Extract from the Punjab Government Gazette dated the 22nd February, 2008

GOVERNMENT OF PUNJAB

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

(HOUSING BRANCH-II)

Notification

11th January, 2008

No. 17/17/1/511g2/311,-Whereas with a view to upgrade the development of infrastructure in the State, it is essential to have adequate number of institutions, hospitals, multimedia centres 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 Government 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 centres and hotels as under :-

Institution

It may be educational, social or cultural institution. It must have a minimum plot size of 5000 sq. mts. 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 atleast 200 ft. frontage on a minimum.80tf. wide road and having a professional management.

3. Hotel

It must have a minimum plot size of 5000 sq. mts. with atleast 200 ft. frontage on a minimum 80 ft. 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 a minimum of 50 rooms each in India/abroad. The landowner can have joint venture/development agreement/revenue sharing arrangement with the Developer/Hotelier.

Incentives :

(a) The promoter shall pay EDC, Licence/Permission Fee at half the rates fixed for residential plotted category in respective potential zones for hospital, multimedia centres (Not Multiplexes) and hotels and at 1/4th 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 licence/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.

(b) Thus, as per Notification Nos. 17/17/01-5Hg2/6666, dated 17th August, 2007; 17/17/01-5Hg2/6682,dated17th August, 2007; 17/17/01-5Hg2/7623, dated 19th September,2007; 17/17/01-5Hg2/7639, dated 19th September,'2007 if agriculture land in high potential zone-1 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 licence 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 licence/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/Knowledgebased 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 centres (Not Multiplex) or hotel, shall be permitted up to the maximum plot size of 10,000 sq.mts. only.

(c) At the rates mentioned in para (a) above, the educational institutions, multimedia centres and
hospitals shall be allowed F.A.R. up to I with ground coverage up to 40%. The hotels shall be allowed F.A.R. up to 3 (20-25% of this F.A.R can be used for commercial purposes) with ground coverage up to 50%. Parking for institutions, hospital, multimedia centres and hotels shall be 1 ECS per 100 sq.mts. of covered area.

(d) However, to encourage industrial development and make it viable, hospitals, educational institutions, multimedia centres (Not Multiplexes) and hotels may be allowed in the industrial/knowledge parks in the ratio of 1Q per cent of the industrial component in the industrial/knowledge parks of 50 acres and above, 15 per cent of the industrial component in the industrial/knowledge parks of 100 acres and above, 20 per cent of the industrial component in the, industrial/knowledge parks of 150 acres and above, 25 per cent of the industrial component for the industrial/knowledge parks of 200 acres and above.

(e) 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.

No.17/17/01/5Hg2/327.-Whereas there is a need to boost the industrial growth and attract investment in industrial sector to generate more employment opportunities in the State and, the State Government feels'there is a need to-,give special incentives to the industry in terms of EDC, CLU and LF/PF.

Now, therefore, the Governor of Punjab is pleased to notify the rates of EDC, CLU.annd licence/ permission fee for setting up of industries in the State as per Annexure-A. `

Industries include Industrial Park, IT Park, Knowledge Park, Industrial Area or individual Industrial Units, knowledge: based industry, Rice Shelle;s, Brick Kilns, Hot mixing Plants, Stone Crushers, Warehousing, Logistics for the purpose of these rates.

The promoter shall.pay, EDC, change of land use charges and license/permission fee at rates notified
for various zones of the State given in the Annexure-A. The change of land use charges and the licence/ permission shall be payable in single installment up front at the, time of approval of CLU/building plans. The external development charges shall be payable in two equal installments within a year of grant of approval of building plans.

The rates of EDC, CLU and Licence/Permission Fee for residential and commercial components in the IT Park/Industrial Park/Knowledge Park shall be payable as per the rates and terms and conditions notified for residential and commercial use by the Department of Housing and Urban Development for respective potential zones.

EX D O N G DC H
N ON IN R XCLUDING GMADA AREA) ND

(Rs. in lac per acre)

Category	Amritsar, Jalandhar, Ludhiana, Local Planning Area			Rest of the State			Remarks
	EDC	CLU	License Fee	EDC	CLU	License Fee	
Industrial	5.00	0.50	0.00	1.00	0.00	0.00	Actual Charges levied by concerned departments for providing various connectivities will be payable by the developer in addition to EDC

EXTERNAL DEVELOPMENT CHARGES (EDC), CHANGE OF LAND USE CHARGES (CLU) AN
FEE ON INDUSTRIES IN GMADA AREA

lac per

gory	Mohali, Local Planning Area			Other Local Planning Areas in Chandigarh Periphery			Free Enterprise Zone (FEZ) Area			marks
	EDC	CLU	License Fee	EDC	CLU	License Fee	EDC	CLU	License Fee	
In ustri	15.00	2.00	0.00	10.00	1.00	0.00	5.00	0.50	0.00	Actual charges levied by concern epartments for providing vari be oper dd EDC

No. 17/17/I/5Hg2/295.-Whereas to promote the sports in the State, it is essential to have adequate sports infrastructure comparable to global standards in terms of facilities and quality.

And whereas, there is a severe shortage of all categories of modern sports infrastructure.

Now, therefore, to facilitate establishment of sports infrastructure and channelize investment in this sector, the Governor of Punjab is pleased to notify the policy for the development of sports infrastructure.

Sports Infrastructure.-It. shall include the construction of stadium, football ground, hockey ground, cricket ground, lawn tennis -court, development of golf course, other indoor and outdoor sports activities as recognized worldwide as sports but shall exclude amusement parks or any type/form of gambling.

It should built over the minimum area and with such specifications as are prescribed by respective National and International Sports Organisations and according to the norms of Town and Country Planning Department and located on a minimum 60 ft. wide road, with at least 200 ft. frontage.

Incentives :

Promoter shall pay EDC, on the basis of actual amount spent on providing external development and connectivity by the concerned Government agency/development authority. The CLU, shall be paid at a flat rate of Rs. 50,000 per acre. The CLU charges shall be payable in single installment upfront at their time of approval of CLU. The EDC shall be payable in two equal six monthy installments on the demand raised by the Government agency/development authority.

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