## ANNEXURE VI

**CHARGES FOR RESIDENTIAL PLOTTED,RESIDENTIAL GROUP HOUSING,COMMERCIAL , HOSPITALS,MULTIMEDIA CENTRES, HOTELS , PETROL PUMPS & GAS GODOWNS IN DIFFERENT POTENTIAL ZONES OF PUNJAB**

**CHARGES IN GMADA AREA**

**(Rs.in lacs/gross acres)**

| Sr.No. | CLASSIFICATION OF ZONE | EXTERNAL DEVELOPMENT CHARGES | CONVERSION CHARGES | | | LICENCE/PERMISSION FEE |
|---|---|---|---|---|---|---|
| | | | NH | SH/Sector Road | Other Road | |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| 1. | **Local Planning Area SAS Nagar (Category-I)** | | | | | |
| | **A. Residential Plotted** | **33.00** | **5.98** | **5.01** | **4.00** | **3.50** |
| | B. Residential Group Housing ( As per notification no. 17/17/2001/5 HG2/PF/1824, dated 22 June,2010, group housing shall be charged @ plotted development subject to the condition that residential density remains the same as notified in the Master Plan) | **105.50 (FAR 1.75 )** | **8.98** | **7.48** | **5.98** | **5.00(FAR 1.75 )** |
| | | **115.00 (FAR 1.75 )** | **47.99** | **39.98** | **32.01** | **150.00(FAR 1.75 )** |
| | C. Commercial | **36.95** | **5.98** | **5.01** | **4.00** | **4.00** |
| | D. Petrol Pumps & Gas Godowns | | | | | |
| 2. | **Local Planning Area Kharar, Zirakpur , Dera Bassi , Banur and Mullanpur(Category-II)** | | | | | |
| | | **28.00** | **5.98** | **5.01** | **4.00** | **3.25** |
| | **A. Residential Plotted** | **89.67 (FAR 1.75 )** | **8.98** | **7.48** | **5.98** | **5.00(FAR 1.75 )** |
| | B. Residential Group Housing ( As per notification no. 17/17/2001/5 HG2/PF/1824, dated 22 June,2010, group housing shall be charged @ plotted development subject to the condition that residential density remains the same as | **95.00 (FAR 1.75 )** | **47.99** | **39.98** | **32.01** | **145.00(FAR 1.75 )** |

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| | notified in the Master Plan)<br>C. Commercial<br>D. Petrol Pumps & Gas Godowns | **31.40** | **5.98** | **5.01** | **4.00** | **4.00** |
| **3.** | **<u>Area Other than Local Planning Areas in Chandigarh Periphery and area in GMADA outside Periphery (Category-III)</u>**<br><br>**A. Residential Plotted**<br>B. Residential Group Housing<br>( As per notification no. 17/17/2001/5 HG2/PF/1824, dated 22 June,2010, group housing shall be charged @ plotted development subject to the condition that residential density remains the same as notified in the Master Plan)<br>C. Commercial<br>D. Petrol Pumps & Gas Godowns | <br><br>**24.00**<br>**76.22 (FAR 1.75 )**<br><br>**85.00 (FAR 1.75 )**<br>**26.70** | <br><br>**5.98**<br>**8.98**<br><br>**47.99**<br>**5.98** | <br><br>**5.01**<br>**7.48**<br><br>**39.98**<br>**5.01** | <br><br>**4.00**<br>**5.98**<br><br>**32.01**<br>**4.00** | <br><br>**3.00**<br>**5.00(FAR 1.75 )**<br><br>**140.00(FAR 1.75 )**<br>**4.00** |
| **4.** | **<u>GMADA(FAR 1.00)</u>**<br>**A. Recreational** | <br>**52.32771(FAR 1.00)** | <br>**5.98956** | <br>**5.01828** | <br>**4.00653** | <br>**0.50(FAR 1.00)** |

## CHARGES IN GMADA AREA

(Rs.in lacs/gross acres)

| Sr.No. | CLASSIFICATION OF ZONE | EXTERNAL DEVELOPMENT CHARGES | CONVERSION /CHANGE OF LAND USE CHARGES | LICENCE/PERMISSION FEE |
|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 |
| 1. | **Local Planning Area SAS Nagar (Category-I)** | | | |
| | **A. Institutional** | **8.25** | | |
| | B. Hospitals , Hotels and | **16.50** | **0.00** | **0.875** |
| | Multi Media Centre | | **0.00** | **1.75** |
| 2. | **Local Planning Area Kharar, Zirakpur , Dera Bassi , Banur and Mullanpur(Category-II)** | | | |
| | A. Institutional | | | |
| | B. Hospitals , Hotels and | **7.00** | **0.00** | **0.8125** |
| | Multi Media Centre | **14.00** | **0.00** | **1.625** |
| 3. | **Area Other than Local Planning Areas in Chandigarh Periphery and area in GMADA outside Periphery (Category-III)** | | | |
| | A. Institutional | **6.00** | **-** | **0.75** |
| | B. Hospitals , Hotels and | **12.00** | **-** | **1.50** |
| | Multi Media Centre | | | |

**OTHER THAN GMADA AREA**

**(Rs. in lacs/gross acres)**

| Sr.No. | CLASSIFICATION OF ZONE | EXTERNAL DEVELOPMENT CHARGES | CONVERSION CHARGES | | | LICENCE/PERMISSION FEE |
|---|---|---|---|---|---|---|
| | | | NH | SH/Sector Road | Other Road | |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| 1. | **High I – Ludhiana (within M.C.Limits)** | | | | | |
| | A. Residential Plotted | 24.00 | 5.38 | 4.53 | 3.60 | 2.50 |
| | B. Residential Group Housing | 60.25 (FAR 1.75 ) | 8.09 | 6.76 | 5.38 | 4.00(FAR 1.75 ) |
| | ( As per notification no. 17/17/2001/5 HG2/PF/1824, dated 22 June,2010, group housing shall be charged @ plotted development subject to the condition that residential density remains the same as notified in the Master Plan) | 45.00 (FAR 1.75 ) | 43.18 | 35.98 | 28.81 | 50.00(FAR 1.75 ) |
| | C. Commercial - Marriage Palace/ Restaurant/ Dhaba | 24.00<br>12.00 | 5.38<br>0.00 | 4.53<br>0.00 | 3.60<br>0.00 | 2.50<br>1.25 |
| | D. Petrol Pumps & Gas Godowns | 6.00 | | | | |
| | E. Hospital , Multi Media Centre(not multiplexes) & Hotels | 5.00 | 0.00<br>0.00 | 0.00<br>0.00 | 0.00<br>0.00 | 0.625<br>0.00 |
| | F. Institutions | | | | | |
| | G. Industry | | | | | |
| 2. | **High-II**<br>a)Ludhiana outside MC limits within 15 Kms)<br>b) Jalandhar , Amritsar ,within M.C. limits | | | | | |
| | A. Residential Plotted | 18.00 | 5.38 | 4.53 | 3.60 | 2.25 |
| | B. Residential Group Housing | 51.21 (FAR 1.75) | 8.09 | 6.76 | 5.38 | 4.00 (FAR 1.75) |
| | ( As per notification no. 17/17/2001/5 HG2/PF/1824, dated 22 June,2010, group housing shall be charged @ plotted | | | | | |

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| | development subject to the condition that residential density remains the same as notified in the Master Plan)<br>C. Commercial- Marriage Palace/Restaurant/ Dhaba<br>D. Petrol Pumps & Gas Godowns<br>E. Hospital , Multi Media Centre(not multiplexes) & Hotels<br>F. Institutions<br>G. Industry | **35.00 (FAR 1.75)**<br><br>**18.00**<br>**9.00**<br><br>**4.50**<br>**5.00** | **43.18**<br><br>**5.38**<br>**0.00**<br><br>**0.00**<br>**0.00** | **35.98**<br><br>**4.53**<br>**0.00**<br><br>**0.00**<br>**0.00** | **28.81**<br><br>**3.60**<br>**0.00**<br><br>**0.00**<br>**0.00** | **45.00 (FAR 1.75)**<br><br>**2.25**<br>**1.125**<br><br>**0.5625**<br>**0.00** |
| **3.** | **High-III**<br>a) Jalandhar & Amritsar<br>outside M.C. Limits within 15 Km<br>A. Residential Plotted<br>B. Residential Group Housing<br>( As per notification no. 17/17/2001/5 HG2/PF/1824, dated 22 June,2010, group housing shall be charged @ plotted development subject to the condition that residential density remains the same as notified in the Master Plan)<br>C. Commercial - Marriage Palace/ Restaurant/Dhaba<br>D. Petrol Pumps & Gas Godowns<br>E. Hospital , Multi Media Centre(not multiplexes) & Hotels<br>F. Institutions<br>G. Industry | <br><br><br>**15.00**<br>**51.21(FAR 1.75)**<br><br><br><br>**30.00(FAR 1.75)**<br><br>**15.00**<br>**7.50**<br><br>**3.75**<br>**5.00** | <br><br><br>**5.38**<br>**8.09**<br><br><br><br>**43.18**<br><br>**5.38**<br>**0.00**<br><br>**0.00**<br>**0.00** | <br><br><br>**4.53**<br>**6.76**<br><br><br><br>**35.98**<br><br>**4.53**<br>**0.00**<br><br>**0.00**<br>**0.00** | <br><br><br>**3.60**<br>**5.38**<br><br><br><br>**28.81**<br><br>**3.60**<br>**0.00**<br><br>**0.00**<br>**0.00** | <br><br><br>**2.00**<br>**4.00(FAR 1.75)**<br><br><br><br>**40.00(FAR 1.75)**<br><br>**2.00**<br>**1.00**<br><br>**0.50**<br>**0.00** |
| **4** | **Medium-I**<br>Patiala, Rajpura, Sirhind, Mandi Gobindgarh, Khanna, and Phagwara within MC limits and 2 K.M. on both sides of the portion of the following roads not covered under any potential zone:<br>1.Ludhiana – Pakhowal- Raikot road<br>2. Ludhiana – Samrala –Morinda – Kharar road . | | | | | |

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| | 3. Ludhiana-Moga road<br><br>A. Residential Plotted<br>B. Residential Group Housing<br>( As per notification no. 17/17/2001/5 HG2/PF/1824, dated 22 June,2010, group housing shall be charged @ plotted development subject to the condition that residential density remains the same as notified in the Master Plan)<br>C. Commercial - Marriage Palace/ Restaurant/ Dhaba<br>D. Petrol Pumps & Gas Godowns<br>E. Hospital , Multi Media Centre(not multiplexes) & Hotels<br>F. Institutions<br>G. Industry | <br><br>**12.00**<br>**40.00 (FAR 1.75 )**<br><br><br><br>**25.00 (FAR 1.75 )**<br><br>**12.00**<br>**6.00**<br><br>**3.00**<br>**1.00** | <br><br>**2.99**<br>**4.49**<br><br><br><br>**24.00**<br><br>**2.99**<br>**0.00**<br><br>**0.00**<br>**0.00** | <br><br>**1.98**<br>**2.99**<br><br><br><br>**16.00**<br><br>**1.98**<br>**0.00**<br><br>**0.00**<br>**0.00** | <br><br>**1.01**<br>**1.5**<br><br><br><br>**8.01**<br><br>**1.01**<br>**0.00**<br><br>**0.00**<br>**0.00** | <br><br>**1.20**<br>**3.00(FAR 1.75 )**<br><br><br><br>**20.00(FAR 1.75 )**<br><br>**1.20**<br>**0.60**<br><br>**0.30**<br>**0.00** |
| **5.** | **<u>Medium-II</u>**<br>Patiala, Rajpura, Sirhind, Mandi Gobindgarh, Khanna and Phagwara outside MC Limit upto 5 Km and area.<br>2 Km on both sides of GT Road (NH1) and 1Km on both sides of the portion of the following roads not covered under any potential zone.<br>1. Banur-Rajpura-Patiala Road.<br>2. Patiala-Sirhind Road.<br><br>A. Residential Plotted<br>B. Residential Group Housing<br>( As per notification no. 17/17/2001/5 HG2/PF/1824, dated 22 June,2010, group housing shall be charged @ plotted development subject to the condition that residential density remains the same as notified in the Master Plan)<br>C. Commercial- Marriage Palace/Restaurant/ | <br><br><br><br><br><br><br><br><br><br>**10.00**<br>**40.00 (FAR 1.75)**<br><br><br><br>**20.00(FAR 1.75)**<br><br>**10.00**<br>**5.00** | <br><br><br><br><br><br><br><br><br><br>**2.99**<br>**4.49**<br><br><br><br>**24.00**<br><br>**2.99**<br>**0.00** | <br><br><br><br><br><br><br><br><br><br>**1.98**<br>**2.99**<br><br><br><br>**16.00**<br><br>**1.98**<br>**0.00** | <br><br><br><br><br><br><br><br><br><br>**1.01**<br>**1.50**<br><br><br><br>**8.01**<br><br>**1.01**<br>**0.00** | <br><br><br><br><br><br><br><br><br><br>**1.00**<br>**3.00(FAR 1.75)**<br><br><br><br>**15.00(FAR 1.75)**<br><br>**1.00**<br>**0.50** |

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| | Dhaba<br>D. Petrol Pumps & Gas Godowns<br>E. Hospital , Multi Media Centre(not multiplexes) & Hotels<br>F. Institutions<br>G. Industry | <br>**2.50**<br>**1.00** | <br>**0.00**<br>**0.00** | <br>**0.00**<br>**0.00** | <br>**0.00**<br>**0.00** | <br>**0.25**<br>**0.00** |
| **6.** | **Low-I**<br>Bathinda,Moga,Batala,Pathankot,Barnala, Malerkotla and Hoshiarpur within M.C.limits.<br><br>A. Residential Plotted<br>B. Residential Group Housing<br>( As per notification no. 17/17/2001/5 HG2/PF/1824, dated 22 June,2010, group housing shall be charged @ plotted development subject to the condition that residential density remains the same as notified in the Master Plan)<br>C. Commercial - Marriage Palace/ Restaurant/ Dhaba<br>D. Petrol Pumps & Gas Godowns<br>E. Hospital , Multi Media Centre(not multiplexes) & Hotels<br>F. Institutions<br>G. Industry | <br><br>**6.00**<br>**20.92 (FAR 1.75 )**<br><br>**15.00 (FAR 1.75 )**<br><br>**6.00**<br>**3.00**<br><br>**1.50**<br>**1.00** | <br><br>**1.50**<br>**2.27**<br><br>**12.02**<br><br>**1.50**<br>**0.00**<br><br>**0.00**<br>**0.00** | <br><br>**1.01**<br>**1.50**<br><br>**8.01**<br><br>**1.01**<br>**0.00**<br><br>**0.00**<br>**0.00** | <br><br>**0.49**<br>**0.77**<br><br>**4.00**<br><br>**0.49**<br>**0.00**<br><br>**0.00**<br>**0.00** | <br><br>**0.30**<br>**0.60(FAR 1.75 )**<br><br>**3.00(FAR 1.75 )**<br><br>**0.30**<br>**0.15**<br><br>**0.075**<br>**0.00** |
| **7** | **Low-II (Part A)**<br>Bathinda(outside MC limits within in 15 KM.) and for Moga , Batala , Pathankot, Barnala , Malerkotla and Hoshiarpur all outside MC limits within 5 kms.<br>A. Residential Plotted<br>B. Residential Group Housing<br>( As per notification no. 17/17/2001/5 HG2/PF/1824, dated 22 June,2010, group housing shall be charged @ plotted development subject to the condition that residential density remains the same as | <br><br>**4.50**<br>**20.92 (FAR 1.75 )**<br><br>**11.00 (FAR 1.75 )** | <br><br>**1.50**<br>**2.27**<br><br>**12.02** | <br><br>**1.01**<br>**1.50**<br><br>**8.01** | <br><br>**0.49**<br>**0.77**<br><br>**4.00** | <br><br>**0.25**<br>**0.60(FAR 1.75 )**<br><br>**2.00(FAR 1.75 )** |

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| | notified in the Master Plan)<br><br>C. Commercial - Marriage Palace/ Restaurant/Dhaba<br>D. Petrol Pumps & Gas Godowns<br>E. Hospital , Multi Media Centre(not multiplexes) & Hotels<br>F. Institutions<br>G. Industry | **4.50**<br>**2.25**<br><br>**1.125**<br>**1.00** | **1.50**<br>**0.00**<br><br>**0.00**<br>**0.00** | **1.01**<br>**0.00**<br><br>**0.00**<br>**0.00** | **0.49**<br>**0.00**<br><br>**0.00**<br>**0.00** | **0.25**<br>**0.125**<br><br>**0.0625**<br>**0.00** |
| **8.** | **<u>Low-II (Part-B)</u>**<br>Sangrur,Sunam , Nabha , Faridkot, Kotakpura ,Ferozepur, Malout,Abohar ,Mukatsar , Kapurthla Nawan Shahar, Ropar , TarnTaran , Gurdaspur, Samana, Jagraon, Mansa within M.C.limits and 1 KM on both sides of the portion of the following roads not covered under any potential zone:<br>1. Batala – Amritsar road<br>2. Kurali- Ropar – NawanShahar-Phagwara road<br>A. Residential Plotted<br>B. Residential Group Housing<br>( As per notification no. 17/17/2001/5 HG2/PF/1824, dated 22 June,2010, group housing shall be charged @ plotted development subject to the condition that residential density remains the same as notified in the Master Plan)<br>C. Commercial - Marriage Palace/Restaurant/Dhaba<br>D. Petrol Pumps & Gas Godowns<br>E. Hospital , Multi Media Centre(not multiplexes) & Hotels<br>F. Institutions<br>G. Industry | **4.50**<br>**15.70 (FAR 1.75 )**<br><br>**11.00 (FAR 1.75 )**<br><br>**4.50**<br>**2.25**<br><br>**1.125**<br>**1.00** | **1.50**<br>**2.27**<br><br>**12.02**<br><br>**1.50**<br>**0.00**<br><br>**0.00**<br>**0.00** | **1.01**<br>**1.50**<br><br>**8.01**<br><br>**1.01**<br>**0.00**<br><br>**0.00**<br>**0.00** | **0.49**<br>**0.77**<br><br>**4.00**<br><br>**0.49**<br>**0.00**<br><br>**0.00**<br>**0.00** | **0.25**<br>**0.45(FAR 1.75 )**<br><br>**2.00(FAR 1.75 )**<br><br>**0.25**<br>**0.125**<br><br>**0.0625**<br>**0.00** |

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| **9.** | **<u>Low-III</u>**<br>Sangrur , Sunam , Nabha , Faridkot, Kotkapura , Ferozepur , Malout , Abohar , Mukatsar , Kapurthala , NawanShahar , Ropar, TarnTaran , Gurdaspur, Samana, Jagraon, Mansa outside M.C.limits within 3 KM and 1 KM on both sides of the portion of the following roads not covered under any potential zone:<br>1. Pathanakot-Gurdaspur road<br>2. Gurdaspur-Batala road.<br>3. Pathankot-Jalandhar road<br>4. Dasuya-Hoshiarpur-Balachaur-Ropar road<br>5. Hoshiarpur-Jalandhar road<br>6. Ludhiana-Malerkotla-Nabha-Patiala road<br>7.Patiala-Sangrur-Barnala-Bathinda-Mandi Dabwali Road.<br>8.Bathinda-Malout-Abohar road upto Haryana Border<br>9. Malout – Fazilka road<br>10. Malout-Mukatsar road<br>11. Bathinda- Mukatsar road<br>12.Bathinda-Kotkapura-Faridkot-Ferozepur road<br>13. Ferozepur-Jalalabad – Fazilka road<br>14. Faridkot-Zira-TarnTaran-Amritsar road<br>15. Kotkapura-Baghapurana –Moga road<br>16.Barnala-Raikot-Jagraon-Nakodar-Jalandhar road<br>A. Residential Plotted<br>B. Residential Group Housing<br>( As per notification no. 17/17/2001/5 | **3.00**<br>**15.70 (FAR 1.75 )** | **1.50**<br>**2.27** | **1.01**<br>**1.50** | **0.49**<br>**0.77** | **0.20**<br>**0.45(FAR 1.75 )** |

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| | HG2/PF/1824, dated 22 June,2010, group housing shall be charged @ plotted development subject to the condition that residential density remains the same as notified in the Master Plan)<br>C. Commercial - Marriage Palace/ Restaurant/ Dhaba<br>D. Petrol Pumps & Gas Godowns<br>E. Hospital , Multi Media Centre(not multiplexes) & Hotels<br>F. Institutions<br>G. Industry | **7.50 (FAR 1.75 )**<br>**3.00**<br>**1.50**<br>**0.75**<br>**1.00** | **12.02**<br>**1.50**<br>**0.00**<br>**0.00**<br>**0.00** | **8.01**<br>**1.01**<br>**0.00**<br>**0.00**<br>**0.00** | **4.00**<br>**0.49**<br>**0.00**<br>**0.00**<br>**0.00** | **1.25(FAR 1.75 )**<br>**0.20**<br>**0.10**<br>**0.05**<br>**0.00** |
| **10.** | **<u>Low-IV</u>**<br>All other towns and area not covered in any potential zone.<br>A. Residential Plotted<br>B. Residential Group Housing<br>( As per notification no. 17/17/2001/5 HG2/PF/1824, dated 22 June,2010, group housing shall be charged @ plotted development subject to the condition that residential density remains the same as notified in the Master Plan)<br>C. Commercial - Marriage Palace/Restaurant/ Dhaba<br>D. Petrol Pumps & Gas Godowns<br>E. Hospital , Multi Media Centre(not multiplexes) & Hotels<br>F. Institutions | **2.50**<br>**11.78(FAR 1.75)**<br>**6.50(FAR 1.75)**<br>**2.50**<br>**1.25**<br>**0.625** | **1.50**<br>**2.27**<br>**12.02**<br>**1.50**<br>**0.00**<br>**0.00** | **1.01**<br>**1.50**<br>**8.01**<br>**1.01**<br>**0.00**<br>**0.00** | **0.49**<br>**0.77**<br>**4.00**<br>**0.49**<br>**0.00**<br>**0.00** | **0.15**<br>**0.30(FAR 1.75)**<br>**1.00(FAR 1.75)**<br>**0.15**<br>**0.075**<br>**0.0375** |

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| | G. Industry | **1.00** | **0.00** | **0.00** | **0.00** | **0.00** |

**NOTE:**

1. These charges are based on notification no. 17/17/2001-5hg2/P.F./1824, dated 22.6.2010 and the different potential zones are as intimated in this notification.(Copy of notification attached). License Fees and EDC on Marriage Palaces , Dhabas/Restaurant and Clubs shall be levied proportionately to the FAR claimed /utilized as commercial . Rest of the project area shall be charged @ residential plotted .
2. Group Housing shall be charged @ plotted development subject to the condition that the residential density remains the same as notified in the Master Plan .
3. Where Master Plan has not been notified , the Group Housing shall be charged two times the rate prescribed for Residential plotted development applicable in that particular potential zone.
4. In case of discrepancy refer notification no. 17/17/2001-5hg2/P.F./1824, dated 22.6.2010.