

## DEPARTMENT OF TOWN AND COUNTRY PLANNING PUNJAB

### Notification

The \_\_\_\_\_, 2014

Noí í í í í í í í í í í ..Whereas the government of Punjab has framed Mega Project approval guidelines dated 6-10-2006 according to which the entire area under flatted development is counted as saleable area of the project.

Where as in the neighboring state of Haryana the area under flatted development of the project is counted separately and the saleable are of the rest of the project is calculated separately after excluding the area under flats. In view of this hardship being faced by the real estate developers in the state of Punjab, the Government in consultation with The Punjab Regional and Town Planning and Development Board in its 27th meeting held on 23-12-2013 has approved the policy u/s 76 of the Act ibid to provide houses to the public at affordable prices as given below:-

- The maximum permissible area for group housing in a project where group housing is proposed as a part of plotted development shall not exceed 20% of the total area of the project. However, this condition shall not be applicable for the area of the project which falls in the mixed land use zone of the master plan i.e. if more than 20% area of the project falls within mixed land use zone the promoter can use the entire area under mixed land use zone as group housing.
- In case promoter proposes more than 20% area of the project under group housing the entire additional area shall be counted as saleable area of the total project.
- The area under group housing shall be considered as a part of the total area of the project for fulfillment of the area norms for the project. However, at the planning stage this area shall be planned and developed separately as per group housing norms and the saleable area for the rest of the project under plotted development shall be calculated after excluding the area under flatted development.
- FAR in addition to 2.00 as permitted in the rules shall be purchasable.
- The promoter shall have to fulfill the norms for plotted and group housing separately.
- For the provision of public amenities the population of the entire project (including area under group housing), shall be taken into account.
- The area under group housing in Mixed Development Project may be allowed in more than one pocket however, the area of each pocket shall not be less than 5 acres.

#### Note:

- The norms for Standalone Group Housing Projects in the State of Punjab as notified separately by the Government shall remain the same.

- The entire project may be allowed for Group Housing if the promoter uses the same density as allowed for plotted development in the respective Master Plan within Regional Plan GMADA.

It shall come into operation from the date of its notification.

This issues with the approval of the Government dated 20/02/2014.

Chief Town Planner  
Punjab  
the 2014

Endst. No. -CTP (Pb)/ Dated,

A copy with a spare copy is forwarded to the Controller, Printing & Stationery, Punjab, Ajitgarh with a request to publish this notification in the Punjab Government Gazette and 100 copies thereof may be supplied to this Department for official use.

Chief Town Planner,  
Punjab.

Endst. No. -CTP (Pb)/ Dated, 2014

A copy is forwarded to Secretary, Housing & Urban Development Department, Punjab, Chandigarh w.r.t. approval dated 20/2/14 for information.

Chief Town Planner,  
Punjab.

Endst. No. -CTP (Pb)/ Dated, 2014

A copy is forwarded to Principal Secretary, Department of Local Govt. Punjab, Chandigarh for information and necessary action.

Chief Town Planner,  
Punjab.

Endst. No. -CTP (Pb)/ Dated, 2014

A copy is forwarded to Principal Secretary, Department of Industries Punjab, Chandigarh for information and necessary action.

Chief Town Planner,  
Punjab.

Endst. No. -CTP (Pb)/ Dated, 2014

A copy is forwarded to C.E.O Punjab Bureau of Investment Promotion, Chandigarh for information and necessary action.

Chief Town Planner,  
Punjab.

Endst. No.                    -CTP (Pb)/                    Dated,                    2014

A copy is forwarded to Chief Administrator, PUDA/ GMADA/ PDA/ GLADA/ BDA/ JDA/ ADA for information and necessary action.

Chief Town Planner,  
Punjab.

Endst. No.                    -CTP (Pb)/                    Dated,  
2014

A copy is forwarded to the following for information :-

1. Chairman, Punjab State Power Corporation Ltd. (PSPCL), Patiala.
2. Chairman, Punjab State Transmission Corporation Ltd. (PSTCL), Patiala.
3. Chairman, Punjab Pollution Control Board, Patiala.
4. Chief Conservator of Forests, Punjab, Chandigarh.
5. Managing Director, PIDB, Punjab, Chandigarh.
6. Managing Director, Punjab INFOTEC, Chandigarh.
7. Managing Director, Punjab Water Supply & Sewerage Board, Chandigarh.
8. General Manager (IT), PUDA (along with the copy of notification with request to upload it on PUDA's Web site [www.puda.gov.in](http://www.puda.gov.in))

Chief Town Planner,  
Punjab.