

**Government of Punjab**  
**Department of Housing and Urban Development**  
**(Housing Branch II)**

To

The Chief Town Planner,  
Punjab, Chandigarh  
Memo No. 18/182/06-6HG2/5598  
Dated: 17.07.2007.

**Subject: Policy of minimum area requirement for setting of Residential/Commercial Colony.**

It has been decided to adhere to the following minimum size criteria for development of colonies in the State of Punjab (other than Chandigarh periphery area) with immediate effect:-

Category	High Potential zone	Medium Potential Zone	Low Potential Zone
Residential (Plotted)	100 Acres	50 Acres	25 Acres
Group Housing	10 Acres independent & 5 acres as a part of plotted colony.	10 Acres independent & 5 acres as a part of plotted colony.	5 Acres
Commercial	2 Acres	2 Acres	2 Acres
Knowledge Park e.g., Information technology Park or as per definition decided by the Department of Industries.	10 Acres	10 Acres	10 Acres
Industrial Park for manufacturing (Industries other than Knowledge Park)	50 Acres	50 Acres	50 Acres

Categorization of State of the basis of potential for urban growth has been done as below:-

High Potential Area	Medium Potential Area	Low Potential Area
1. Amritsar 2. Jalandhar 3. Ludhiana (Area upto 15 kms. From the limit of Municipal Corporation.)	5 Kms. Belt along both sides of NH-1 i.e., GT road in the state of Punjab.	All other area of the state of Punjab.

The minimum area of plotted development within jurisdiction of urban local bodies shall be 5 acre and it shall be 4000 sq. meter in case of Group Housing and commercial use. However, development norms of Local Body in terms of set-backs, parking, height, ground coverage. FAR etc. shall be applicable.

**Frontage and Road width for Commercial Complexes/Group Housing projects within and outside the local bodies limit shall be as follows:-**

**Commercial activity:**

Minimum Frontage	--	30 mts.
Minimum Road Width	--	100 ft.

**Group Housing**

Minimum Frontage	--	20 mts.
Minimum Road width	--	100 ft.

This issues with the approval of the Chief Minister, Punjab.

Sd/-  
Special Secretary

Endst: NO. 3291-3323-CTP(Pb)/SC-7

Dated: 8, August, 2007,

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

1. Chief Administrator, PUDA Mohali/GMADA Mohali/GLADA Ludhiana/JDA. Jalandhar/A DA, Amritsar/BDA, Bathinda.
2. Director, Local Government Department, Punjab, Chandigarh.
3. Chief Town Planner (LG), Department of Local Government Punjab, Chandigarh.
4. Commissioner, Municipal Corporation, Jalandhar/Amritsar/Ludhiana/Patiala /Bathinda.
5. Senior Town Planner, Amritsar/Ludhiana/Patiala/Jalandhar/SAS Nagar.
6. District Town Planner, Ludhiana/Jalandhar/Patiala/Bathinda/Sangrur/ Fatehgarh Sahib / Amritsar / Gurdaspur / Fardikot /Ferozpur/Hoshiarpur/SAS Nagar/ Mandi Division, Punjab, Chandigarh.
7. Deputy District Town Planner, Ropar/Kapurthala.

Chief Town Planner  
Punjab, Sector 18 – A  
Chandigarh