

**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 and 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 17.8.2007.

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
The

Arun Goel, IAS
Secretary to Government of Punjab,
Housing and Urban Development Department
Dated: 19-09-2007

Endst. NO. 17/17/01-5HG2/7640

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

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

Secretary
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.

Superintendent

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

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.

Superintendent

Endst. No. CTP(G)-07/352

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. 17/17/01-5HG2/7639 Dated: 19-09-2007

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-I

Ludhiana, Jalandhar, Amritsar M.C. Limits & Area within radius of 5 Kms, outside M.C. limits.

(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)	26.78	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 outside M.C. Limits within radius of 5 Kms. To 15 Kms.

(Rs. In lacs per gross acre)

Sr.	Purpose	External	Conversion Charges	Licence/
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No		Development Charges	NH	SH/Sector Road	Other Road	Permissio n Fee
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 5 Km outside M.C. Limit

(Rs. In lacs per gross acre)

Sr. No.	Purpose	External Development Charges	Conversion Charges			Licence/ Permissio n 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	16.0	8.01	25.00 (FAR 1.75)

MEDIUM POTENTIAL – CATEGORY – II

(5 Km on both side of G.T. Road NH-1 in State of Punjab excluding area in High I & II & Medium I)

(Rs. In lacs per gross acre)

Sr. No.	Purpose	External Development Charges	Conversion Charges			Licence/ Permissio n 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	16.0	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, Batala, Pathankot, Barnala, Malerkotla & Hoshiarpur.

Upto 15 Km outside M.Corp. limits for Bathinda & 5 Km. outside M.C. limits for other towns.

(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)	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	4.0	5.00 (FAR 1.75)

LOW POTENTIAL ZONE – CATEGORY – II

Sangrur, Sunam, Nabha, Faridkot, Kotkapura, Ferozepur, Malout, Abohar, Mukatsar, Nawanshahar, Ropar, Tarn Taran, Gurdaspur, Samana, Jagraon, Mansa (M.C. limits & area within radius of 3 Km.)

(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)	7.85	1.50	1.01	0.49	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	4.0	4.00 (FAR 1.75)

LOW POTENTIAL ZONE – CATEGORY – III

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

Sr. No.	Purpose	External Development Charges	Conversion Charges			Licence/ Permission Fee
			NH	SH/Sector Road	Other Road	
1.	Residential (Plotted)	5.89	1.50	1.01	0.49	0.25
2.	Residential (Group Housing)	11.78 (FAR 1.75)	2.27	1.50	0.77	0.30 (FAR 1.75)
3.	Commercial	17.67 (FAR 1.75)	12.02	8.01	4.0	3.0 (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.

The charges will be applicable to all areas 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><u>High-I</u> Amritsar, Jalandhar, Ludhiana, M.C. limits and area within radius of 5 Kms outside MC limits.</p>	<p><u>Medium-I</u> Patiala, Rajpura, Sirhind, Mandi Gobindgarh, Khanna, and Phagwara towns and area upto 5 - Kms outside MC limit.</p>	<p><u>Low-I</u> Bathinda, Moga, Batala, Pathankot, Barnala, Malerkotla and Hoshiarpur Towns upto 5 Kms. Outside MC limits and 15 Kms outside M.Corpn. of Bathinda,</p>
<p><u>High-II</u> Ludhiana, Jalandhar, Amritsar (area outside MC limits within radius of 5 Kms to 15 Kms.)</p>	<p><u>Medium – II</u> (5 Kms on both side of G.T. Road NH-1 in State of Punjab excluding area in High I & II and Medium I</p>	<p><u>Low-II</u> Sangrur, Sunam, Nabha, Faridkot, Kapurthala, Ferozepur, Malout, Abohar, Mukatsar, Nawanshahar, Ropar, Tam Taran, Gurdaspur, Samana, Jagraon, Mansa (M.C. Limits & outside area within radius of 3 Kms.)</p>
		<p><u>Low – III</u> 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 categorized 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	Licence/Permission Fee
Rs. (3224 x 4047 = 13047528) – Rs. (1186 x 4047 = 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 Developments 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 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 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.