

**PUNJAB GOVERNMENT GAZETTE  
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CHANDIGARH, WEDNESDAY, JULY 12, 2006 (ASADHA 21,1928 SAKA)

**DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
(HOUSING-2 BRANCH)**

**Notification**

The 12<sup>th</sup> July, 2006

No. 18/35/2002-1HG2/6390- In continuation to the notification issued –vide No. 18/35/2002-1HG2/499, dated 20<sup>th</sup> January, 2006, the Governor of Punjab in exercise of the powers vested in him under the Punjab New Capital (Periphery) Control Act 1952 (Punjab Act. No. 1 of 1952) is pleased to accord in principle approval to the recommendations made by the Committee headed by the Chief Secretary, Punjab in the meeting, dated 4<sup>th</sup> of April, 2006 and approved by the Chief Minister \, Punjab relating to External Development Charges (EDC), Change of Land Use (CLU), Charges and License Fee(LF).

2. The Governor of Punjab is further pleased to direct the Publication of this decision for the information of the General Public in Punjab Government Official Gazette (Extra-ordinary) as well as on Punjab Government/PUDA's websites.
3. The notification issued- vide No. 18/35/2002-1HG2/499, dated 20<sup>th</sup> January, 2006 specifies the aforesaid charges for the outline Master Plan area of Mohali and mandates that the same "can be suitably adjusted for remaining areas of the Periphery." [Paragraph 4(h)]. The following unanimous recommendations were made in the meeting. dated 4<sup>th</sup> of April, 2006 under the Chairmanship of Chief Secretary, Punjab.
  - (i) CLU and LF should be charged at rates equal to the appropriate rates specified for the outline Master Plan Area of Mohali for the entire property. However no CLU charges can be levied for the areas situated within the Municipal limits of Kharar, Dera Bassi, Zirakpur and Banur towns, as such limits stood on the date of the notification of the Periphery Policy (i.e. 20<sup>th</sup> January, 2006). These CLU charges should, however, be levied for the new areas that come within the municipal limits, after 20<sup>th</sup> January, 2006.
  - (ii) EDC rates, within the municipal limits of the aforesaid four municipal towns may be charged at twice the existing rates, till detailed calculations are effected after duly considering the gaps in the available infrastructure in these towns. This exercise may be carried out expeditiously and the new rates may be notified thereafter with prospective effect.
  - (iii) For integrated townships/sector development, the various charges shall be calculated keeping in view the area under residential (plotted), residential (group housing) and commercial uses separately. The rates in respect of residential (plotted) development, as mentioned in the Policy, cannot be construed as a gross rate for entire townships/sector, irrespective of the commercial or group housing component.
  - (iv) For independent and integrated townships coming up beyond a distance of 10Km. from the UT boundary, in an area not below 500 acres, EDC may be calculated on proportionate basis, keeping in view the external development works utilized by or loaded by the township. This should be an independent calculation, effected on case to case basis.
  - (v) For stand-alone projects like institutions, recreational facilities and integrated commercial complexes, hotels and multiplexes, which may not require a formal licence under Punjab Apartment and Property Regulation Act, 1995, full CLU and

- LF should nevertheless be charged. However, the EDC component may be adjusted upwards or downwards, in accordance with the FAR permitted.
- (vi) For stand-alone and independent farm-house, which are essentially luxury houses, CLU should be charged at the rate specified for the residential (plotted) development pertaining to the appropriate road. This should be irrespective of the FAR and Ground Coverage availed of or permitted under the policy. However, no EDC and LF can be charged in such a case.
  - (vii) For an agglomeration Farm houses, conceived and implemented as a commercial venture, all the three components viz, EDC, CLU and LF should be charged at the rate specified for the residential (plotted) development pertaining to the appropriate road, on a gross basis. This should be irrespective of the FAR and Group Coverage availed of or permitted under the Policy, for an individual or isolated farm house or for a constituent luxury house of project.
  - (viii) Regarding the composition fee in respect of unauthorized constructions, the board slabs in terms of the composition fee, as a percentage of property valuation (land+super-structure) as on 1<sup>st</sup> November, 2005, were approved. These are: @ 25% for properties between 150 to 500 Sq.yds. and @ 100% for those exceeding 500 Sq.yds. However, rented premises may be made to pay double the said charges.

Chandigarh  
The 31<sup>st</sup> May, 2006

A.R. TALWAR  
Secretary to Government of Punjab,  
Department of Housing and Urban  
Development.