

**GOVERNMENT OF PUNJAB**  
**DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**  
**HOUSING BRANCH-II**

**NOTIFICATION**

**The 19th September, 2007**

**No.17/17/01-5HG2/7639** Whereas the Government of Punjab, Department of Housing & Urban Development notified a policy called "New External Development Charges Policy, 2004" vide notification No.17/17/01-5HG2/6930 dated 06-07-2005 and revised the rates of EDC and License/permission fee and imposed conversion charges in the entire State of Punjab, except GMADA area, vide notification no. 17/17/01-5HG2/6682 dated 07.08.2007.

Now in order to rationalize and to make it more realistic, the Governor of Punjab is pleased to partially modify the rates of External Development Charges and License/Permission Fee for Residential Plotted, Residential Group Housing and Commercial purposes 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

Sd/-  
( **ARUN GOEL, IAS** )  
Secretary to Government of Punjab  
Department of Housing and Urban Development

**EXTERNAL DEVELOPMENT CHARGES, CONVERSION CHARGES AND LICENSE/PERMISSION FEE IN THE ENTIRE STATE OF PUNJAB EXCLUDING THE AREA UNDER THE JURISDICTION OF THE GREATER MOHALI AREA DEVELOPMENT AUTHORITY.**

**High Potential Zone - CATEGORY-1**

**LUDHIANA, JALANDHAR, AMRITSAR M.C. LIMITS & AREA WITHIN RADIUS OF 5 KMS, OUTSIDE M.C.LIMITS**

**(Rs. in Lacs/Gross Acre)**

Sr. No.	Purpose	External Development Charges	Conversion Charges			License/ Permission Fee
			NH	SH/ Sector Road	Other Road	
1.	Residential (Plotted)	26.78	5.38	4.53	3.60	3.00
2.	Residential (Group Housing)	60.25 (FAR 1.75)	8.09	6.76	5.38	4.00 (FAR 1.75)
3.	Commercial	93.95 (FAR 1.75)	43.18	35.98	28.81	100.00 (FAR 1.75)

**High Potential Zone- CATEGORY-II**

**LUDHIANA, JALANDHAR, AMRITSAR M.C. LIMITS & AREA WITHIN RADIUS OF 5 KMS - 15 KMS.**

**(Rs. in Lacs/Gross Acre)**

Sr. No.	Purpose	External Development Charges	Conversion Charges			License/ Permission Fee
			NH	SH/ Sector road	Other Road	
1.	Residential (Plotted)	22.76	5.38	4.53	3.60	3.00
2.	Residential (Group Housing)	51.21 (FAR 1.75)	8.09	6.76	5.38	4.00 (FAR 1.75)
3.	Commercial	79.85 (FAR 1.75)	43.18	35.98	28.81	100.00 (FAR 1.75)

**NOTE :** The conversion charges are the same in all the categories as notified vide Notification No.17/17/01-5HG2/6682 dated 17.8.2007. These have all been converted into per acre.

**MEDIUM POTENTIAL ZONE- CATEGORY-I****(5 KM ON BOTH SIDE OF G.T. ROAD)****PATIALA, RAJPURA, SIRHIND, GOBINDGARH, KHANNA & PHAGWARA AND AREA UPTO 5KM OUTSIDE M.C.LIMIT.****(Rs. in Lacs/Gross Acre)**

Sr. No.	Purpose	External Development Charges	Conversion Charges			License/ Permission Fee
			NH	SH/ Sector road	Other Road	
1.	Residential (Plotted)	20.48	2.99	1.98	1.01	2.00
2.	Residential (Group Housing)	40.00 (FAR 1.75)	4.49	2.99	1.50	3.00 (FAR 1.75)
3.	Commercial	71.86 (FAR 1.75)	24.00	16.00	8.01	25.00 (FAR 1.75)

**MEDIUM POTENTIAL ZONE- CATEGORY-II****(5 KM ON BOTH SIDE OF G.T. ROAD NH-I IN STATE OF PUNJAB EXCLUDING AREA IN HIGH I & II & MEDIUM I)****(Rs. in Lacs/Gross Acre)**

Sr. No.	Purpose	External Development Charges	Conversion Charges			License/ Permission Fee
			NH	SH/ Sector road	Other Road	
1.	Residential (Plotted)	17.41	2.99	1.98	1.01	2.00
2.	Residential (Group Housing)	40.00 (FAR 1.75)	4.49	2.99	1.50	3.00 (FAR 1.75)
3.	Commercial	61.08 (FAR 1.75)	24.00	16.00	8.01	25.00 (FAR 1.75)

**NOTE :** The conversion charges are the same in all the categories as notified vide Notification No.17/17/01-5HG2/6682 dated 17.8.2007. These have all been converted into per acre.

**LOW POTENTIAL ZONE- CATEGORY-I**

Bathinda, Moga, Patiala, Pathankot, Barnala, Malerkotla & Hoshiarpur  
Upto 13 Km outside M.C. Limits for Bathinda & 5 Km. outside M.C.  
Limits for other towns.

(Rs. in Lacs/Gross Acre)

Sr. No.	Purpose	External Development Charges	Conversion Charges			License/ Permission Fee
			NH	SH/ Sector road	Other Road	
1.	Residential (Plotted)	10.46	1.50	1.01	0.49	0.50
2.	Residential (Group Housing)	20.92 (FAR 1.75)	2.27	1.50	0.77	0.60 (FAR 1.75)
3.	Commercial	31.38 (FAR 1.75)	12.02	8.01	4.00	5.00 (FAR 1.75)

**LOW POTENTIAL ZONE- CATEGORY-II**

Sangrur, Sunan, Nabha, Faridkot, Kotkapura, Ferozepur, Malout, Abohar, Mukatsar, Nawanshahr, Ropar, Tarn-Taran, Gurdaspur, Samana, Jagraon, Mansa (M.C.Limits & Area within radius of 3 Km.)

(Rs. in Lacs/Gross Acre)

Sr. No.	Purpose	External Development Charges	Conversion Charges			License/ Permission Fee
			NH	SH/ Sector road	Other Road	
1.	Residential (Plotted)	7.85	1.50	1.01	0.45	0.38
2.	Residential (Group Housing)	15.70 (FAR 1.75)	2.27	1.50	0.77	0.45 (FAR 1.75)
3.	Commercial	23.55 (FAR 1.75)	12.02	8.01	4.00	4.00 (FAR 1.75)

**LOW POTENTIAL ZONE- CATEGORY-III**

All other towns and areas other than included in Category Low-I & II

(Rs. in Lacs/Gross Acre)

Sr. No.	Purpose	External Development Charges	Conversion Charges			License/ Permission Fee
			NH	SH/ Sector road	Other Road	
1.	Residential (Plotted)	7.85	1.50	1.01	0.45	0.38
2.	Residential (Group Housing)	15.70 (FAR 1.75)	2.27	1.50	0.77	0.45 (FAR 1.75)
3.	Commercial	23.55 (FAR 1.75)	12.02	8.01	4.00	4.00 (FAR 1.75)

**NOTE :** The conversion charges are the same in all the categories as notified vide Notification No.17/17/01-5HG2/6682 dated 17.8.2007. These have all been converted into per acre.

## Annexure "A" to Notification No.17/17/01-5HG2/7639 Dated: 19-9-07

The charges will be applicable to all acres i.e. to the area falling in Statutory or Non-Statutory Master Plan limits and to the areas falling beyond these limits in the State of Punjab.

High Potential Zone	Medium Potential Zone	Low Potential Zone
<p><b><u>High-I</u></b> Amritsar, Jalandhar, Ludhiana M.C. Limits and area within radius of 5 Kms outside M.C. Limits</p>	<p><b><u>Medium-I</u></b> Patiala, Rajpura, Sirhind, Mandi Gobindgarh, Khanna and Phagwara towns and area up to 5 Km outside M.C.Limit.</p>	<p><b><u>Low-I</u></b> Bathinda, Moga, Batala, Pathankot, Barnala, Malerkotla and Hoshiarpur Towns up to 5 Kms outside M.C. Limits and 15 Kms outside M.Corp. of Bathina.</p>
<p><b><u>High-II</u></b> Ludhiana, Jalandhar, Amritsar (area outside M.C. Limits within radius of 5 Kms to 15 Kms.</p>	<p><b><u>Medium-II</u></b> (5 Km on both side of G.T.Road NH-I in State of Punjab excluding area in High-I &amp; II and Medium-I</p>	<p><b><u>Low-II</u></b> Sangrur, Sunam, Nabha, Faridkot, Kapurthala, Ferozepur, Malout, Abohar, Mukatsar, Nawanshahr, Ropar, Tarn-Taran, Gurdaspur, Samana, Jagraon, Mansa(M.C.Limit) &amp; outside area within radius of 3 Kms.</p> <p><b><u>Low-III</u></b> All other towns and areas of Punjab other than included in Category Low-I and Low-II.</p>

If any revenue estate/local body falls partly within any of the above potential area, the entire local body/revenue estate area will be category 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	License/Permission Fee
Rs.(322 x 4647=13047528)	Rs. (988 x 4047=3998436)	Rs.20000000
Rs.(1185 x 4047=4799742)	Rs. (124 x 4047=501828)	Rs.50000 Difference
Difference Rs.8247786	Difference Rs.3496608	Rs.19950000

Total amount to be paid by the promoter = Rs.3,16,94,394.00

## 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 License/Permission Fee will be retained by 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 LUC has to be simplified and rationalized. It has been decided that to avoid multiplied 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 previous page.
4. The purchase of higher FAR, than prescribed, at half the proportionate rate, for Group Housing and Commercial purposes, shall be allowed subject to admissibility under Town Planning norms, structural and fire safety as per National Building Code.
5. License/Permission fee is the fee for granting permission to colonizes/promoters for their projects.
6. Where a piece of land falls in more than one Potential category, the proportionate rate for each category shall apply.
7. The reserved area (until it is planned) and open area under roads and parks, School, dispensary and other utilities shall be charged at the rate of residential plotted area.
8. For mixed land use, proportionate charges for different categories shall apply.
9. Abbreviation used indicates NH: National Highway; EF Scheduled Road.
10. Inter Sector Road is the Sector dividing/scheduled Road or a road with Right Way of minimum 80 feet.
11. The conversion/CLU charges shall be at the rate as on the date of grant of permission for CLU. The license/permission fee and EDC shall be charged at the rate as on the date of grant/exemption of license. In cases where CLU/ License/Permission has been granted prior to the notification of this policy, the rates shall be as specified in each permission order. Since in most of previous permission orders, it was specified that conversion charges and EDC charges shall be charges as and when levied/on account basis, in such case; the present rates shall apply.

**GOVERNMENT OF PUNJAB**  
**DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**  
**HOUSING BRANCH-II**

**NEW POLICY**

To

The Chief Town Planner,  
Punjab, Chandigarh.

Memo No. **18/182/06-6H2/5598**

Dated: **17-07-2007**

**Subject: Policy of Minimum area requirement for setting of Residential/Commercial Colony.**

It has been decided to adhere to the following minimum size criteria for development of colonies in the State of Punjab (other than Chandigarh periphery area) with immediate effect:-

<b>Category</b>	<b>High Potential Zone</b>	<b>Medium Potential Zone</b>	<b>Low Potential Zone</b>
Residential (Plotted)	100 Acres	50 Acres	25 Acres
Group Housing	10 Acres independent & 5 Acre as a part of plotted colony	10 Acres independent & 5 Acre as a part of plotted colony	5 Acres
Commercial	2 Acres	2 Acres	2 Acres
Knowledge Park e.g. Information technology Park or as per definition decided by the Deptt. of Industries.	10 Acres	10 Acres	10 Acres
Industrial Park for manufacturing (Industries other than Knowledge Park)	50 Acres	50 Acres	50 Acres

Categorization of State of the basis of potential for urban growth has been done as below :-

<b>High Potential Area</b>	<b>Medium Potential Area</b>	<b>Low Potential Area</b>
1. Amritsar 2. Jalandhar 3. Ludhiana (Area up to 15 Kms. from the limit of Municipal Corp.	5 Kms. Belt along both sides of NH-I i.e. GT Road in the State of Punjab.	All other area of the State of Punjab.

The minimum area of plotted development within jurisdiction of urban local bodies shall be 5 acre and it shall be 4000 Sq. meter in case of Group Housing and Commercial use. However, development norms of Local Body in terms of set-backs, parking, higher, ground coverage, FAR etc. shall be applicable.

Frontage and Road width for Commercial Complexes/Group Housing Projects within and outside the local bodies limit shall be as follows :-

Minimum Frontage = 30 Mts.  
Minimum Road Width = 100 Ft.

**Group Housing :**

Minimum Frontage = 20 Mts,  
Minimum Road Width = 100 Ft.

This issues with the approval of the Chief Minister, Punjab.

Sd/-  
Special Secretary

Endst.No.3291-3323-CTP(Pb)/SC-7

Dated: 8th August, 2007

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

1. Chief Administrator, PUDA Mohali/GMADA Mohali/GLADA Ludhiana/J.D.A., Jalandhar/ ADA, Amritsar/BDA, Bathinda.
2. Director, Local Government Department, Punjab, Chandigarh.
3. Chief Town Planner(LG), Department of Local Government, Punjab, Chandigarh.
4. Commissioner, Municipal Corporation, Jalandhar/Amritsar/Ludhiana/Patiala /Bathinda.
5. Senior Town Planner, Amritsar/Ludhiana/Patiala/Jalandhar/SAS Nagar.
6. District Town Planner, Ludhiana/Jalandhar/Patiala/Bathinda/Sangrur/Fatehgarh Sahib/Amritsar/Gurdaspur/Faridkot/Ferozepur/Hoshiarpur/SAS Nagar/Mandi Division, Punjab, Chandigarh.
7. Deputy District Town Planner, Ropar/Kapurthala.

Sd/-  
Chief Town Planner,  
Punjab, Chandigarh.

**GOVERNMENT OF PUNJAB  
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
HOUSING BRANCH-II**

**REVISED POLICY**

To

The Chief Town Planner,  
Punjab, Chandigarh.

Memo No.17/17/01-5H2/7655

Dated: 19-09-2007

**Subject: Policy of Minimum area requirement for setting of Residential/ Commercial Colony.**

In partial modification of policy of minimum area requirement for setting of Residential/Commercial colony issued vide letter under reference, the following minimum size criteria has been fixed for the State of Punjab (other than GMADA area) with immediate effect :-

<b>Category</b>	<b>High Potential Zone (I &amp; II)</b>	<b>Medium Potential Zone (I &amp; II)</b>	<b>Low Potential Zone (I &amp; II)</b>	<b>Low Potential Zone III</b>
Residential (Plotted)	75 Acres	50 Acres	25 Acres	10 Acres
Group Housing	10 Acres independent	10 Acres independent	5 Acres Independent	5 Acres Independent

\* In category Low III within Municipal Limits any area of land can be developed as a colony.

2. Categorization of the State on the basis of potential for urban growth has been done as below :-

<b>High Potential Zone</b>	<b>Medium Potential Zone</b>	<b>Low Potential Zone</b>
<p><b><u>High-I</u></b> Amritsar, Jalandhar, Ludhiana M.C. Limit and area with in radius of 5 Kms outside M.C. Limits.</p> <p><b><u>High-II</u></b> Ludhiana, Jalandhar, Amritsar (area outside M.C. Limits within radius of 5 Kms to 15 Kms)</p>	<p><b><u>Medium-I</u></b> Patiala, Rajpura, Sirhind, Gobindgarh, Khanna, and Phagwara towns and area up to 5 Kms outside M.C. Limit.</p> <p><b><u>Medium-II</u></b> Area 5 Kms on both sides of GT Road (NH-I)</p>	<p><b><u>Low-I</u></b> Bathinda, Moga, Batala, Pathankot, Barnala, Malerkotla and Hoshiarpur towns up to 5 Kms outside M.C. Limits and 15 Kms outside M.C. Corp. of Bathinda.</p> <p><b><u>Low-II</u></b> Sangrur, Sunam, Nabha, Faridkot, Kotkapura, Ferozepur, Malout, Abohar, Mukatsar, Kapurthala, Nawanshahr, Ropar, Tarn-</p>

		<p>Taran, Gurdaspur, Samana, Jagraon, Mansa (M.C. Limits &amp; area within radius of 3 Kms.)</p> <p><b><u>Low-III</u></b></p> <p>All other towns and areas other than included in Category Low-I &amp; II.</p>
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3. Clubbing of land of two or more promoters shall be permissible provided that the total area becomes equal to 75 Acres, 50 Acres, 25 Acres and 10 Acres as per requirement of particular zone, but facilities shall be counted as per total area limits of respective Zone.
4. Extension of already approved colonies shall be permissible if it is contiguous to the already approved colony of the applicant promoter, provided the total area meets the requirement of that zone facilities shall be counted for the total area specified for that zone.
5. For Commercial activity minimum width of approach road shall be 80 feet instead of 100 feet as mentioned in the memo under reference.
6. For Group Housing minimum width of approach road shall be 60 feet instead of 100 feet as mentioned in the memo under reference but the promoter shall leave space from his own land for widening it to minimum 80 feet and the space so left shall be public space without payment of any compensation.

This issues with the approval of the Chief Minister, Punjab.

Sd/-  
Secretary,  
Department of Housing & Urban Development