GOVERNMENT OF PUNJAB
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
(HOUSING II BRANCH)
NOTIFICATION

Dated : 6th May, 2013

No. 17/17/2001-5Hg2/ P.F./47962/1 **whereas** it is the intention of the Government of Punjab to make available affordable houses to weaker section of the Society. Due to high cost of land and construction, thus affordability has been adversely affected.

And whereas there is a slow down in the real estate industry, due to economic slowdown world over, high interest rates, reduced demand etc..

And whereas in order to give a boost to the real estate sector, there is a need to redefine the various potential zones in the state of Punjab on the basis of economic and social potential of the area to make it more realistic, simpler and functional.

And whereas there is a need to promote well planned commercial establishments and to make available work places at affordable prices by reducing Licence fee/EDC etc.

Now, therefore, in order to encourage urban development in the entire State of Punjab and to make it more realistic and to salvage the Real Estate Projects, the Governor of Punjab is pleased to partially modify the notification No. 17/17/01- 5HG2/7623, dt. 19.9.2007, notification No. 17/17/01-5HG2/7639, dt. 19.9.2007, 12/8/2012-5 HG-II/ 5094 dated 16-11-2012 and No.17/17/2001-5Hg2/P-F/1815 dated 29th June, 2010 to the extent as under:-

Potential Zones in Punjab

1) Ludhiana within and outside M.C Limits upto 15 Kms.

2) Jalandhar within and outside M.C Limits upto 10 Kms.

3) Amritsar, Patiala, Khanna, Rajpura, Mandi Gobindgarh, Sirhind and Phagwara within and outside M.C Limits upto 7 Kms..

4) Bathinda, Moga, Batala, Pathankot, Barnala, Malerkotla, Morinda, Hoshiarpur, within and outside M.C Limits upto 5 Kms.

5) Sangrur, Sunam, Nabha, Faridkot, Kotkapura, Ferozepur, Malout, Abohar, Sri Mukatsar Sahib, Kapurthala, Nawan Shahar, Ropar, Tarn Taran, Gurdaspur, Samana, Jagraon, Mansa, Lalru, Kurali within and outside M.C Limits upto 3 Kms.

6) a) NH-1 upto 2Kms on both sides, outside any potential zone.
b) All other NH (except NH1)/SH/Scheduled Roads upto 1 Kms both sides, outside any potential zone.

7) Rest of Punjab

8) Master Plan Area of S.A.S.Nagar, Mullanpur, Zirakpur

9) Master Plan Area of Kharar , Dera Bassi, Banur

Rates of EDC, CLU, PF/LF and SIF zone wise in the entire State of Punjab

(Rs. in lacs/gross acres)

Sr. No.	CLASSIFICATION OF ZONE	EDC	CLU			LF/PF	SIF	Total
			NH	SH/ Sector Road	Other Road			
1	**Ludhiana within and outside M.C Limits upto 15 Kms.**							
	0) Residential Plotted	24.00	9.00	7.00	5.00	3.00		36.00
	1) Residential Group Housing*	60.00	15.00	12.00	10.00	5.00		80.00

	2) Commercial	45.00	40.00	35.00	30.00	15.00		100.00
	3) Marriage Palaces	10.25	36.00	36.00	26.00	1.50	2.25	50.00 / 40.00
	4) Petrol Pumps	24.00	9.00	7.00	5.00	3.00		36.00
	5) Hospital, Multi Media Centre (not multiplexes) & Hotels	12.00	0.00	0.00	0.00	1.5		13.5
	6) Institutions	6.00	0.00	0.00	0.00	0.75		6.75
	7) Industry / Godowns / Warehousing / Cold Store	5.50	0.00	0.00	0.00	0.00		5.50
	8) Sports	Actual charges	0.50	0.50	0.50	0.00		-
	9) Recreational	6.00	3.00	2.00	1.00	1.00		10.00
2	**Jalandhar within and outside M.C Limits upto 10 Kms.**							
	10) Residential Plotted	18.00	8.00	6.00	5.00	2.00		28.00
	11) Residential Group Housing*	55.00	12.00	10.00	8.00	3.00		70.00
	12) Commercial	35.00	35.00	30.00	25.00	5.00		75.00
	13) Marriage Palaces	9.00	28.00	28.00	16.00	1.20	1.80	40.00 / 28.00
	14) Petrol Pumps	18.00	8.00	6.00	5.00	2.00		28.00
	15) Hospital, Multi Media Centre (not multiplexes) & Hotels	9.00	0.00	0.00	0.00	1.00		10.00
	16) Institutions	4.5	0.00	0.00	0.00	.50		5.00
	17) Industry / Godowns / Warehousing / Cold Store	5.50	0.00	0.00	0.00	0.00		5.50
	18) Sports	Actual charges	0.50	0.50	0.50	0.00		-
	19) Recreational	6.00	3.00	2.00	1.00	1.00		10.00
3	**Amritsar, Patiala, Khanna, Rajpura, Mandi Gobindgarh, Sirhind and Phagwara within and outside M.C Limits upto 7 Kms.**							
	20) Residential Plotted	14.00	4.00	3.00	2.00	2.00		20.00
	21) Residential Group Housing*	38.00	10.00	8.00	6.00	5.00		53.00
	22) Commercial	30.00	25.00	20.00	15.00	5.00		60.00
	23) Marriage Palaces (for Patiala)	3.75	15.00	15.00	10.00	0.50	0.75	20.00 / 15.00
	Marriage Palaces (for Khanna, Phagwara)	3.00	8.00	8.00	4.00	0.40	0.60	12.00 / 8.00
	24) Petrol Pumps	14.00	4.00	3.00	2.00	2.00		20.00
	25) Hospital, Multi Media Centre (not multiplexes) & Hotels	7.00	0.00	0.00	0.00	1.00		8.00
	26) Institutions	3.50	0.00	0.00	0.00	0.50		4.00
	27) Industry / Godowns / Warehousing / Cold Store	1.10	0.00	0.00	0.00	0.00		1.10
	28) Sports	Actual charges	0.50	0.50	0.50	0.00		-

	29) Recreational	6.00	3.00	2.00	1.00	1.00		10.00
4	**Bathinda, Moga, Batala, Pathankot, Barnala, Malerkotla, Morinda, Hoshiarpur, within and outside M.C Limits upto 5 Kms.**							
	30) Residential Plotted	6.00	2.50	2.00	1.50	1.50		10.00
	31) Residential Group Housing*	19.00	5.00	4.00	3.00	3.00		27.00
	32) Commercial	17.00	10.00	7.00	5.00	3.00		30.00
	33) Marriage Palaces (for Bathinda)	3.75	15.00	15.00	10.00	0.50	0.75	20.00 / 15.00
	Marriage Palaces (for other towns of this zone)	3.00	8.00	8.00	4.00	0.40	0.60	12.00 / 8.00
	34) Petrol Pumps	6.00	2.50	2.00	1.50	1.50		10.00
	35) Hospital, Multi Media Centre (not multiplexes) & Hotels	3.00	0.00	0.00	0.00	1.00		4.00
	36) Institutions	1.50	0.00	0.00	0.00	0.50		2.00
	37) Industry / Godowns / Warehousing / Cold Store	1.10	0.00	0.00	0.00	0.00		1.10
	38) Sports	Actual charges	0.50	0.50	0.50	0.00		-
	39) Recreational	6.00	3.00	2.00	1.00	1.00		10.00
5	**Sangrur, Sunam, Nabha, Faridkot, Kotkapura, Ferozepur, Malout, Abohar, Sri Mukatsar Sahib, Kapurthala, Nawan Shahar, Ropar, Tarn Taran, Gurdaspur, Samana, Jagraon, Mansa, Lalru, Kurali within and outside M.C Limits upto 3 Kms.**							
	40) Residential Plotted	5.00	2.00	1.50	1.00	1.00		8.00
	41) Residential Group Housing*	12.00	4.00	3.00	2.00	2.00		18.00
	42) Commercial	12.00	6.00	4.00	2.00	2.00		20.00
	43) Marriage Palaces	2.25	7.00	7.00	3.00	0.30	0.45	10.00 / 6.00
	44) Petrol Pumps	5.00	2.00	1.50	1.00	1.00		8.00
	45) Hospital, Multi Media Centre (not multiplexes) & Hotels	2.50	0.00	0.00	0.00	0.50		3.00
	46) Institutions	1.25	0.00	0.00	0.00	0.25		1.50
	47) Industry / Godowns / Warehousing / Cold Store	1.10	0.00	0.00	0.00	0.00		1.10
	48) Sports	Actual charges	0.50	0.50	0.50	0.00		-
	49) Recreational	4.00	1.50	1.00	1.00	0.50		6.00
6	**50) NH-1 upto 2Kms on both sides, outside any potential zone.** 51) **All other NH (except NH 1)/SH/Scheduled**	52) The rates for each permissible land use shall be as mentioned in zone 4 above. 53) The rates for each permissible land use shall be as mentioned in zone 5 above.						

	Roads upto 1 Kms both sides, outside any potential zone.							
7	**Rest of Punjab**							
	54) Residential Plotted	3.50	2.00	1.50	1.00	0.50		6.00
	55) Residential Group Housing*	11.00	4.00	3.00	2.00	1.00		16.00
	56) Commercial	10.00	6.00	4.00	2.00	2.00		18.00
	57) Marriage Palaces	1.50	4.00	4.00	2.00	0.20	0.30	6.00 / 4.00
	58) Petrol Pumps	3.50	2.00	1.50	1.00	0.50		6.00
	59) Hospital, Multi Media Centre (not multiplexes) & Hotels	1.75	0.00	0.00	0.00	0.25		2.00
	60) Institutions	0.88	0.00	0.00	0.00	0.12		1.00
	61) Industry / Godowns / Warehousing / Cold Store	1.10	0.00	0.00	0.00	0.00		1.10
	62) Sports	Actual charges	0.50	0.50	0.50	0.00		-
	63) Recreational	3.00	1.50	1.00	1.00	0.50		5.00
	Master Plan Areas of GMADA Region							
1	**Master Plan Area of S.A.S.Nagar, Mullanpur, Zirakpur**							
	64) Residential Plotted	36.00	10.00	8.00	6.00	4.00		50.00
	65) Residential Group Housing*	116.00	14.00	12.00	10.00	5.00		135.00
	66) Commercial	80.00	40.00	35.00	30.00	55.00		175.00
	67) Marriage Palaces	11.25	35.00	35.00	25.00	1.50	2.25	50.00 / 40.00
	68) Petrol Pumps	36.00	10.00	8.00	6.00	4.00		50.00
	69) Hospital, Multi Media Centre (not multiplexes) & Hotels	18.00	0.00	0.00	0.00	2.00		20.00
	70) Institutions	9.00	0.00	0.00	0.00	1.00		10.00
	71) Industry / Godowns / Warehousing / Cold Store	16.50	0.00	0.00	0.00	0.00		16.50
	72) Sports	Actual charges	0.50	0.50	0.50	0.00		-
	73) Recreational	6.00	3.00	2.00	1.00	1.00		10.00
2	**Master Plan Area of Kharar , Dera Bassi, Banur**							
	74) Residential Plotted	30.00	8.00	6.00	5.00	3.00		41.00
	75) Residential Group Housing*	100.00	10.00	8.00	6.00	5.00		115.00
	76) Commercial	75.00	35.00	30.00	25.00	40.00		150.00
	77) Marriage Palaces	3.00	8.00	8.00	4.00	0.40	0.60	12.00 / 8.00
	78) Petrol Pumps	30.00	8.00	6.00	5.00	3.00		41.00
	79) Hospital, Multi Media Centre (not multiplexes) & Hotels	15.00	0.00	0.00	0.00	1.50		16.50
	80) Institutions	07.50	0.00	0.00	0.00	0.75		08.25
	81) Industry / Godowns / Warehousing / Cold	11.00	0.00	0.00	0.00	0.00		11.00

	Store							
	82) Sports	Actual charges	0.50	0.50	0.50	0.00		-
	83) Recreational	6.00	3.00	2.00	1.00	1.00		10.00

* 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.

Note:

- 5% of total plot area of Petrol Pump shall be permissible for commercial purposes.
- There shall be moratorium of 10% increase on above mentioned charges from 01-04-2013 to 31-03-2014.
- The SIF Charges for the Marriage Palaces shall be as fixed in above table, however, for other land uses it shall be calculated at the rate of 5% of the total sum of EDC, CLU and PF/LF.
- Increase /decrease in these charges shall be as determined by the Govt. from time to time.
- In case of overlapping of two zones, the rates of higher zone shall be applicable.
- In case the site falls in two or more zones then the proportionate charges as applicable in each zone shall be applicable.
- In case the promoter / land owner has already paid CLU, EDC, License / Permission Fee, SIF etc and got approval for setting up a particular project and later on he / she wants to further change the nature of the project at any stage, for such a purpose for which the CLU, EDC, License / Permission Fee, SIF charges are higher than the already paid charges, then he / she has to pay the difference of these charges to the Government / Urban Development Authority but in case the said charges are less than the already paid charges, then the difference shall not be payable by the Government / Urban Development Authority.

Dated Chandigarh, the:
02-05-2013

A.VENU PRASAD
Secretary to Government of Punjab
Department of Housing and Urban Development

Endst.No. 17/17/2001-5Hg2/ P.F./ 47962/2 Dated: 6-5-13

A copy with a spare copy is forwarded to the Controller, Printing & Stationery, Punjab, Ajitgarh with a request to publish this notification in the Punjab Government Gazette (Extra Ordinary) and 100 copies thereof may be supplied to this Department for official use.

Special Secretary

Endst.No. 17/17/2001-5Hg2/ P.F./ 47962/3-47962/22 Dated: 6-5-2013

A copy is forwarded to the following for information & necessary action:-

1. Chief Secretary, Punjab, Chandigarh.
2. Financial Commissioner, Revenue and Rehabilitation, Punjab.
3. Financial Commissioner, Forest and Wild Life, Punjab.
4. Financial Commissioner, Rural Development and Panchayat.
5. Principal Secretary/Chief Minister for kind information of theHon'ble Chief Minister, Punjab.
6. Principal Secretary/Deputy Chief Minister for kind information of the Hon'ble Deputy Chief Minister, Punjab.

7. Principal Secretary to Government of Punjab, Department of Local Government for onward transmission to all concerned.

8. Principal Secretary to Government of Punjab, Department of Industries & Commerce.

9. Principal Secretary to Government of Punjab, Department of Finance.

10. Principal Secretary to Government of Punjab, Department of Governance Reforms.

11. Principal Secretary to Government of Punjab, Department of Science, Technology and Environment.

12. Principal Secretary to Government of Punjab, Department of Irrigation.

13. Secretary to Government of Punjab, Department of P.W.D.(B&R).

14. Secretary to Government of Punjab, Department of Food & Civil Supplies.

15. Chief Administrator, PUDA/ GMADA/PDA/GLADA/BDA/JDA/ADA.

16. Director, Town and Country Planning , Punjab, Ajitgarh.

17. Chief Town Planner, Punjab, PUDA Bhawan,Ajitgarh.

18. Secretary, Right to Service Commission,MGSIPA, Sector-26, Chandigarh..

19. PS/SHUD, P.A./SSHUD.

20. IWDMS Cell, Room No.8,7th Floor, Punjab Civil Sectt.

Superintendent