

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

Memo No.:- 17/81/07-3HG2/4723

Dated : 26-06-2007

Subject:- Modifications in guidelines for Mega Projects.

It has been decided that promoters would submit ownership documents of at least 50% of project area before the execution of agreement. Similarly at the time of applying for change of land use, ownership documents for at least 75% of project land shall be submitted by the promoters and copies of agreement to sale/undertaking to purchase 15% of land not later than six months will also be obtained, remaining 10% land may be acquired by the State Government on the request of the promoters at their cost, only to fill the critical gaps. It has also been decided that henceforth, for new projects, promoters would submit ownership documents for 50% of project land, at the time of submission of their proposal to committees headed by the Chief Secretary before it is considered by the Empowered Committee.

You are requested to submit copies of ownership documents as above for the signing of all pending agreements. The above changes may kindly be brought to the notice of all concerned.

Special Secretary
Dated: 26.06.2007

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

Memo No:- 17/81/07-3HG2/3450-57

Dated: 20-05-2008

Subject: Modifications in guidelines for mega projects.

It has been decided that at the time of grant of CLU under Mega projects. The Promoters/Developers would submit ownership documents of at least 50% of the total land under the project and copies of development agreements with farmers/land owners for 25% of the land and agreement to sell with the land owners to the tune of 15%.

As per the prevailing policy promoter will also submit the detail of 10% (maximum) land of the project. Which is required to be compulsorily acquired by the state government only to fill the critical gaps at the cost of the developer.

Sd\
Additional Secretary

Endst No. 17/81/07-3HG2/3458-60

Dated:20-05-2008

**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 acre as a part of plotted colony.	10 Acres independent & 5 acre as a part of plotted colony	5 Acres
Commercial	2 Acres	2 Acres	
Knowledge Park e.g. Information technology Park or as per definition decided by the Department of Industries.	10 Acre	10 Acre	2 Acres 10 Acre
Industrial Park for manufacturing (Industries other than Knowledge Park)	50 Acre	50 Acre	50 Acre

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	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

3. Ludhiana (Area upto 15 Kms. From the limit of Municipal Corporation).		
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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

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

To

The Chief Town Planner,
Punjab, Chandigarh.

Memo No. 17/17/01-5HG2/7655

Dated:- 19-09-2007

Sub:- Revised Policy of minimum area requirement for setting of Residential/Commercial colony.

Reference: Memo No. 18/182/06-6HG2/5598 dated 17-07-2007.

In partial modification of policy of minimum area requirement for setting of Residential/Commercial colony issued vide letter under reference, the following minimum size criteria has been fixed for the State of Punjab (other than GMADA area) with immediate effect:-

Category	High Potential Zone (I&II)	Medium Potential Zone(I&II)	Low potential Zone (I&II)	Low Potential Zone III
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Residential Plotted	75 Acres	50 Acres	25 Acres	10 Acres*
Group Housing	10 Acres independent	10 Acres independent	5 Acres independent	5 Acres independent

* In category low III within in Municipal Limits any area of land can be developed as a colony.

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

High Potential Zone	Medium Potential Zone	Low Potential Zone
<u>High-I</u> Amritsar, Jalandhar, Ludhiana, MC limits and area within radius of 5 Kms outside MC limits.	<u>Medium -I</u> Patiala, Rajpura, Sirhind, Gobindgarh, Khanna, and Phagwara towns and area upto 5KM outside MC limit.	<u>Low-I</u> Bathinda, Moga, Batala, Pathankot, Barnala, Malerkotla and Hoshiarpur towns upto 5 Kms outside MC limits and 15 Kms outside M.Corp. of Bathinda.
<u>High -II</u> Ludhiana, Jalandhar, Amritsar (area outside MC limits within radius of 5 Kms to 15 Kms)	<u>Medium -II</u> Area 5 Kms on both sides of GT Road (NH-1).	<u>Low-II</u> Sangrur, Sunam, Nabha, Faridkot, Kotkapura, Ferozepur, Malout, Abohar, Mukatsar, Kapurthala, Nawanshahar, Ropar, Taran Taran, Gurdaspur, Samana, Jagraon, Mansa (M.C. limits & area within radius of 3 Km.).
		<u>Low-III</u> All other towns and areas other than included in Category Low-I and Low-II.

3. Clubbing of land of two or more promoters shall be permissible provided that the total area becomes equal to 75 acres, 50 acres, 25 acres and 10 acres as per requirement of particular zone, but facilities shall be counted as per total area limits of respective zone.
4. Extension of already approved colonies shall be permissible if it is contiguous to the already approved colony of the applicant promoter, provided the total area meets the requirement of that zone and facilities shall be counted for the total area specified for that zone.
5. For Commercial activity minimum width of approach road shall be 80 feet instead of 100 feet as mentioned in the memo under reference.
6. For Group Housing minimum width of approach road shall be 60 feet instead of 100 feet as mentioned in the memo under reference but the promoter shall leave space from his own land for widening it to minimum 80 feet and the space so left shall be public space without payment of any compensation.

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

Sd/-

Secretary

Department of Housing and Urban Development

**Government of Punjab,
Department of Housing and Urban Development
(Housing branch-II)**

To

The Chief Town Planner
Punjab, Chandigarh.

Memo No.17/17/01-5HG2/1640
Dated:18-06-2009

Subject: Minimum area requirement for setting of Residential/Commercial colony.

Ref: Please refer to this office previous Memo No.17/17/01-5HG2/7655 dated 19.09.2007.

In partial modification of policy of minimum requirement for setting of Residential/Commercial colonies issued vide memo referred to above, henceforth the following norms shall be followed.

- 1) In GMADA area, High Potential Zone category 1 and 2, and Medium Potential/Zone category 1 and 2 where zonal/sector plan has been notified the minimum area for residential colony shall be 25 acres provided that such chunk of land is Compact and contiguous, of regular shape and having proper connectivity (existing and proposed) to civic amenities.
- 2) In Low potential Zone category 1 & 2 the minimum area for residential colony shall be 10 acres.
- 3) In case of left out pocked i.e when on all the sides the construction has already taken place that left out area, without any minimum stipulation, can be developed residential colony.
- 4) In case of Group Housing projects out side GMADA area the minimum area for projects shall be 5 acres. In case of financially weaker sections as notified by the Housing and Urban Development Department, govt of Punjab, Notification dated 7.11.2008 . The minimum area shall be 2.5 acres.

This issues with the approval of Chief Minister, Punjab.

Endst No.17/17/01/5HG2/1641-47

Joint Secretary
Dated: 18.06.2009

Copy is forwarded to the following for information and necessary action.

- 1) The Chief Administrator, PUDA, SAS Nagar.
- 2) The Chief Administrator, Greater Mohali Area Development Authority, Mohali..
- 3) The Chief Administrator, Amritsar Development Authority, Amritsar..
- 4) The Chief Administrator, Greater Ludhiana Area Development Authority, Ludhiana.
- 5) The Chief Administrator, Bathinda Development Authority, Bathinda.
- 6) The Chief Administrator, Patiala Development Authority, Patiala.
- 7) The Chief Administrator, Jalandhar Development Authority, Jalandhar.

Joint Secretary

**Government of Punjab,
Department of Housing and Urban Development
(Housing branch-II)**

To

The Chief Town Planner
Punjab, Chandigarh.

Memo No. 18/182/06-6HG2/1656
Dated: 18-06-2009

Subject: Minimum area requirement for setting of Commercial Project outside GMADA area.

Ref: Please refer to this office previous Memo No. 18/182/06-6HG2/5598 dated 17-7-2007.

In partial modification of the policy issued vide memo referred to above the minimum area for commercial projects, outside GMADA area, shall henceforth be as under.

Minimum plot area 100 sq.mtr having frontage of at least 20 mtrs. Subject to conditions imposed in the respective master plan.+

Minimum area norms within the municipal limits shall be the same as notified by the Department of Local Government .

This issues with the approval of Chief Minister, Punjab.

Joint Secretary

Endst No. 18/182/06-6HG2/1657-63

Dated: 18.06.2009

Copy is forwarded to the following for information and necessary action.

1. The Chief Administrator, PUDA, SAS Nagar.
2. The Chief Administrator, Greater Mohali Area Development Authority, Mohali..
3. The Chief Administrator, Amritsar Development Authority, Amritsar.
4. The Chief Administrator, Greater Ludhiana Area Development Authority, Ludhiana.
5. The Chief Administrator, Bathinda Development Authority, Bathinda.
6. The Chief Administrator, Patiala Development Authority, Patiala.
7. The Chief Administrator, Jalandhar Development Authority, Jalandhar

Joint Secretary

**Government of Punjab,
Department of Housing and Urban Development
(Housing branch-II)**

NOTIFICATION
The 18th June, 2009

No. 17/17/01-5HG2/1634 Whereas the Government of Punjab, Department of Housing and Urban Development had notified the policy for allotment / construction of one-room/two-room tenements (for financially weaker sections of the society) in Mega/ Super Mega Housing Projects vide its notification no. 17/91/08-1HG2 dated 07-11-2008.

Now in order to reduce the cost of houses for financially weaker sections and to promote construction of affordable houses across the State, the Governor of Punjab is pleased extend this policy to all types of Housing Projects (licensed or exempted under PAPRA) in the State of Punjab and to notify that there shall be Zero Change of Land Use charges (CLU) ,External Development Charges (EDC) and License fee/permission fee, on one room/two room tenements for financially weaker section houses. In those cases, where the promoters/developers had already deposited the excess amount of EDC /License fee in this regard, that amount will be adjusted in their due amount of EDC. Where the CLU charges have been deposited by the promoter/developers in excess, the same amount will be adjusted in their dues of CLU charge in their other projects. This shall apply without any upper ceiling of percentage for EWS housing provided they meet with all other the conditions laid down in this departments notification no.17/91/08-1HG2/7069 dated 07-11-2008.

Dated, Chandigarh
The 18th June,2009

Arun Goel, IAS
Secretary to Govt. of Punjab
Deptt. of Housing and Urban
Development.

Endst. No. 17/17/01-5HG2/1635

Dated: 18-06-2009

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

Joint Secretary

**Government of Punjab,
Department of Housing and Urban Development
(Housing branch-II)**

NOTIFICATION
The 18th June, 2009

No. 17/17/01-5HG2/1636 whereas, the Government of Punjab Department of Housing and Urban Development, had notified the rates for the External Department Charges(EDC), conversion charges (CLU) and license/permission fee in the area falling in the jurisdiction of GMADA vide notification No. 17/17-5HG2/7623 dated 19-9-2007 and for remaining area of the State of Punjab vide notification No. 17/17/01-5HG2/7639 dated 19-9-2007.

Now, in view of the global meltdown, present recession and financial crunch in the economy and in order to give boost to housing sector in the State, the Governor of Punjab is pleased to order as follows:--

- 1) All ongoing projects, whether Mega, Super Mega or licensed under PAPRA, shall be allowed deferment in payment of installments of EDC falling due between 1-1-2009 and 31-12-2009 till 31-12-2009 provided that the promoter shall give an undertaking to pay charges falling due alongwith normal interest (i.e. ten percent compound interest). No penal interest shall be payable on the amount of installments deferred till 31-12-2009.
- 2) The new projects or clearances of old projects of the promoters/developers, who are already in default of payment of EDC as on 1.1.2009, shall not be stopped because of such default in payment provided the promoter/developer gives an undertaking to the effect that he is ready and bound to pay the charges of those projects as demanded/determined. The defaulted amount as on 1/1/2009 shall attract both normal interest and penal interest till the time of payment. This facility shall be available till 31-12-2009.
- 3) The promoters shall get a discount of 5% (five percent) on prepayment of EDC within two months from the date of raising of demand till 31-12-2009.
- 4) The penal interest on overdue charges shall be 3% (three percent) p.a. over and above the normal interest w.e.f. 19-9-2007.

Dated, Chandigarh
The 18th June, 2009

Arun Goel, IAS
Secretary to Govt. of Punjab
Deptt. of Housing and Urban
Development.

Endst. No. 17/17/01-5HG2/1637

Dated: 18-06-2009

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

Joint Secretary

Government of Punjab
Department of Housing and Urban Development
(Housing branch-II)

NOTIFICATION
The 18th June, 2009

No. 17/17/01-5HG2/1638 Whereas, the Government of Punjab Department of Housing and Urban Development, had notified the rates for the External Department Charges(EDC), conversion charges (CLU) and license/permission fee for setting up of industries in the State of Punjab vide notification No. 17/17/01/5HG2/327 dated 11th January 2008.

Now in view of the present global meltdown, recession and financial crunch in economy and in order to give boost to industrial growth and to generate more employment, the Governor of Punjab is pleased to order that , in partial modification of earlier notification referred above, there shall be no charges for change of land use (CLU) on industries in the State of Punjab.

Dated, Chandigarh
The 18th June,2009

Arun Goel, IAS
Secretary to Govt. of Punjab
Deptt. of Housing and Urban
Development.

Endst. No. 17/17/01-5HG2/1639

Dated: 18-06-2009

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

Joint Secretary

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2. In view of the global meltdown, present recession and financial crunch in the economy and in order to give boost to housing sector in the State, Deferment in payment of installments of EDC falling due between 01.01.2009 and 31.12.2009 and other relief were extended to promoters in June, 2009. It is pertinent to mention here that 25% of EDC is deposited and for rest 75%, Bank Guarantee is obtained before giving exemption under Section 44 of PAPRA, 1995.

During deliberation, it was felt that for issuance of Bank guarantee most of banks insist for large cash margins which in the present condition of financial crunch puts heavy burden on promoters. As government of Punjab has already allowed deferment till 31.12.2009 in payment of EDC installments falling due in 2009 hence the demand of Confederation for giving time up to 31.12.2009 for submission of bank guarantee seems to be justified.

In view of foregoing, the Committee is of the view that all promoters (Mega/Others) be allowed time upto 31.10.2010 for submission of Bank guarantee. The additional 30 days time is recommended for completion of all formalities regarding Bank guarantee. However if required Bank guarantee is not submitted till 31.01.2010 the licence /exemption given under PAPRA 95 must be withdrawn.

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