

CHARGES FOR RESIDENTIAL PLOTTED, RESIDENTIAL GROUP HOUSING, COMMERCIAL, HOSPITALS, MULTIMEDIA CENTRES, HOTELS, PETROL PUMPS & GAS GODOWNS IN DIFFERENT POTENTIAL ZONES OF PUNJAB

(Rs. in lacs/gross acres)

Sr.No.	CLASSIFICATION OF ZONE	EXTERNAL DEVELOPMENT CHARGES	CONVERSION /CHANGE OF LAND USE CHARGES			LICENCE/ PERMISSION FEE
			NH	SH/Sector Road	Other Road	
1	2	3	4	5	6	7
1.	High I – Ludhiana (within M.C.Limits) A. Residential Plotted B. Residential Group Housing* C. Commercial - Marriage Palace/Restaurant/Dhaba D. Petrol Pumps & Gas Godowns E. Hospital, Multi Media Centre(not multiplexes) & Hotels F. Institutions G. Industry	24.00 60.25 (FAR 1.75) 45.00 (FAR 1.75) 24.00 12.00 6.00 5.00	5.38 8.09 43.18 5.38 0.00 0.00 0.00	4.53 6.76 35.98 4.53 0.00 0.00 0.00	3.60 5.38 28.81 3.60 0.00 0.00 0.00	2.50 4.00(FAR 1.75) 50.00(FAR 1.75) 2.50 1.25 0.625 0.00
2.	High-II <i>a) Ludhiana outside MC limits within 15 Kms.</i> <i>b) Jalandhar, Amritsar, within M.C. limits</i> A. Residential Plotted B. Residential Group Housing* C. Commercial- Marriage Palace/ Restaurant /Dhaba D. Petrol Pumps & Gas Godowns E. Hospital, Multi Media Centre(not multiplexes) & Hotels F. Institutions G. Industry	18.00 51.21 (FAR 1.75) 35.00 (FAR 1.75) 18.00 9.00 4.50 5.00	5.38 8.09 43.18 5.38 0.00 0.00 0.00	4.53 6.76 35.98 4.53 0.00 0.00 0.00	3.60 5.38 28.81 3.60 0.00 0.00 0.00	2.25 4.00 (FAR 1.75) 45.00 (FAR 1.75) 2.25 1.125 0.5625 0.00

3.	<p>High-III</p> <p>a) Jalandhar & Amritsar outside M.C. Limits within 15 Km</p> <p>A. Residential Plotted</p> <p>B. Residential Group Housing*</p> <p>C. Commercial - Marriage Palace/ Restaurant/Dhaba</p> <p>D. Petrol Pumps & Gas Godowns</p> <p>E. Hospital, Multi Media Centre(not multiplexes) & Hotels</p> <p>F. Institutions</p> <p>G. Industry</p>	<p>15.00</p> <p>51.21(FAR 1.75)</p> <p>30.00(FAR 1.75)</p> <p>15.00</p> <p>7.50</p> <p>3.75</p> <p>5.00</p>	<p>5.38</p> <p>8.09</p> <p>43.18</p> <p>5.38</p> <p>0.00</p> <p>0.00</p> <p>0.00</p>	<p>4.53</p> <p>6.76</p> <p>35.98</p> <p>4.53</p> <p>0.00</p> <p>0.00</p> <p>0.00</p>	<p>3.60</p> <p>5.38</p> <p>28.81</p> <p>3.60</p> <p>0.00</p> <p>0.00</p> <p>0.00</p>	<p>2.00</p> <p>4.00(FAR 1.75)</p> <p>40.00(FAR 1.75)</p> <p>2.00</p> <p>1.00</p> <p>0.50</p> <p>0.00</p>
4	<p>Medium-I</p> <p>Patiala, Rajpura, Sirhind, Mandi Gobindgarh, Khanna, and Phagwara within MC limits and 2 K.M. on both sides of the portion of the following roads not covered under any potential zone:</p> <p>1. Ludhiana – Pakhowal- Raikot road</p> <p>2. Ludhiana – Samrala –Morinda – Kharar road .</p> <p>3. Ludhiana-Moga road</p> <p>A. Residential Plotted</p> <p>B. Residential Group Housing*</p> <p>C. Commercial - Marriage Palace/ Restaurant/Dhaba</p> <p>D. Petrol Pumps & Gas Godowns</p> <p>E. Hospital, Multi Media Centre(not multiplexes) & Hotels</p> <p>F. Institutions</p> <p>G. Industry</p>	<p>12.00</p> <p>40.00 (FAR 1.75)</p> <p>25.00 (FAR 1.75)</p> <p>12.00</p> <p>6.00</p> <p>3.00</p> <p>1.00</p>	<p>2.99</p> <p>4.49</p> <p>24.00</p> <p>2.99</p> <p>0.00</p> <p>0.00</p> <p>0.00</p>	<p>1.98</p> <p>2.99</p> <p>16.00</p> <p>1.98</p> <p>0.00</p> <p>0.00</p> <p>0.00</p>	<p>1.01</p> <p>1.5</p> <p>8.01</p> <p>1.01</p> <p>0.00</p> <p>0.00</p> <p>0.00</p>	<p>1.20</p> <p>3.00(FAR 1.75)</p> <p>20.00(FAR 1.75)</p> <p>1.20</p> <p>0.60</p> <p>0.30</p> <p>0.00</p>
5.	<p>Medium-II</p> <p>Patiala, Rajpura, Sirhind, Mandi Gobindgarh, Khanna and Phagwara outside MC Limit upto 5 Km and area. 2 Km on both sides of GT Road (NH1) and 1Km on both sides of the portion of the following roads not covered under any potential zone.</p> <p>1. Banur-Rajpura-Patiala Road.</p>					

	2. Patiala-Sirhind Road. A. Residential Plotted B. Residential Group Housing* C. Commercial- Marriage Palace/ Restaurant/Dhaba D. Petrol Pumps & Gas Godowns E. Hospital, Multi Media Centre(not multiplexes) & Hotels F. Institutions G. Industry	10.00 40.00 (FAR 1.75) 20.00(FAR 1.75) 10.00 5.00 2.50 1.00	2.99 4.49 24.00 2.99 0.00 0.00 0.00	1.98 2.99 16.00 1.98 0.00 0.00 0.00	1.01 1.50 8.01 1.01 0.00 0.00 0.00	1.00 3.00(FAR 1.75) 15.00(FAR 1.75) 1.00 0.50 0.25 0.00
6.	Low-I Bathinda,Moga,Batala,Pathankot,Barnala, Malerkotla and Hoshiarpur within M.C.limits. A. Residential Plotted B. Residential Group Housing* C. Commercial - Marriage Palace/ Restaurant/Dhaba D. Petrol Pumps & Gas Godowns E. Hospital, Multi Media Centre(not multiplexes) & Hotels F. Institutions G. Industry	6.00 20.92 (FAR 1.75) 15.00 (FAR 1.75) 6.00 3.00 1.50 1.00	1.50 2.27 12.02 1.50 0.00 0.00 0.00	1.01 1.50 8.01 1.01 0.00 0.00 0.00	0.49 0.77 4.00 0.49 0.00 0.00 0.00	0.30 0.60(FAR 1.75) 3.00(FAR 1.75) 0.30 0.15 0.075 0.00
7	Low-II (Part A) Bathinda(outside MC limits within in 15 KM.) and for Moga, Batala, Pathankot, Barnala, Malerkotla and Hoshiarpur all outside MC limits within 5 kms. A. Residential Plotted B. Residential Group Housing* C. Commercial - Marriage Palace/ Restaurant/Dhaba D. Petrol Pumps & Gas Godowns E. Hospital, Multi Media Centre(not multiplexes) & Hotels F. Institutions G. Industry	4.50 20.92 (FAR 1.75) 11.00 (FAR 1.75) 4.50 2.25 1.125 1.00	1.50 2.27 12.02 1.50 0.00 0.00 0.00	1.01 1.50 8.01 1.01 0.00 0.00 0.00	0.49 0.77 4.00 0.49 0.00 0.00 0.00	0.25 0.60(FAR 1.75) 2.00(FAR 1.75) 0.25 0.125 0.0625 0.00
8.	Low-II (Part-B) Sangrur,Sunam, Nabha, Faridkot, Kotakpura,Ferozepur, Malout,Abohar,Mukatsar, Kapurthla Nawan Shahar, Ropar,					

	<p>TarnTaran, Gurdaspur, Samana, Jagraon, Mansa within M.C.limits and 1 KM on both sides of the portion of the following roads not covered under any potential zone:</p> <ol style="list-style-type: none"> 1. Batala – Amritsar road 2. Kurali- Ropar – NawanShahar-Phagwara road <p>A. Residential Plotted</p> <p>B. Residential Group Housing*</p> <p>C. Commercial - Marriage Palace/ Restaurant/Dhaba</p> <p>D. Petrol Pumps & Gas Godowns</p> <p>E. Hospital, Multi Media Centre(not multiplexes) & Hotels</p> <p>F. Institutions</p> <p>G. Industry</p>	<p>4.50</p> <p>15.70 (FAR 1.75)</p> <p>11.00 (FAR 1.75)</p> <p>4.50</p> <p>2.25</p> <p>1.125</p> <p>1.00</p>	<p>1.50</p> <p>2.27</p> <p>12.02</p> <p>1.50</p> <p>0.00</p> <p>0.00</p> <p>0.00</p>	<p>1.01</p> <p>1.50</p> <p>8.01</p> <p>1.01</p> <p>0.00</p> <p>0.00</p> <p>0.00</p>	<p>0.49</p> <p>0.77</p> <p>4.00</p> <p>0.49</p> <p>0.00</p> <p>0.00</p> <p>0.00</p>	<p>0.25</p> <p>0.45(FAR 1.75)</p> <p>2.00(FAR 1.75)</p> <p>0.25</p> <p>0.125</p> <p>0.0625</p> <p>0.00</p>
9.	<p>Low-III</p> <p>Sangrur, Sunam, Nabha, Faridkot, Kotkapura, Ferozepur, Malout, Abohar, Mukatsar, Kapurthala, NawanShahar, Ropar, TarnTaran, Gurdaspur, Samana, Jagraon, Mansa outside M.C.limits within 3 KM and 1 KM on both sides of the portion of the following roads not covered under any potential zone:</p> <ol style="list-style-type: none"> 1. Pathanakot-Gurdaspur road 2. Gurdaspur-Batala road. 3. Pathankot-Jalandhar road 4. Dasuya-Hoshiarpur-Balachaur-Ropar road 5. Hoshiarpur-Jalandhar road 6. Ludhiana-Malerkotla-Nabha-Patiala road 7. Patiala-Sangrur-Barnala-Bathinda-Mandi Dabwali Road. 8. Bathinda-Malout-Abohar road upto Haryana Border 9. Malout – Fazilka road 10. Malout-Mukatsar road 11. Bathinda- Mukatsar road 12. Bathinda-Kotkapura-Faridkot-Ferozepur road 					

	13. Ferozepur-Jalalabad – Fazilka road					
	14. Faridkot-Zira-TarnTaran-Amritsar road					
	15. Kotkapura-Baghapurana –Moga road					
	16. Barnala-Raikot-Jagraon-Nakodar-Jalandhar road					
	A. Residential Plotted	3.00	1.50	1.01	0.49	0.20
	B. Residential Group Housing*	15.70 (FAR 1.75)	2.27	1.50	0.77	0.45(FAR 1.75)
	C. Commercial - Marriage Palace/ Restaurant/Dhaba	7.50 (FAR 1.75)	12.02	8.01	4.00	1.25(FAR 1.75)
	D. Petrol Pumps & Gas Godowns	3.00	1.50	1.01	0.49	0.20
	E. Hospital, Multi Media Centre(not multiplexes) & Hotels	1.50	0.00	0.00	0.00	0.10
	F. Institutions	0.75	0.00	0.00	0.00	0.05
	G. Industry	1.00	0.00	0.00	0.00	0.00
10.	<u>Low-IV</u> All other towns and area not covered in any potential zone.					
	A. Residential Plotted	2.50	1.50	1.01	0.49	0.15
	B. Residential Group Housing*	11.78(FAR 1.75)	2.27	1.50	0.77	0.30(FAR 1.75)
	C. Commercial - Marriage Palace/Restaurant/ Dhaba	6.50(FAR 1.75)	12.02	8.01	4.00	1.00(FAR 1.75)
	D. Petrol Pumps & Gas Godowns	2.50	1.50	1.01	0.49	0.15
	E. Hospital, Multi Media Centre(not multiplexes) & Hotels	1.25	0.00	0.00	0.00	0.075
	F. Institutions	0.625	0.00	0.00	0.00	0.0375
	G. Industry	1.00	0.00	0.00	0.00	0.00

- NOTE:**
- These charges are based on notification no. 17/17/2001-5HG2/P.F./1824, dated 22.6.2010 and the different potential zones are as intimated in this notification.(Copy of notification attached). License Fees and EDC on Marriage Palaces, Dhabas/ Restaurant and Clubs shall be levied proportionately to the FAR claimed /utilized as commercial . Rest of the project area shall be charged @ residential plotted .
 - In case of discrepancy refer notification no. 17/17/2001-5HG2/P.F./1824, dated 22.6.2010.
 - The charges listed against Hospital, Multi-Media Centre (Not Multitplex) & Hotels are as per notification no. 17/17/01/5HG2/311 dated 11th January, 2008.
- * Group Housing shall be charged @ plotted development subject to the condition that the residential density remains the same as notified in the Master Plan. Where Master Plan has not been notified, the Group Housing shall be charged two times the rate prescribed for Residential plotted development applicable in that particular potential zone.

CHARGES IN GMADA AREA

(Rs.in lacs/gross acres)

Sr.No.	CLASSIFICATION OF ZONE	EXTERNAL DEVELOPMENT CHARGES	CONVERSION /CHANGE OF LAND USE CHARGES			LICENCE/ PERMISSION FEE
			NH	SH/Sector Road	Other Road	
1	2	3	4	5	6	7
1.	<u>Local Planning Area SAS Nagar (Category-I)</u> A. Residential Plotted B. Residential Group Housing* C. Commercial D. Petrol Pumps & Gas Godowns	33.00 105.50 (FAR 1.75) 115.00 (FAR 1.75) 36.95	5.98 8.98 47.99 5.98	5.01 7.48 39.98 5.01	4.00 5.98 32.01 4.00	3.50 5.00(FAR 1.75) 150.00(FAR 1.75) 4.00
2.	<u>Local Planning Area Kharar, Zirakpur, Dera Bassi, Banur and Mullanpur(Category-II)</u> A. Residential Plotted B. Residential Group Housing* C. Commercial D. Petrol Pumps & Gas Godowns	28.00 89.67 (FAR 1.75) 95.00 (FAR 1.75) 31.40	5.98 8.98 47.99 5.98	5.01 7.48 39.98 5.01	4.00 5.98 32.01 4.00	3.25 5.00(FAR 1.75) 145.00(FAR 1.75) 4.00
3.	<u>Area Other than Local Planning Areas in Chandigarh Periphery and area in GMADA outside Periphery (Category-III)</u> A. Residential Plotted B. Residential Group Housing* C. Commercial D. Petrol Pumps & Gas Godowns	24.00 76.22 (FAR 1.75) 85.00 (FAR 1.75) 26.70	5.98 8.98 47.99 5.98	5.01 7.48 39.98 5.01	4.00 5.98 32.01 4.00	3.00 5.00(FAR 1.75) 140.00(FAR 1.75) 4.00
4.	<u>GMADA(FAR 1.00)</u> A. Recreational	52.32771(FAR 1.00)	5.98956	5.01828	4.00653	0.50(FAR 1.00)

* Group Housing shall be charged @ plotted development subject to the condition that the residential density remains the same as notified in the Master Plan. Where Master Plan has not been notified, the Group Housing shall be charged two times the rate prescribed for Residential plotted development applicable in that particular potential zone.

CHARGES IN GMADA AREA

(Rs. in lacs/gross acres)

Sr.No.	CLASSIFICATION OF ZONE	EXTERNAL DEVELOPMENT CHARGES	CONVERSION /CHANGE OF LAND USE CHARGES	LICENCE/ PERMISSION FEE
1	2	3	4	5
1.	<u>Local Planning Area SAS Nagar</u> (Category-I) A. Institutional B. Hospitals, Hotels and Multi Media Centre	8.25 16.50	0.00 0.00	0.875 1.75
2.	<u>Local Planning Area Kharar, Zirakpur, Dera Bassi, Banur and Mullanpur(Category-II)</u> A. Institutional B. Hospitals, Hotels and Multi Media Centre	7.00 14.00	0.00 0.00	0.8125 1.625
3.	<u>Area Other than Local Planning Areas in Chandigarh Periphery and area in GMADA outside Periphery</u> (Category-III) A. Institutional B. Hospitals, Hotels and Multi Media Centre	6.00 12.00	0.00 0.00	0.75 1.50

CHARGES IN GMADA AREA (INDUSTRIES)

(Rs. in lacs per acres)

Category	Mohali Local Planning Area			Other Local Planning Areas in Chandigarh Periphery			Free Enterprise Zone (FEZ) Area			Remarks
	EDC	CLU	License Fee	EDC	CLU	License Fee	EDC	CLU	License Fee	
Industrial	15.00	2.00	0.00	10.00	1.00	0.00	5.00	0.50	0.00	Actual charges levied by concerned departments for providing various connectivities will be payable by the developer in addition to EDC