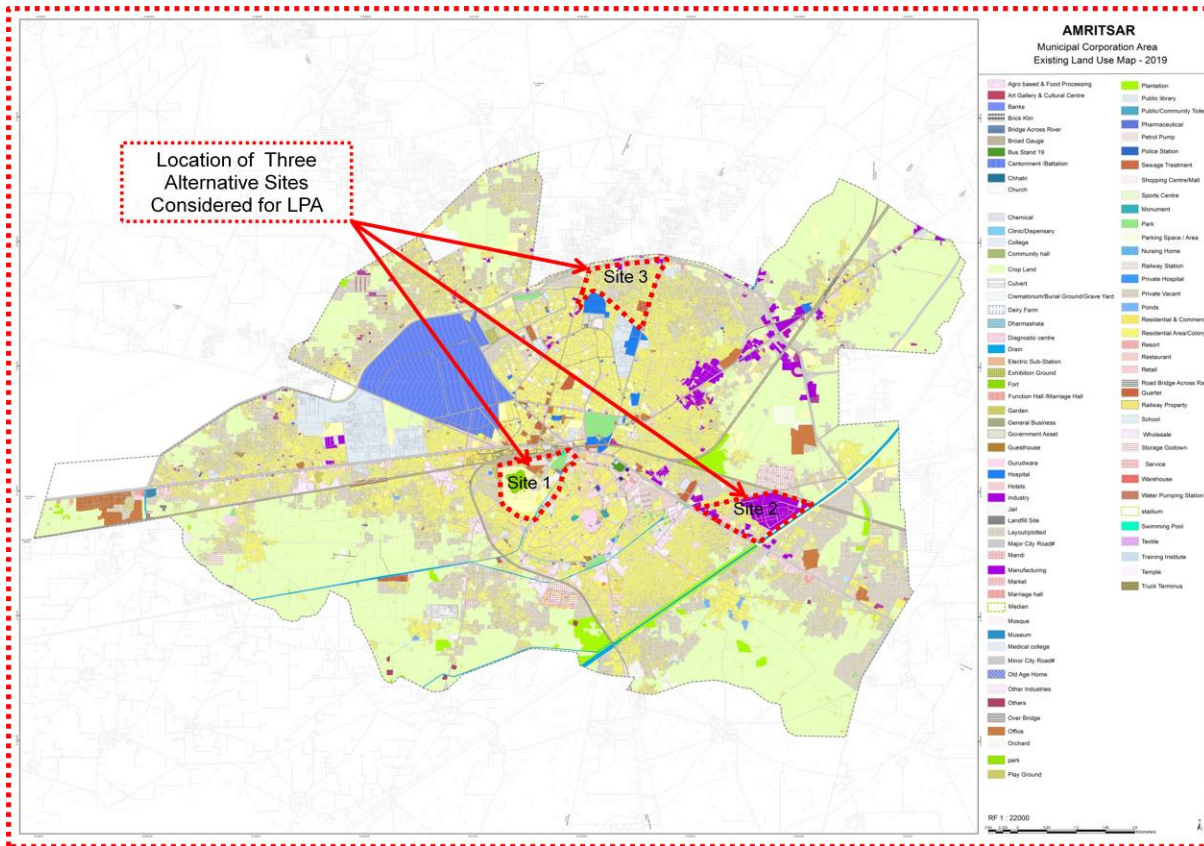
S. No.	Criteria	Site 1 (Area between the Railway Line, Gobindgarh Fort and Ring Road; west of walled city)	Site 2 (Area between Amritsar-Mehta Road, G.T. Road and the Canal)	Site 3 (Area between Majitha Road, Fatehgarh Churian Road, and by-pass
1	The Site must meet the criteria of environment improvement of city level impact and act as lighthouse for rest of the city and other cities as well.	Has recreational sites intercepted by transport/auto-repair workshops, wood market, religious/ cultural historical heritage, educational establishments and jhugi-jhopris.	Comparatively newly developed, intercepted by industrial development, devoid of green areas.	Comparatively newly developed, intercepted by industrial development, devoid of green areas.
2	Land uses adversely impacting the quality of life, the cultural/ historical heritage.	The presence of auto workshops, transport workshops, wood market jhugi-	Except the presence of a few industries, the quality living is comparatively	Characteristics are similar to Site No. 2

		jhompris are adversely impacting Gobindgarh Fort , Gol Bagh Park, Durgiana Temple complex	better than the Site No. 1	
3	Must have access from the main road with minimum right-of-way of 60 feet.	The site is enclosed from three sides by roads and has a triangular shape. All the three roads are 60 feet wide.	Site enclosed by the G.T. Road in the south, Mehta Road in the west and Railway Line in the North, has good road access from two sides.	The site has access from the by-pass in the north, Majitha road in the east and Fatehgarh Churian road in the west with 60 feet R.o.W.
4	The redevelopment must ensure smooth traffic operations in the area,	The site is widely visited for historical and religious tourism. The redevelopment will improve mobility and parking facilities.	Internal network will be difficult to improve without land acquisition which will be a difficult task for the local body.	Internal network will be difficult to improve without land acquisition which will be a difficult task for the local body
5	Development should ensure the Value Capturing for raising funds as an outcome of value addition in	The area along the roads has commercial potential where VCF can be	It will be a difficult proposition comparatively being	It will be a difficult proposition comparatively commercially

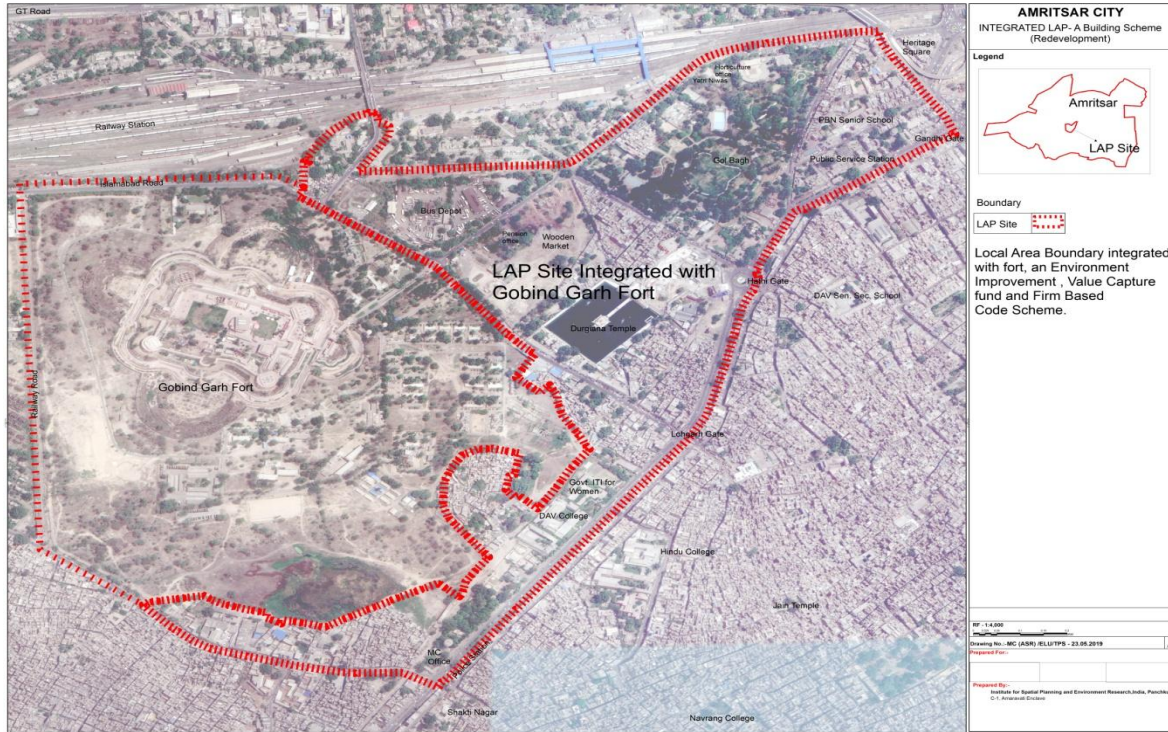
	the locality.	implemented.	commercially less viable.	less viable.
6	The Form Based Code could be developed and enforced in the area where the local body could capitalize on the addition of floor area ratio to raise more funds	In view of the multiple road connectivity and good ROW, the Form Based Code is implementable	Due to Limited scope of redevelopment and locational disadvantage, FBC may not find favour.	Due to Limited scope of redevelopment and locational disadvantage, FBC may not find favour.
7	The site must have the sewerage/drainage system and the water supply.	The site has sewerage/ drainage system and the water supply	The site has sewerage/ drainage system and the water supply	The site has sewerage/ drainage system and the water supply
8	Should be an old construction and badly laid out	The old residential area, jhugi-jhompris and improving the lay-out warrant redevelopment	Badly laid-out but comparatively less older construction as compared to Site-1	Characteristics are similar to Site No. 2 i.e.
9	Permissibility as per Master Plan	To be developed for recreation, parks and residential	To be developed for residential, commercial and industrial purposes	Largely residential Use

On the bases of above criteria, the committee observed that Site No. 1 has almost all the characteristics of qualifying for Local Area Planning as a building Scheme where VCF and FBC could be implemented. Site sharing boundaries with Gobindgarh fort, Railway Station, and containing Park, Durgiana Temple, educational institutions and having continuity with Walled city therefore, the obnoxious land uses have to be redeveloped in conformity with the Master Plan proposals.

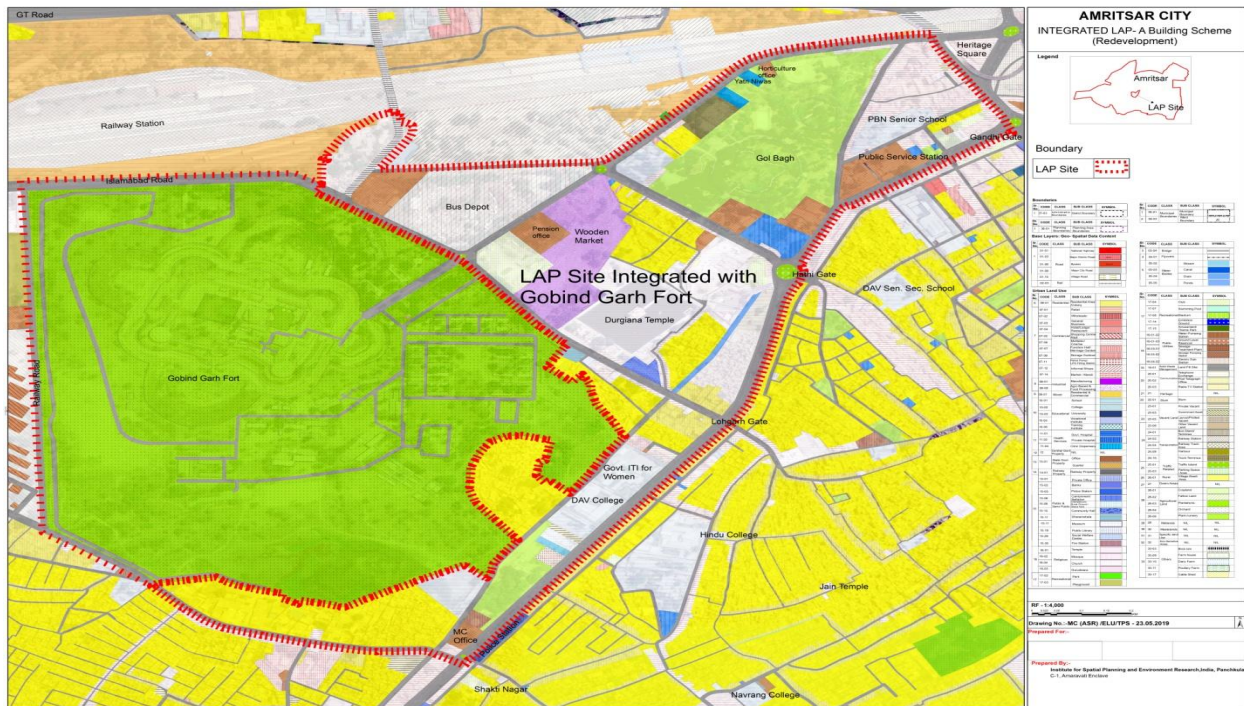
The location of three sites is indicated on the Existing Land Use Map of Amritsar City given as under



The site is shown on the Google imagery as under;



The site is also shown on the existing land use map of the city as under;



Site No. 1 has two components together measuring about 150 hectares given as under;

- A. Gobindgarh Fort measuring approximately, 80 hectares has to be conserved as heritage,
- B. Redeveloping Rest of the Area measuring about 70 hectares to be developed in sync with the Master Plan proposals

Both the components, though distinct in identity yet have to in sync with each other in built form complementing each other.



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