Government of Punjab
Department of Housing and Urban Development
(Housing Branch – II)

Notification

The 17th August 2007

No. 17/17/01-5HG2/6682 Whereas the Government of Punjab, Department of Housing and Urban Development notified a Policy called "New External Development Charges policy, 2004"vide notification No. 17/17/01-5HG2/6930 dated 06/07/2005 with regard to payment of External Development Charges.

Now, in order to rationalize and to make it more realistic, the Governor of Punjab is pleased to revise the rates of External Development Charges and Licence/Permission fee and to impose Conversion charges in the entire State of Punjab excluding the area falling within 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. 17/17/01-5HG2/6683 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. 17/17/01-5HG2/6684-93 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. 17/17/01-5HG2/6694-97 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.

Annexure A to Notification on No 17/17/01-5HG2/6682 Dated 17.8.2007

REVISED EXTERNAL DEVELOPMENT CHARGES CONVERSION CHARGES AND LICENCE PERMISSION FEE IN THE ENTIRE STATE OF THE PUNJAB EXCLUDING THE AREA UNDER THE JURISDICTION OF THE GREATER MOHALI AREA DEVELOPMENT AUTHORITY

Purpose	External Develop m-ent Charges for High Potential Zone Punjab (Figures in rupees per square meter)	External Develop ment Charges for Medium Potential Zone Punjab (Figures in rupees per square meter)	External Develop ment Charges for Low Potential Zone Punjab (Figures in rupees per square meter)	Conversion Charges for High Potential Zone Punjab (Figures in rupees per square meter)			Conversion Charges for Medium Potential Zone in Punjab (Figures in rupees per square meter)			Conversion Charges for Low Potential Zone Punjab (Figures in rupees per square meter)			Licence Permis-sion Fee for High Potentia l Zone Punjab (Figures in Lacs/ per gross acre)	Licenc e Permis -sion Fee for Mediu m Potenti al Zone Punjab (Figure s in Lacs/p er gross acre)	Licen ce Permi s-sion fee for Low Poten tial Zone Punja b (Figur es in Lacs/ per gross acre)
				NH	SH/Sector Road	Other Road	NH	SH/S ector Road	Other Road	NH	SH/S ector Road	Other Road			
Residential (Plotted)	827.00	715.00	517.00	133.00	112.00	89.00	74.00	49.00	25.00	37.00	25.00	12.00	3.00	2.00	0.50
Residential (Group Housing)	2346.00 (FAR 1.50)	2238.00 (FAR 1.50)	2060.00 (FAR 1.50)	200.00	167.00	133.00	111.00	74.00	37.00	56.00	37.00	19.00	4.00 (FAR 1.50)	3..00 (FAR 1.50)	0.60 (FAR 1.50)
Commercial	2902.00 (FAR 1.50)	2708.00 (FAR 1.50)	2137.00 (FAR 1.50)	1067.0 0	889.00	712.00	593.00	395.0 0	198.0 0	297.0 0	198.0 0	99.00	150.00 (FAR 1.50)	50.00 (FAR 1.50)	10.00 (FAR 1.50)
Industrial	1067.00 (FAR 1.00)	742.00 (FAR 1.00)	630.00 (FAR 1.00)	133.00	112.00	89.00	12.00	10.00	6.00	6.00	6.00	6.00	0.50 (FAR 1.00)	0.20 (FAR 1.00)	0.05 (FAR 1.00)
Recreational	1164.00 (FAR 1.00)	814.00 (FAR 1.00)	756.00 (FAR 1.00)	133.00	112.00	89.00	12.00	10.00	6.00	6.00	6.00	6.00	00.50 (FAR 1.00)	0.20 (FAR 1.00)	0.05 (FAR 1.00)
Institutional	827.00 (FAR 1.00)	715.00 (FAR 1.00)	517.00 (FAR 1.00)	133.00	112.00	89.00	49.00	37.00	25.00	37.00	25.00	12.00	0.50 (FAR 1.00)	0.20 (FAR 1.00)	0.05 (FAR 1.00)

Note :

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 for 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 Highway; SR: Scheduled Road.

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

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.

Hyper Potential Area	High Potential Area	Medium Potential Area	Low potential Area
GMADA Area	1. Amritsar 2. Jalandhar 3. Ludhiana (Municipal Corporation area as	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.

	well as area upto a distance of 15 kms from M.C. limits)		

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 follows:-

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