

**GOVERNMENT OF PUNJAB**

**DEPARTMENT OF LEGAL AND LEGISLATIVE AFFAIRS**

**THE AMRITSAR WALLED CITY (RECOGNITION OF USAGE) ACT,  
2016**

(PUNJAB ACT 13 OF 2016)

*(As amended upto the 15th June, 2025)*



2025



**THE AMRITSAR WALLED CITY (RECOGNITION OF USAGE) ACT,  
2016**

**(Punjab Act No. 13 of 2016)**

*[Received the assent of the Governor of Punjab on the 25th day of April, 2016, and was first published for general information in the Punjab Government Gazette (Extraordinary), Legislative Supplement, dated the 29th April, 2016.]*

1	2	3	4
Year	No.	Short title	Whether repealed or otherwise affected by the legislation
2016	13	The Amritsar Walled City (Recognition of Usage) Act, 2016	Amended by Punjab Act No. 23 of 2017 Amended by Punjab Act No. 5 of 2019

*An Act to provide for one-time recognition of usage in respect of building violations made in commercial establishments within the walled city of Amritsar and for regulated development by providing for public safety, convenience and well being.*

BE it enacted by the Legislature of the State of Punjab in the Sixty-seventh Year of the Republic of India as follows: -

Short title,  
application and  
commence-  
ment.

- (1) This Act may be called the Amritsar Walled City (Recognition of Usage) Act, 2016.
- (2) It shall be applicable to the walled city.

(3) It shall come into force on and with effect from the date of its publication in the Official Gazette.

Definitions.

2. (1) In this Act, unless the context otherwise requires, -
- (a) "appointed date" means such date, as may be notified by the State Government;
  - (b) "building bye-laws" means the Municipal Corporation (Erection and Re-erection of Building) Bye-laws, 1997;
  - (c) "building violation" means construction of a building made in violation of its sanctioned plan or without getting the plan sanctioned from the Competent Authority, whole or part of which is non-compoundable as per clause 3.15 of the building bye-laws made under the Punjab Municipal Corporation Act, 1976;
  - (d) "commercial establishment" means a building, other than an industrial building, used or constructed or adopted to be used wholly or partially for shops, private offices, banks, hotels, restaurants, beauty parlors, boutiques, video parlors, cinemas and auditoriums, or any other such building, being used for similar purpose engaged in trade and commerce, but shall not include nursing homes, hospitals, marriage palaces and multiplexes;
  - (e) "Competent Authority" mean the Commissioner, Municipal Corporation, Amritsar;
  - (f) "prescribed" means prescribed by rules made under this Act;
  - (g) "State Government" means the Government of the State of Punjab in the Department of Local Government;
  - (h) "usage" means the existing use of the commercial establishment as per the municipal record on the appointed date; and

(i) “walled city” means the area of Amritsar city bounded by outer circular road within the boundaries of fascile wall and old gates i.e. Hall Gate, Ram Bagh Gate, Mahan Singh Gate, Sheran Wala Gate, Ghee Mandi Gate, Sultanwind Gate, Chatiwind Gate, Gilwali Gate, Bhagtan Wala Gate, Hakiman Gate, Khazana Gate, Lahori Gate, B.K. Dutt Gate, Lohgarh Gate, Hathi Gate and Sikandri Gate as shown in the Schedule appended to this Act.

(2) All other expressions used, but not defined, in this Act shall have their respective meanings as assigned to them in the Punjab Municipal Corporation Act, 1976 and the building bye-laws.

Mode of application.

<sup>1</sup>[3. (1) Within a period of thirty days from the date of coming into force of the Amritsar Walled City (Recognition of Usage) Amendment Act, 2019, any owner of the commercial establishment, within the walled city, may voluntarily disclose about any building violation and apply to the Competent Authority for recognition of its usage as on the appointed date. Such an application shall be submitted as per Form 'A' along with photographs of such establishment, duly signed by its owner.

(2) Thereafter, within a period of sixty days, the applicant shall submit the required information in "Form 'B' alongwith all the requisite documents/plans and such application fee, as may be prescribed.]

One-time recognition of usage in commercial establishment.

4. (1) The building violations and usages as they exist on the appointed date and disclosed voluntarily shall be settled by the Competent Authority, as a one-time measure, on as-is-where-is basis, subject to adherence to such

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<sup>1</sup> Substituted by Punjab Act No. 5 of 2019, Section 2

norms and upon payment of such composition fee, as may be prescribed by the State Government in view of the peculiar situation of the walled city.

(2) The applicant shall have to make structural changes in the building if required to bring it in conformity with prescribed norms within a period of ninety days from the date of submission of details in Form 'B' and shall also submit mandatory clearances from the other department/authorities, if required.

(3) In case such owner/applicant does not comply with the prescribed norms, then the water supply/sewerage connections to the whole commercial establishment shall be disconnected after giving a notice of thirty days, which shall be followed by sealing.

Time limit  
for  
finalizing  
action.

<sup>1</sup>[5. The Competent Authority shall pass the final order and finalize the matter under this Act within a period of one year from the date of coming into force of the Amritsar Walled City (Recognition of Usage) Amendment Act, 2019.]

Restrictions  
on  
recognition of  
usage.

6. (1) No usage, in case of a building violation, shall be recognized if it involves encroachment on any public or private land.

(2) The one-time recognition shall be without prejudice to the disciplinary action, as may be taken against the concerned officer or official of the Municipal Corporation, Amritsar, who is found responsible for aiding or abetting such usage and building violations.

Overriding  
effect.

7. Notwithstanding anything inconsistent contained in the Punjab Municipal Corporation Act, 1976 and the rules, regulations and the building

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<sup>1</sup> Substituted by Punjab Act No. 5 of 2019, Section 3

bye-laws made thereunder, the provisions of this Act shall have an over-riding effect.

**FORM 'A'**

**[ see section 3(1) ]**

**Application form for recognition of building violations and usage**

To

The Commissioner,  
Municipal Corporation, Amritsar.

- I/We have constructed a commercial/hotel building **or** carried out alteration / addition to an existing building before ----- without obtaining sanction from the Competent Authority.
- I/We have obtained sanction vide permit No. \_\_\_\_\_ dated \_\_\_\_\_ for the construction or reconstruction **or** addition or alteration to an existing building and have carried out the construction in deviation to sanctioned plans.

The particulars of the said building are as under:-

a)	Name of owner(s) of the Building		
b)	Address of property in question	Property No.	
		Block No. / Street	
		Ward No. / Locality	
c)	Description of Building	Use of building	
		Plot area	
		No. of storeys	
d)	Date / Year of construction		

1. I/We realize that the construction so carried out is in violation of the provisions of the Punjab Municipal Corporation Act, 1976 and/ or the Building Bye-laws framed thereunder.

2. I/We hereby request that the said building may be considered for recognition of usages in terms of the provisions of the Amritsar Walled City (Recognition of Usage) Act, 2016.
3. I/We declare that the building does not encroach on any public / private land or on public space by virtue of any Scheme.
4. I/We declare that neither any dispute regarding ownership or construction thereof is pending with any Court, Authority / Department or with any person nor any adverse orders have been passed by any Court or Authority / Department pertaining to or with reference to the land /plot or building therein.
5. I/We also undertake to abide by and comply with all the conditions, which may be imposed while recognizing the usages in the aforesaid building.
6. I/We solemnly affirm and declare that the above information is true / correct to the best of my / our knowledge / belief.
7. The photographs showing the elevation of the building from all sides are enclosed.

Yours faithfully,

(Signature/Thumb impression of applicant  
with date of submission and address)

**FORM 'B'**

[see section 3(2)]

**Application form for recognition of building violations and usage**

To

The Commissioner,  
Municipal Corporation,  
Amritsar.

Sir,

In continuation of my Application for recognition of building usage in Form A, submitted vide number \_\_\_\_\_ dated \_\_\_\_\_, I hereby submit the following details / documents / Plans as required under sub- section (2) of section 3 of The Amritsar Walled City (Recognition of usage Act 2016

a)	Name of owner (s) of the Building			
b)	Address of property in question		Property No.	
			Block No. / Street	
			Ward No. / Locality	
c)	Description of Building			
a)	Plot area			
b)	No, of storeys			
c)	Floor wise area	Use	Total Area	non-compoundabl area
	(i)	Basement		
	(ii)	Ground Floor		
	(iii)	First Floor		

	(iv)	Second Floor			
	(v)	Third Floor			
	(vi)	Fourth floor			
	Total Area				
			Permissible / Required	As per site	Non compoundable
	d)	FAR			
	e)	Height			
	f)	Setbacks			
		Front			
		Side – I			
		Side – II			
		Rear			
	g)	Parking			

2. Checklist of enclosures to be furnished by the owner: -
- a) Copy of ownership document;
  - b) Copy of approved building plan, if any;
  - c) Structural Safety Certificate given by the Structural Engineer;
  - d) Fire Safety Certificate, if applicable;
  - e) Four copies each of the Location Plan, Site Plan, Floor plans, Elevations and Sections of the building, Service Plans and specifications as provided in the Municipal Building Byelaws, duly signed and certified in the prescribed format, by the owner and Architect / building designer.

*(Note:- In the drawings / Plans the non-compoundable violations shall be outlined in red colour and All the drawings / Plans shall be duly signed and certified by the Owner and the Architect / Building designer that the constructions have been raised on or before the appointed date and all the details / measurements are as per construction existing at site.)*

Yours faithfully,

(Signature/Thumb impression of  
applicant with date of submission)

