Government of Punjab

Department of Housing & Urban Development
(Housing Branch – II)

Notification

The 17th August 2007

No. 17/17/01-5HG2/6666 Whereas the Government of Punjab, Department of Housing and Urban Development notified the Periphery Policy vide notification No. 18/35/2002-1HG2/499, dated 20-01-2006 and fixed the External Development Charges (EDC), Conversion Charges and Licence fee in the Master Plan area of Mohali and vide notification. 18/35/2002-1HG2/6390 dated 12-07-2006 extended it in the remaining area of Chandigarh Periphery.

Now, in order to rationalize and to make it more realistic, the Governor of Punjab is pleased to revise the rates for External Development Charges (EDC), Conversion Charges and Licence/Permission fee for the area falling in the jurisdiction of Greater Mohali Area Development Authority (GMADA) with immediate effect as detailed in Annexure-A to this notification.

Dated: Chandigarh
The 17th August, 2007

Arun Goel, IAS
Secretary to Government of Punjab
Housing and Urban Development Department.

Endst. No. 17/17/01-5HG2/6667 Dated: 17.8.2007

A copy with a spare copy is forwarded to the Controller, Printing and Stationary Department, Punjab, Chandigarh with request to publish this notification in the Punjab Govt. ordinary Gazette and send 200 copies of the same.

Secretary

Endst. No. 17/17/01-5HG2/6668-6677 Dated: 17.8.2007

A copy of the above is forwarded to the following for information and necessary action:-

1. The Principal Secretary, Local Government.
2. The Principal Secretary, Industries and Commerce.
3. The Chief Administrator, PUDA, Mohali.
4. The Chief Administrator, GMADA, Mohali.
5. The Chief Administrator, GLADA, Ludhiana..
6. The Chief Administrator, Amritsar Development Authority (ADA)
7. The Chief Administrator, Bathinda Development Authority (BDA).
8. The Chief Administrator, Jalandhar Development Authority (JDA).
9. The Chief Administrator, PDA, Patiala.
10. The Chief Town Planner, Punjab.

Superintendent.

Endst.No. 17/17/01-5HG2/6678-6681 Dated:17.8.2007

A copy of the above is forwarded to the following for information:-

1. PA/CM, Punjab for information of Hon'ble Chief Minister.

2. PS/Chief Parliamentary Secretary Housing and Urban Development for information of the Chief Parliamentary Secretary.

3. PS/Chief Secretary for information of the Chief Secretary.

4. Special Principal Secretary/CM.

Superintendent.

CC.PS/SHUD

Annexure A to notification no. 17/17/01-5HG2/6666
Dated 17-8-2007

REVISED EXTERNAL DEVELOPMENT CHARGES. CONVERSION CHARGES AND LICENCE/PERMISSION FEE IN AREAS FALLING UNDER THE JURISDICTION OF THE GREATER MOHALI AREA DEVELOPMENT AUTHORITY.

Sr. No.	Purpose	External Development Charges(Figures in rupees per square meter)	Conversion Charges (Figures in rupees per square meter)			Licence/Permission Fee (Figures in Lacs/per gross acre)
			NH	SH/Sector Road	Other Road	
1.	Residential (plotted)	919.00	148.00	124.00	99.00	4.00
2.	Residential (Group Housing)	2607.00 (FAR 1.50)	222.00	185.00	148.00	5.00 (FAR 1.50)
3.	Commercial	3224.00 (FAR 1.50)	1186.00	988.00	791.00	200.00 (FAR1.50)
4.	Industrial	1186.00 (FAR 1.00)	148.00	124.00	99.00	0.50 (FAR 1.00)
5.	Recreational	1293.00 (FAR 1.00)	148.00	124.00	99.00	0.50 (FAR 1.00)
6.	Institutional	919.00 (FAR 1.00)	148.00	124.00	99.00	0.50 (FAR 1.00)

1. External Development Charges (EDC) are the charges for utilization of existing infrastructure/proposed infrastructure.

2. The External Development Charges will be utilized by the concerned local planning and urban development authorities for providing infrastructure. In case the concerned authority feels that connectivity is required from any local body or any work is to be got executed from a local body, the proportionate amount may be deposited by the authority with the local body on case to case basis. Conversion charges will be deposited in the Government Treasury and Licence/Permission Fee will be retained by the concerned urban development authority for planning and development of areas under its jurisdiction. Separate account shall be maintained for each of the above charges.

3. As has been decided in the meetings of Cabinet Sub-Committee on additional resource mobilization, process of grant of CLU has to be simplified and rationalized. It has been decided that to avoid multiplicity and to have uniform rates, only one agency i.e. Department of Housing and Urban Development will approve the change of land use/grant permission of land use against payment of prescribed charges, because it is the concerned urban development authority which has to upgrade the physical infrastructure as a consequence of increased pressure on utilities due to CLU. Therefore

if any industrial plot is allowed for conversion to commercial use, differential of commercial and industrial rate will be charged by the Department of Housing and Urban Development from the Promoter and CLU will be approved. Illustration is given on next page.

4. For higher FAR, the rates shall increase proportionately.

5. Licence/Permission fee is the fee granting permission to colonizers/promoters for their projects.

6. Where a piece of land falls in more than one Potential category the highest rate shall apply.

7. The reserved area and open area under roads and parks etc shall be proportionately apportioned to different categories viz. Residential (Plotted). Residential (Group Housing), Commercial etc for calculation of charges.

8. For mixed land use, proportionate charges for different categories shall apply.

9. Abbreviation used indicate NH: National Highways; SR: Scheduled Road.

10. Inter Sector Road is the Sector dividing/Scheduled Road or a road with Right Way of minimum 80 feet.

11. The charges will be applicable to all areas i.e. to the area falling in Statutory or Non-Statutory Master plan limits and to the areas falling beyond these limits as well in the State of Punjab.

Annexure A to Notification No 17/17/01-5HG2/6666 dated 17.8.2007.

Hyper Potential Area	High Potential Area	Medium Potential Area	Low Potential Area
GMADA Area	1. Amritsar 2. Jalandhar 3. Ludhiana (Municipal Corporation area as well as area upto a distance of 15 kms from M.C. limits)	5 kms belt along both sides of NH-1 i.e. GT road in the State of Punjab.	All other area of the State of Punjab.

If any revenue estate/local body falls partly within any of the above potential area, the entire local body/revenue estate area will be categorized as that potential area.

Illustration :

If an industrial plot of 1 acre located on Sector Road in GMADA area is allowed for conversion to commercial use, the differential amount would be calculated as follow:-

EDC	Conversion charges	Licence/Permission fee
Rs. (3224 X 4047 = 13047528)-Rs.(1186 X 4047 = 4799742 Difference Rs 8247786	Rs. (988 X 4047 = 3998436) – Rs (124 X 4047 = 501828) Difference Rs. 3496608	Rs. 20000000 – Rs. 50000 Difference Rs19950000

Total amount to be paid by the promoter = Rs. 3,16,94,394.00