

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

Notification
The 19th September 2007

No. 17/17/01-5HG2/7623 Whereas the Government of Punjab, Department of Housing and Urban Development notified the Periphery Policy vide notification No. 18/35/2002-1HG2/499, dated 20.1.2006 and vide notification. 18/35/2002-1HG2/6390 dated 12.7.06 extended it in the remaining area of Chandigarh Periphery and revised the rates for EDC, Conversion Charges and License/Permission fee in the area falling in the jurisdiction of Greater Mohali Area Development Authority vide notification no. 17/17/01-5HG2/6666 dated. 17.8.07.

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 for the area falling in the jurisdiction of Greater Mohali Area Development Authority with immediate effect as detailed in Annexure "A" to this notification.

Dated: Chandigarh
The

Arun Goel, IAS
Secretary to Government of Punjab,
Housing and Urban Development Department

Endst. No. 17/17/01-5HG2/7624

Dated: 19-09-2007

A copy with a spare copy is forwarded to the Controller, Printing and Stationary Department, Punjab, Chandigarh with request to publish this notification in the Punjab Govt. ordinary Gazette and send 200 copies of the same.

Secretary

Endst No. 17/17/01-5HG2/7625-34

Dated: 19-09-2007

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

1. The Principal Secretary, Local Government.
2. The Principal Secretary, Industries and Commerce.
3. The Chief Administrator, PUDA, Mohali.
4. The Chief Administrator, GMADA, Mohali.
5. The Chief Administrator, GLADA, Ludhiana.
6. The Chief Administrator, Amritsar Development Authority (ADA).
7. The Chief Administrator, Bathinda Development Authority (BDA).
8. The Chief Administrator, Jalandhar Development Authority (JDA).
9. The Chief Administrator, PDA, Patiala.
10. The Chief Town Planner, Punjab.

Endst No. 17/17/01-5HG2/7635-38

**Superintendent
Dated: 19-09-2007**

A copy of the above is forwarded to the following for information:-

1. PA/CM, Punjab for information of Hon'ble Chief Minister.
2. PS/Chief Parliamentary Secretary Housing and Urban Development for information of the Chief Parliamentary Secretary.
3. PS/Chief Secretary for information of the Chief Secretary.
4. Special Principal Secretary/CM.

Endst. No. CTP(G)-07/358

**Superintendent
Dated 25.9.07**

Copy is forwarded to the following for information & necessary action:-

- 1) Addl. Chief Administrator (HQ/Policy), GMADA.
- 2) Addl. Chief Administrator GMADA, Mohali.
- 3) Senior Town Planner, GMADA.
- 4) Distt. Town Planner, GMADA.
- 5) Architect (Project) GMADA.
- 6) Accounts Officer (HQ) GMADA.

Chief Town Planner
GMADA

Annexure A to Notification No. 17/17/01-5HG2/7623

Dated: 19-09-2007

REVISED EXTERNAL DEVELOPMENT CHARGES, CONVERSION AND LICENCE/PERMISSION FEE IN AREAS FALLING UNDER THE JURISDICTION OF THE GREATER MOHALI AREA DEVELOPMENT AUTHORITY.

**Category – I
Local Planning Area, SAS Nagar (Mohali)**

(Rs. in lacs per gross acre)

Sr No.	Purpose	External Development Charges	Conversion Charges			License/ Permission Fee
			NH	SH/Sector Road	Other Road	
1.	Residential (Plotted)	36.95	5.98	5.01	4.00	4.00
2.	Residential (Group Housing)	105.50 (FAR 1.75)	8.98	7.48	5.98	5.00 (FAR 1.75)
3.	Commercial	130.47 (FAR 1.75)	47.99	39.98	32.01	200.00 (FAR 1.75)

CATEGORY – II

Local Planning Area Kharar, Zirakpur, Derabassi, Banur & Mullanpur

(Rs. in lacs per gross acre)

Sr. No.	Purpose	External Development Charges	Conversion Charges			Licence/Permission Fee
			NH	SH/Sector Road	Other Road	
1.	Residential (Plotted)	31.40	5.98	5.01	4.00	4.00
2.	Residential (Group Housing)	89.67 (FAR 1.75)	8.98	7.48	5.98	5.00 (FAR 1.75)
3.	Commercial	110.90 (FAR 1.75)	47.99	39.98	32.01	200.00 (FAR 1.75)

CATEGORY – III

Area other than Local Planning Areas in Chandigarh Periphery and area in GMADA out side periphery.

(Rs. in lacs per gross acre)

Sr. No.	Purpose	External Development Charges	Conversion Charges			Licence/Permission Fee
			NH	SH/Sector Road	Other Road	
1.	Residential (Plotted)	26.70	5.98	5.01	4.00	4.00
2.	Residential (Group Housing)	76.22 (FAR 1.75)	8.98	7.48	5.98	5.00 (FAR 1.75)
3.	Commercial	94.26 (FAR 1.75)	47.99	39.98	32.01	200.00 (FAR 1.75)

NOTE: The conversion charges are the same in all the categories as notified vide notification no. 17/17/01-5HG2/6666 dated 17.8.2007. These have all been converted into per acre.

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	Licence/Permission Fee
Rs. (3224 x 4047 = 13047528) – Rs. (1186 x 4047 = Rs. 4799742) Difference Rs. 8247786	Rs. 988 x 4047 = 3998436) – Rs. (124 x 4047 = 501828) Difference Rs. 3496608	Rs. 20000000 – Rs. 50000 Difference 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 the 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 CLU has to be simplified and rationalized. It has been decided that to avoid multiplicity 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 above.
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 colonizers/ 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; SR 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 the charges as and when levied/on account basis, in such cases the present rates shall apply.