

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

Notification

Dated: The 13, March 2018

No. 12/01/2018-5hg2/ 806

As an endeavour of the Government to make available 'Affordable Housing' for Lower and Middle Income Groups of society, the Governor of Punjab is pleased to notify a comprehensive 'Affordable Colony Policy, 2018' for the State of Punjab.

1. This Policy to be known as 'Affordable Colony Policy 2018', shall come into force from the date of its notification and it shall be applicable in the entire state of Punjab outside municipal limits, however, the areas falling within Municipal Limits that are managed by PUDA or any Development Authority shall also be governed under this policy. All references to 'Policy' in this document shall imply to 'Affordable Colony Policy 2018'.
2. This Policy is intended to encourage planning and development of small size 'Residential Plotted and Flatted Development' to ensure an increased supply of small size plots and houses at affordable rates.
3. The promoter shall be liable to fulfil all provisions of the respective Master Plan, Notification of the charges to be paid and related provision of Punjab Apartment and Property Regulation Act-1995 (PAPRA-1995), prevailing building rules and other department notifications/circulars/instructions/orders as amended from time to time, save as amended in the Policy.
4. The Colony can come up only in the Residential and Mix Land Use Zones of Master Plan. Where no Master Plan is in operation, the affordable colony will be allowed keeping in view the existing trend of the development in the surrounding area.

5. PROVISIONS OF THE POLICY

- I. Since these colonies are intended to service the lower income/ lower middle-income group therefore the policy notification no. 17/17/2001-5Hg2/P.F/4255 dated 31.12.13 shall not apply on these projects.

II. SITING PARAMETERS

The projects under this Policy shall have minimum contiguous area of 5 acres or as per zoning regulations of the respective Master Plan whichever is less in all the Master plans in the State of Punjab except in case of SAS Nagar and New Chandigarh Master Plans, where the provisions of the respective Master Plan regarding area and other norms shall be adhered to.

III. PLANNING AND AREA PARAMETERS

A. Plotted Development

- i) **Planning Parameters:** The planning parameters for the projects allowed under this Policy shall be as below:
 - a) Plot sizes in such colonies shall be maximum up to 125 sq.yd and average plot area shall not exceed 100 sq.yd.
 - b) The promoter shall reserve 5% gross area of colony for providing EWS Plots to be sold by the promoter. The size of plots for EWS shall not be more than 100 sq.yd.
 - c) Clubbing of two or more plots shall not be permissible.

d) Minimum Approach Road shall be as per table is given below:

Description	Type of Project	Minimum width of Right of Way (ROW)	Minimum width of carriageway
Minimum Width of approach road to colony	Upto 10 Acres	45'-0" (minimum 22'-0 road widen up 45'-0")	18'-0
	Above 10 Acres upto 50 Acres	60'-0" (minimum 22'-0 road widen up 60'-0")	33'-0"
	Above 50 Acres	80'-0" (minimum 22'-0 road widen up 80'-0")	44'-0"
Minimum Width of Road Within the colony	i) Residential Plots	22'-0"	18'-0"
	ii) Group Housing Plot	40'-0"	22'-0"

- e) Maximum saleable area permissible: upto 65% of the gross area of the project.
 f) Minimum Area under organized Open Space: 5% of the gross area.
 g) The commercial component in the colony may be given up to 5% of the gross area.
 h) Front boundary wall of the residential plots shall be optional for providing easy access for parking in front set back within the plot area.
 i) Front Setback for EWS plot may be relaxed but shall not be less than 1.5 meters.
 j) The Maximum Permissible height for plot shall be 36'-0" (excluding Mumty and Parapet wall).
 k) Space for parking is to be provided by the owner as per their requirement.

B. Flatted Development

i) **Planning Parameters:** The planning parameters for the projects allowed under this Policy shall be as below:

a) The Maximum FAR allowed shall be as per table given below:

Minimum width of Existing ROW or Master Plan ROW	Permissible FAR
40'-0" and above <i>the Affordable Flatted Development shall be permissible on roads having minimum width of 22'-0" (4 karam Link Road). However, the developer has to widen the road to 40 feet or as specified in the Master Plan whichever is more, by leaving proportionate area from his own land.</i>	1:2.0
60'-0" and above	1:2.5
80'-0" and above	1:3.0
Note: F.A.R beyond 1:2.0 shall be without any additional charges.	

- b) Minimum Approach Road to the site of the project: 40'-0".
 c) Minimum access road to building blocks within the project area: 20'-0".
 d) Maximum permissible Ground Coverage: 40% of site area.
 e) Minimum Area under organized parks/ Open Space: 20% of the Gross area with minimum width of 15m of the park/ open space.
 f) The maximum permissible height: No restriction subject to fulfilment of the ground coverage, F.A.R, setback around building, parking, fire safety, structural safety and clearance from Airport Authority of India.
 g) The maximum carpet area of a dwelling unit shall be upto 75 sq.m. and average dwelling unit area shall not exceed 60 sq.m.
 h) 10% of the residential flats shall be earmarked for EWS (flat size of EWS shall be minimum 30 sq.m to maximum 60 sq.m carpet area) to be sold by the promoter.
 i) The commercial component in the group housing shall be given upto 2% of the total FAR area availed.

ii) Parking Norms:

The parking space shall be provided as table given below:

Dwelling Unit (D/U) Size upto 60sq.m	0.5 ECS per D/U
Dwelling Unit (D/U) Size above 60sq.m	1.0 ECS per D/U

C. Mix of Plotted and Flatted Development

Planning parameters which have been stated above shall be adhered to and the promoter shall have the liberty to use the land for plotted as well as flatted development subject to the fulfilment of the development norms etc. Each component shall be developed as per the norms/conditions given in this policy.

Note: No density norms shall be applicable subject to the fulfilment of the saleable area, FAR and unit area as given in policy.

IV. PROCEDURE FOR SANCTIONING OF CLU/ LAYOUT PLAN/ BUILDING PLAN/ SERVICE PLAN AND OTHER PERMISSIONS:

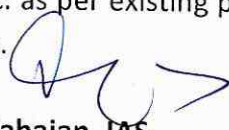
- a) The Change of Land Use (CLU) applied under this Policy shall be allowed by the concerned District Town Planner upto area of 10.0 Acres (with variance upto 10%) and by the concerned Senior Town Planner upto area of 25.0 Acres (with variance upto 10%).
- b) The Layout Plans and Zoning Plans shall be approved by the concerned Senior Town Planner.
- c) The promoter shall have to take license under PAPRA-1995 and the Competent Authority to grant License to these projects shall be the Chief Administrator of the respective development Authority.
- d) The promoters/developers who has been granted license under PAPRA-1995 but have not implemented layout plan on site and have not leased out/ sold out any plot as yet, may also apply under this policy provided that the license earlier issued to them is valid as on date.

V. PAYMENT and CHARGES:

The Promoter shall pay the CLU, EDC, LF and SIF etc. as per existing policy applicable to PAPRA 1995 or Mega projects as the case may be.

Place: Chandigarh

Dated: 13/03/18


Vini Mahajan, IAS

Additional Chief Secretary to Government of Punjab
Department of Housing and Urban Development

Endst. No. 12/01/18-5HG2/ 807

Dated: 13/3/18

A copy is forwarded to the Controller, Printing & Stationery, Punjab, SAS Nagar with a request to publish this notification in the Punjab Govt. Gazette (Ordinary) and 50 copies thereof may be supplied to this Department for official use.


Special Secretary