

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

**NOTIFICATION**

Dated: 19/06/19

No.13/64/17-5hg2/99 In order to give boost to Industry, the Government of Punjab has already set up a number of Industrial Estates/ Focal Points. The Master Plans prepared by the Department of Town and Country Planning, Punjab have also earmarked areas for industrial use. In order to invite investors, the Governor of Punjab is pleased to notify following guidelines for the development of Industrial Parks (including Industrial Estates / Focal Points/ Textile Parks/ Food Parks/ IT Parks/ Electronics Parks/Agro Parks) to be developed by Private Entrepreneurs/ Government Agencies outside the limits of Urban Local Bodies in the State of Punjab, subject to the fulfillment of siting guidelines for setting up of industries and provisions of respective Master Plans:-

1. Industrial Parks being developed with minimum area of 25 acres are allowed to develop 50 percent area as residential and commercial and no Change of Land use charges (CLU) and/or External Development Charges (EDC) will be levied on any component of the Industrial Park, in the light of the Industrial and Business Development Policy 2017.
2. For the Industrial Parks other than mentioned above, the following provisions shall apply :
  - (i) The minimum quantum of land for any such Park shall be 10 acres.
  - (ii) There shall be no CLU charges or EDC on Industrial Component of the project; however, the promoter shall be liable to pay Change of Land use charges as per Notification No.: 17/17/2001-5HG2/PF/748168/17 dated 06.05.2016 or as amended from time to time and External Development Charges as per notification No.: 17/17/2001-5HG2/4650 dated 01.09.2017 or as

amended from time to time, on other components of the Industrial Park.

(iii) A minimum of 60 percent of area will have to be developed as an Industrial Pocket and rest of the area can be developed as Residential and/or Commercial, subject to the condition that the area of commercial pocket shall not exceed 10 percent.

3. In these Industrial Parks, there will be no restriction on saleable area in industrial component.
4. 10 percent of the total FAR of Industrial Units may be provided within the zoned area of Industrial Plot for display and sale of the product.
5. FAR, ground coverage and other siting criteria will be as per applicable byelaws/regulations in the area.
6. These Industrial Parks shall be exempted from all the provisions of the Punjab Apartment and Property Regulations Act, 1995, except Section 5(11), Section 32 and Section 36 to Section 39 of the Act *ibid*, which shall continue to apply.
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/Competent Authority, Punjab Bureau of Investment Promotion
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. For Industrial Park project upto 25 acres, the existing approach road shall be minimum 16'-6" wide, which shall be widened to 60'-0" or as per the provision of respective Master Plans whichever is more. In case an Industrial Park Project is having an area of more than 25 acres, then the existing approach road shall be minimum 22'-0" widened to 60'-0" or as per the provision of respective Master Plans whichever is

more. It is clarified the access roads within Industrial Component of such projects shall be minimum 60'-0"

It is further clarified that the proportionate land on both sides shall be safeguarded for widening of existing approach road to 60'-0" or as per the provision of respective Master Plans whichever is more. In case, where habitation/settlement comes in alignment, in that case widening shall be on other side of habitation/settlement.

9. The Entrepreneurs shall have to first develop industrial estate and at-least 50 percent of the industrial plots or 25 percent of built up industrial space 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 all new projects i.e., projects where layout plan has not been approved as on date of notification of this policy. However, in case Change of Land Use charges have already been paid in case of ongoing projects, no refund shall be permissible.

In case of Industrial Park Projects where, layout has been approved and the developer has not yet taken completion/ partial completion certificate, this policy shall be

applicable at the option of the developer, however the charges already determined shall remain applicable.

14. In case any interpretation or clarification is required that shall be done by the Administrative Secretary, Department of Housing and Urban Development, Government of Punjab whose decision shall be final in this regard.

**Dated: 10-06-2019**

**Chandigarh**

**Vini Mahajan, IAS**

**Additional Chief Secretary, Govt of Punjab**

**Department of Housing and Urban Development**

**Endst. No. 13/64/17-5hg2/100**

**Dated: 19/06/19**

A copy is forwarded to the Controller, Printing and Stationary, Punjab, SAS Nagar with a request to publish this notification in the Punjab Govt. Gazette (Ordinary).

  
**Special Secretary**