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

NOTIFICATION

No. : 17/17/01/5HG2/311 Dated Chandigarh , the 11th January, 2008

Whereas with a view to upgrade the development of infrastructure in the state, it is essential to have adequate number of institutions, hospitals, multimedia centers and hotels comparable to global standards in terms of facilities and quality, and there is a shortage of all categories of the above infrastructure.

Whereas the Govt. of Punjab feels that the demand for educational institutions, Hospitals and Hotels has tremendously increased due to the globalization of economy and change in the living style of the people, and there is an immediate requirement to facilitate channelization of investment in this sector,

Now, therefore, the Governor of Punjab is pleased to notify the policy for Institutions, Hospitals, Multimedia Centers and Hotels as under.

1. INSTITUTION :

It may be educational , Social or Cultural Institution. It must have a minimum plot size of 5000 sq. mt or area required as per the norms of the affiliating authority, whichever is more, with atleast 200 ft frontage . It should be on atleast 40 ft wide road (Outside Master Plan) and on prescribed road within a Master Plan.

2. MULTIMEDIA CENTRE, HOSPITAL :

It must be on a minimum plot area of 5000 sq. mts with at least 200 ft. frontage on a minimum 80 ft. wide road and having a professional management.

3. HOTEL

It must have a minimum plot size of 5000 sq. mt with atleast 200 ft. frontage on a minimum 80ft. wide road. It should have a management tie up or franchise arrangement with National / International hotel chain of repute having atleast five hotels consisting of minimum of 50 rooms each in India /abroad. The land owner can have joint venture/ Development agreement /revenue sharing arrangement with the developer / Hotelier.

4. INCENTIVES

The promoter shall pay EDC, License/Permission Fee at half the rates fixed for residential plotted category in respective potential zones for hospital, multimedia centers (Not Multiplexes) and hotel and at ¼th the rates fixed for residential plotted category in respective potential zones for institutions. CLU charges shall be payable at the rates fixed for industrial category as these activities shall be treated as an industry in land use plans. CLU charges and license/Permission fee shall be payable in single installment up front at the time of approval of CLU or the proposal, as the case may be . The external development charges shall be payable in two equal six monthly installments within a year of grant of approval of proposal / Building plans.

Thus as per notification nos. 17/17/01/5HG2/6666 dated 17.08.2007, 17/17/01/5HG2/6682, dated 17.08.2007, 17/17/01/5HG2/7623, dated 19.09.2007, 17/17/01/5HG2/7639, dated 19.09.2007, if agriculture land in high potential zone- I on national highway viz. Ludhiana, Jalandhar, Amritsar is used for construction of a hospital or hotel, it shall pay approximately Rs.

13.39 lacs as EDC, Rs. 1.50 lacs as License Fee and Rs. 0.50 lac as CLU charges per acre. In case an existing industrial plot is used for construction of a hospital, educational institution, Multimedia centre (Not Multiplex) or hotel , it shall pay proportionate EDC and License /Permission Fee on the differential, at the rates given in paragraph a) above , as worked out in illustration already given in the above said notifications. As no conversion of land use is involved in such cases , no change of land use case shall be processed . However, it shall be allowed only in those phases of industrial focal points which have predominantly IT/Knowledge based industry (e.g IT City, SAS Nagar comprising Phase VIII A and B developed by PSIEC) and not in such phases of Industrial focal points that have predominantly manufacturing industry. On any existing industrial plot, construction of a hospital, Educational Institution, Multimedia centre (Not Multiplex) or Hotel , shall be permitted up to the maximum plot size of 10,000 sq. mts. only)

At the rates mentioned in para a) above , the Educational Institutions, Multimedia centers and hospitals shall be allowed F.A.R upto 1 with ground coverage upto 40% . The Hotels shall be allowed F.A.R upto 3 (20-25% of this FAR can be used for commercial purposes) with ground coverage upto 50%. Parking for Institutions, Hospital, Multimedia centers and hotels shall be 1 ECS per 100 sq. mt. of covered area.

However, to encourage industrial development and make it viable , Hospitals, Educational Institutions, Multimedia Centers (Not Multiplexes) and Hotels may be allowed in the Industrial/ Knowledge parks in the ratio of 10 percent of the industrial component in the Industrial / Knowledge parks of 50 acres and above, 15 percent of the industrial component in the Industrial /Knowledge parks of 100 acres and above. 20 percent of the Industrial component in the Industrial/ Knowledge parks of 150 acres and above, 25 percent of the industrial component for the Industrial /Knowledge parks of 200 acres and above.

There shall be no restrictions of height subject to Air Force clearance . But fire safety and structure safety norms shall be as per National Building Code.

Where applicable, the norms of periphery policy shall apply, in addition to the above.

PROCESSING: The Chief Town Planner, Punjab, shall be the Competent Authority to process applications under this policy, collect requisite charges and approve the proposal / building plans for above mentioned projects. However, he shall submit the cases of CLU where required, to the Competent Authority.

Chandigarh
Dated 11.01.2008

Arun Goel, IAS
Secretary to Govt. of Punjab
Department of Housing & Urban Development

Endst. No. 17/17/01-5HG2/312 Dated : 11.01.2008

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 100 copies of the same.

Additional Secretary

Endst. No. 17/17/01-5HG2/313-322 Dated : 11.01.2008

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.

Additional Secretary