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

NOTIFICATION

Dated: 6 May, 2016

No. 17/17/2001-5Hg2/ P.F./ Whereas it is the intention of the Government of Punjab to make available affordable houses to weaker section of the society which is badly affected due to high cost of land and the cost of construction.

And whereas the real estate industry in the State is adversely affected due to various factors such as global economic slowdown, high interest rates, reduced demand etc. as a result of which the planned urban development of the State has been adversely affected.

And whereas in order to give boost to the planned urban development and to real estate sector, there is a need to re-determine the CLU, EDC, LF/ PF etc charges for approval of various projects in the state of Punjab to make them more realistic and functional.

Now, therefore, in order to encourage urban development in the State of Punjab and to make it more realistic and to salvage the Real Estate Projects, the Governor of Punjab is pleased to reduce the Change of Land Use charges (CLU), External Development Charges (EDC) and License Fee/ Permission Fee (LF/PF) being charged for approval of various real estate projects in the State of Punjab to the extent as mentioned in this policy. With this notification the earlier notification No. 17/17/2001-5Hg2/ P.F./727971/1 dated 06.04.2016 is superseded and earlier notifications bearing notification No. 17/17/01- 5HG2/7623, dt. 19.9.2007, notification No. 17/17/01-5HG2/7639, dt. 19.9.2007, No.17/17/2001-5Hg2/P-F/1815 dated 29th June, 2010, No. 12/8/2012-5 HG-II/ 5094 dated 16.11.2012 and No. 17/17/2001-5Hg2/ P.F./47962/1 dated 06.05.2013 shall stand partly amended:-

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

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7) Rest of Punjab
8) Master Plan Area of S.A.S.Nagar, New Chandigarh, 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	CLU	CLU	LF/PF	SIF	Total
	Ludhiana within and outside M.C Limits upto 15 Kms.		NH	SH/SR	other road			
	0) Residential Plotted	18.00	6.75	5.25	3.75	2.25		27.00
	1) Residential Group Housing*	45.00	11.25	9.00	7.50	3.75		60.00
	2) Commercial	33.75	30.00	26.25	22.50	11.25		75.00
	3) Marriage Palaces	7.69	27.00	27.00	19.50	1.13	1.69	37.51/30.01
	4) Petrol Pumps	18.00	6.75	5.25	3.75	2.25		27.00
	5) Hospital, Multi Media Centre (not multiplexes) & Hotels	9.00	0.00	0.00	0.00	1.13		10.13
	6) Institutions	4.50	0.00	0.00	0.00	0.56		5.06
	7) Industry / Godowns / Warehousing / Cold Store	4.13	0.00	0.00	0.00	0.00		4.13
	8) Sports	Actual charges	0.38	0.38	0.38	0.00		
	9) Recreational	4.50	2.25	1.50	0.75	0.75		7.50
2	**Jalandhar within and outside M.C Limits upto 10 Kms.**							
	10) Residential Plotted	13.50	6.00	4.50	3.75	1.50		23.00
	11) Residential Group Housing*	41.25	9.00	7.50	6.00	2.25		52.50
	12) Commercial	26.25	26.25	22.50	18.75	3.75		56.25
	13) Marriage Palaces	6.75	21.00	21.00	12.00	0.90	1.35	30.00/21.00
	14) Petrol Pumps	13.50	6.00	4.50	3.75	1.50		21.00
	15) Hospital, Multi Media Centre (not multiplexes) & Hotels	6.75	0.00	0.00	0.00	0.75		7.50
	16) Institutions	3.38	0.00	0.00	0.00	0.38		3.75
	17) Industry / Godowns / Warehousing / Cold Store	4.13	0.00	0.00	0.00	0.00		4.13
	18) Sports	Actual charges	0.38	0.38	0.38	0.00		
	19) Recreational	4.50	2.25	1.50	0.75	0.75		7.50
3	**Amritsar, Patiala, Khanna, Rajpura, Mandi Gobindgarh, Sirhind and Phagwara within and outside M.C Limits upto 7 Kms.**							
	20) Residential Plotted	10.50	3.00	2.25	1.50	1.50		15.00
	21) Residential Group Housing*	28.50	7.50	6.00	4.50	3.75		39.75
	22) Commercial	22.50	18.75	15.00	11.25	3.75		45.00
	23) Marriage Palaces (for Patiala)	2.81	11.25	11.25	7.50	0.38	0.56	15.00/11.25
	Marriage Palaces (for Khanna, Phagwara)	2.25	6.00	6.00	3.00	0.30	0.45	9.00/6.00
	24) Petrol Pumps	10.50	3.00	2.25	1.50	1.50		15.00
	25) Hospital, Multi Media Centre (not multiplexes) & Hotels	5.25	0.00	0.00	0.00	0.75		6.00
	26) Institutions	2.63	0.00	0.00	0.00	0.38		3.00

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	27) Industry / Godowns / Warehousing / Cold Store	0.83	0.00	0.00	0.00	0.00		0.83
	28) Sports	Actual charges	0.38	0.38	0.38	0.00		
	29) Recreational	4.50	2.25	1.50	0.75	0.75		7.50
4	**Bathinda, Moga, Batala, Pathankot, Barnala, Malerkotla, Morinda, Hoshiarpur, within and outside M.C Limits upto 5 Kms.**							
	30) Residential Plotted	4.50	1.88	1.50	1.13	1.13		7.50
	31) Residential Group Housing*	14.25	3.75	3.00	2.25	2.25		20.25
	32) Commercial	12.75	7.50	5.25	3.75	2.25		22.50
	33) Marriage Palaces (for Bathinda)	2.81	11.25	11.25	7.50	0.38	0.56	15.00/11.25
	Marriage Palaces (for other towns of this zone)	2.25	6.00	6.00	3.00	0.30	0.45	9.00/6.00
	34) Petrol Pumps	4.50	1.88	1.50	1.13	1.13		7.50
	35) Hospital, Multi Media Centre (not multiplexes) & Hotels	2.25	0.00	0.00	0.00	0.75		3.00
	36) Institutions	1.13	0.00	0.00	0.00	0.38		1.50
	37) Industry / Godowns / Warehousing / Cold Store	0.83	0.00	0.00	0.00	0.00		0.83
	38) Sports	Actual charges	0.38	0.38	0.38	0.00		
	39) Recreational	4.50	2.25	1.50	0.75	0.75		7.50
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	3.75	1.50	1.13	0.75	0.75		6.00
	41) Residential Group Housing*	9.00	3.00	2.25	1.50	1.50		13.50
	42) Commercial	9.00	4.50	3.00	1.50	1.50		15.00
	43) Marriage Palaces	1.69	5.25	5.25	2.25	0.23	0.34	7.51/4.51
	44) Petrol Pumps	3.75	1.50	1.13	0.75	0.75		6.00
	45) Hospital, Multi Media Centre (not multiplexes) & Hotels	1.88	0.00	0.00	0.00	0.38		2.25
	46) Institutions	0.94	0.00	0.00	0.00	0.19		1.13
	47) Industry / Godowns / Warehousing / Cold Store	0.83	0.00	0.00	0.00	0.00		0.83
	48) Sports	Actual charges	0.38	0.38	0.38	0.00		
	49) Recreational	3.00	1.13	0.75	0.75	0.38		4.50
6.	**50) NH-1 upto 2Kms on botuh sides, outside any potential zone.** **51) All other NH (except NH 1)/ SH/ Scheduled Roads upto 1 Kms both sides, outside any potential zone.**	**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.						
7	**Rest of Punjab**							
	54) Residential Plotted	2.63	1.50	1.13	0.75	0.38		4.50
	55) Residential Group Housing*	8.25	3.00	2.25	1.50	0.75		12.00
	56) Commercial	7.50	4.50	3.00	1.50	1.50		13.50
	57) Marriage Palaces	1.13	3.00	3.00	1.50	0.15	0.23	4.51/3.01

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	58) Petrol Pumps	2.63	1.50	1.13	0.75	0.38		4.50
	59) Hospital, Multi Media Centre (not multiplexes) & Hotels	1.31	0.00	0.00	0.00	0.19		1.50
	60) Institutions	0.66	0.00	0.00	0.00	0.09		0.75
	61) Industry / Godowns / Warehousing / Cold Store	0.83	0.00	0.00	0.00	0.00		0.83
	62) Sports	Actual charges	0.38	0.38	0.38	0.00		
	63) Recreational	2.25	1.13	0.75	0.75	0.38		3.75
	Master Plan Areas of GMADA Region							
1	**Master Plan Area of S.A.S.Nagar, Mullanpur, Zirakpur**							
	64) Residential Plotted	27.00	7.50	6.00	4.50	3.00		37.50
	65) Residential Group Housing*	87.00	10.50	9.00	7.50	3.75		101.25
	66) Commercial	60.00	30.00	26.25	22.50	41.25		131.25
	67) Marriage Palaces	8.44	26.25	26.25	18.75	1.13	1.69	37.51/30.01
	68) Petrol Pumps	27.00	7.50	6.00	4.50	3.00		37.50
	69) Hospital, Multi Media Centre (not multiplexes) & Hotels	13.50	0.00	0.00	0.00	1.50		15.00
	70) Institutions	6.75	0.00	0.00	0.00	0.75		7.50
	71) Industry / Godowns / Warehousing / Cold Store	12.38	0.00	0.00	0.00	0.00		12.38
	72) Sports	Actual charges	0.38	0.38	0.38	0.00		
	73) Recreational	4.50	2.25	1.50	0.75	0.75		7.50
2	**Master Plan Area of Kharar , Dera Bassi, Banur**							
	74) Residential Plotted	22.50	6.00	4.50	3.75	2.25		30.75
	75) Residential Group Housing*	75.00	7.50	6.00	4.50	3.75		86.25
	76) Commercial	56.25	26.25	22.50	18.75	30.00		112.50
	77) Marriage Palaces	2.25	6.00	6.00	3.00	0.30	0.45	9.00/6.00
	78) Petrol Pumps	22.50	6.00	4.50	3.75	2.25		30.75
	79) Hospital, Multi Media Centre (not multiplexes) & Hotels	11.25	0.00	0.00	0.00	1.13		12.38
	80) Institutions	5.63	0.00	0.00	0.00	0.56		6.19
	81) Industry / Godowns / Warehousing / Cold Store	8.25	0.00	0.00	0.00	0.00		8.25
	82) Sports	Actual charges	0.38	0.38	0.38	0.00		
	83) Recreational	4.50	2.25	1.50	0.75	0.75		7.50

* 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:

- **There shall be no increase of 10% on the above mentioned charges for a period of one year starting from 01-04-2016 to 31-03-2017.**

- 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.
- 5% of total plot area of Petrol Pump shall be permissible for commercial purposes.
- 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 to each zone shall be applicable.
- **The above said charges shall be applicable on all new real estate projects to be set up in the State of Punjab and shall also be applicable on new extensions to ongoing projects w.e.f. 01.04.2016.**
- 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 if the CLU, EDC, License/ Permission Fee, SIF charges are higher than the already paid charges, then the promoter 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: 02-05-2016
Chandigarh

Viswajeet Khanna
Principal Secretary to Government of Punjab
Department of Housing and Urban Development

Endst. No.17/17/2001-5Hg2/P.F./ **Dated, Chandigarh:**

A copy with a spare copy is forwarded to the Controller, Printing & Stationery, Punjab, SAS Nagar with a request to publish this notification in the Punjab Govt. Gazette (Extra Ordinary) and 200 copies thereof may be supplied to this Department for official use.

Special Secretary

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Endst. No.17/17/2001-5Hg2/P.F./ 748168/17 Dated, Chandigarh: 6/5/16

A copy is forwarded to the following for information and necessary action.

1. Principal Secretary, Industries and Commerce, Punjab.
2. Principal Secretary, Finance Department, Punjab.
3. Secretary, Local Govt., Punjab.
4. CEO, Punjab Investment Bureau, Chandigarh.
5. Chief Administrator, PUDA, SAS Nagar.
6. Chief Administrator, GMADA, SAS Nagar
7. Chief Administrator, JDA, Jalandhar.
8. Chief Administrator, PDA, Patiala.
9. Chief Administrator, ADA, Amritsar.
10. Chief Administrator, BDA, Bathinda.
11. Chief Administrator, GLADA, Ludhiana.
12. Director, Industries and Commerce, Punjab.
13. Director, Town and Country Planning, Punjab.
14. Director, Local Govt., Punjab.
15. Chief Town Planner, Punjab.
16. G.M. (I.T.), PUDA, SAS Nagar.

Superintendent

Endst. No.17/17/2001-5Hg2/P.F./ Dated, Chandigarh:

A copy is forwarded to the following:

1. PS/CM, Punjab for kind information of Hon'ble Chief Minister, Punjab.
2. PS/Deputy CM, Punjab for kind information of Hon'ble Deputy Chief Minister, Punjab.
3. PS/Chief Secretary, Punjab for kind information of Hon'ble Chief Secretary, Punjab.
4. PS/PSHUD, Punjab for kind information of Hon'ble Principal Secretary, Housing and Urban Development.

Superintendent

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