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

To

1. Chief Administrator,
GMADA, SAS Nagar.

2. The Director,
Town and Country Planning,
Punjab,SAS Nagar.

Memo No.17/17/2001-5Hg2/P.F./ 1910
Dated Chandigarh, the, 31st May, 2013.

Subject:- Grant of Additional Saleable Area / FAR to the promoter/developer in lieu of development of Sector Roads in Master Plans.

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Mullanpur being in close vicinity to Chandigarh is a priority Town of the Govt. for development. Mullanpur is a fast developing Town which needs special attention of the Govt. so that it could be developed in a proper planned manner. A Master Plan for Mullanpur has already been notified. The Govt. through GMADA (Greaer Mohali Area Development Authority) has undertaken the construction of sector roads on priority.In order to ensure speedy development of these sector roads, to reduce financial burden on Development Authority and to encourage participation of Developers of this area in the construction of these roads, the Govt. formulated a policy for land owners whose land falls in the alignment of these roads in this regard which is given as below:-

(i) The promoter/developer shall be allowed without charges (CLU,EDC, LF/ P.F.SIF) an additional saleable aea of 1000 sq.yds. for residential purpose (plotted) and 100 sq.yds. area for commercial purpose per gross acre in lieu of his /her land if acquired for construction of Master Plan Sector Roads as compensation as per the Land Pooling Policy of the Government. He will be entitled to have extra density for utilization of additional saleable area, if required.

OR

(ii) The promoter shall have the option to get additional FAR for Group Housing, Commercial and saleable area for residential plotted in the same ratio of land as permissible in the entire project of the promoter in lieu of per acre of land acquired for Master Plan Sector Road. For example, in 100 acre project, if 20% area is used for group housing,5% for commercial and rest of the area for residential plotted development and the land acquired for sector road is 5 acre then the promoter shall be allowed to utilize additional FAR of 1 acre (20%) for Group Housing,FAR of 1012 sq.m (5%) for commercial purpose and for the remaining area,he shall be allowed additional saleable plotted area.

Special Secretary
Housing & Urban Development Deptt.,
Punjab.