

GOVERNMENT OF PUNJAB
DEPARTMENT OF HOUSING & URBAN DEVELOPMENT, PUNJAB
(HOUSING BRANCH-2)

NOTIFICATION

No.

Dated:

In order to give boost to the industries, in the state of Punjab the Government has already set up a number of industrial focal points and urban estates. The Master Plans prepared by the Department of Town and Country Planning, Punjab have also earmarked areas for industrial use. The land prices in already approved Industrial Estates and focal points have increased many fold. In order to invite investors from the State as well as from outside, the Governor of Punjab is pleased to notify following guidelines for the development of Industrial Parks/ Industrial Estates which includes Textile Park/ Food Park/ IT Park/ Electronics Parks/Agro Park to be developed by Private Entrepreneurs/ Government Agencies (approved by State or Central Government, if applicable) in the State of Punjab:-

1. In case of the Industrial Park being developed with minimum area of 25 acres then under the industrial and business development policy 2017 notified vide notification number 13/64/2017-5HG2/1865 dt. 16.11.2018, Industrial Park is allowed to develop 50% area as residential and commercial and no CLU and / or EDC will be levied on any component of the Industrial Park.
2. In other industrial parks (other than mentioned above) this policy shall be applicable in entire state of Punjab outside the limits of Urban Local Bodies.
 - (i) The minimum quantum of land for any such park shall be 10 acres and upto 25 acres, subject to the fulfillment of siting guidelines for setting up of industries and provisions of respective master plans.
 - (ii) There will be no CLU, EDC, LF/PF and SIF on Industrial Component of the project; however, the promoter shall be liable to pay all these charges on residential and commercial components as per the prevalent charges notification dated 6/5/16 or as amended from time to time.
 - (iii) CLU, EDC, LF/PF and SIF shall be payable in two equal installments i.e., First installment to be paid at the time of issuance of CLU and second installment

to be paid at the time of approval of layout plan. In case a promoter deposits lump sum charges, then there shall be 10% rebate on above mentioned charges.

- (iv) A minimum of 60% of area will have to be developed as an Industrial Pocket, a maximum of 30% of area may be developed as residential pocket and maximum 10% of the area can be developed as commercial pocket.
3. In these Industrial Parks, there will be no restriction on saleable area on industrial component.
 4. These industrial parks shall be exempted from the provision of section 44 of the PAPRA, 1995.
 5. 10% of the total FAR of Industrial Units may be provided within the zoned area of Industrial Plot for display and sale of the product.
 6. FAR, ground coverage and other siting criteria will be as per applicable byelaws/regulations in the area.
 7. The permission regarding Change of Land Use/Zoning/Layout plan shall be granted as per details below: -

Park of an area of upto 25 acres	Concerned Senior Town Planner
Park of an area 25 acres & above	Chief Town Planner, Punjab.

Building Plans shall be approved in accordance with delegation of powers notified vide letter no. 1219-37 CTP (Pb.) SP-432 (Gen.) dated 27.02.2018.
 8. The approach road shall be minimum 16'-6" widened to 80'-0", or as per the provision of respective Master Plans whichever is more. It is clarified the access roads within such projects shall be minimum 60'-0".
 9. The Entrepreneurs shall have to first develop industrial estate and at-least 50% of the industrial plots will have to be ready for possession before the commercial and residential facilities are allowed to be used/sold/allotted/ rented/leased etc.
 10. In case of Industrial Parks with a residential component, distance between industrial area and other areas will be in accordance with guidelines issued by Punjab Pollution Control Board from time to time.

11. Necessary clearances from various central/state agencies will have to be obtained by the developers as per statutory requirements and on payment of such prescribed fees as required under the law.
12. An industrial Park shall come up as one unit at single geographical location and shall be developed in contiguity. However, public services which already exist such as road, canal, park etc. shall not be construed to break the unity & contiguity of the park.
13. This notification shall be applicable to any Industrial Park Project that has not yet taken completion/ partial completion certificate.
14. In case any interpretation or clarification is required that shall be done by the Secretary, Department of Housing and Urban Development, Government of Punjab whose decision shall be final in this regard.

Dated:

Vini Mahajan,
Additional Chief Secretary,
Government of Punjab,
Deptt. of Housing & Urban
Development.