GOVERNMENT OF PUNJAB
DEPARTMENT Of HOUSING & URBAN DEVELOPMENT
(HOUSING II BRANCH)

NOTIFICATION

The 07th November, 2008

No.17/91/08-1HG2/7069 - Whereas Mega/ Super Mega Housing Projects in the State of Punjab have been approved by the Government and 5% area has been got reserved for Housing for financially weaker sections of the society. It is endeavor of the Government to make available affordable housing for financially weaker section, therefore, the Governor of Punjab is pleased to notify the following policy for allotment of one-room/ two- rooms tenements in the land reserved for this purpose in Mega/ Super Mega Housing Projects:

A) ELIGIBILITY

The applicant

1. Must be a citizen of India:
2. Must be residing in Punjab for the last ten years as on 1st January in the year in which applications are invited;
3. Must have attained the age of 21years as on date of submission of application;
4. The applicant either in his/ her name or in the name of his/her wife/husband or in any of his/her dependent relatives/ children must not own any other Pucca House/ Apartment or residential Plot in Chandigarh, Mohali and Panchkula or any where in the State of Punjab.
5. Must be having monthly total family income not more than Rs.10,000/-(Rs.Ten thousand only) for one-room tenement, and Rs 15,000/-(Rs. Fifteen thousand only) for two- rooms tenement from all sources;

B) PHYSICAL NORMS

1. One-room and two-room tenements shall be constructed in the ratio of 50:50 in the area reserved in the concerned Mega/ Super Mega Project.
2. The covered area for one-room tenement will be approximately 300-400 Sq. feet and for two-room tenement approximately 450-600 Sq.feet;
3. The maximum height shall not exceed four storeyed including ground floor (G-+3)
4. The ground coverage shall not exceed 30%
5. The FSI shall not exceed 120%
6. The promoter shall have to construct minimum of 80 units for each acre and proportionate number for the area less than one acre. For example, in case the reserved area is 2.5 acres, the promoter shall construct at least 200 units under this policy. However, he can construct more within the permissible upper limits of FSI and ground coverage.

7. At least one covered scooter parking per dwelling unit and in addition 15% of the total area of the site shall be kept as open pucca parking;
8. Minimum 15% of the total area of site shall be kept for organized parks/ open spaces.
9. One- room/ two- room tenements will be at sites having well planned roads, sewer lines, water supply, electricity and other necessary infrastructure.

C) COST/ FINANCIAL

1. The cost of the tenements shall be determined by concerned development authority in consultation with the promoter(s);
2. The cost of the apartments shall be based on the cost of land on the average price paid by the promoter in acquiring the entire site and cost of construction based on the estimates prepared by the promoter and checked/ verified by the Engineering wing of the concerned Development Authority.
3. Latest technology on low cost housing preferably the Mascon technology is to be adopted to bring down the construction cost.
4. The advance so determined and received alongwith the application will be deposited in an ESCROW account to be managed jointly by the builder and concerned Development Authority.
5. Interest on deposits by the allottees including earnest money shall be as adjusted in the cost of construction of these tenements.
6. Unsuccessful applicants will be refunded their advance/ earnest money through the appointed banks along with interest accrued on that amount.

D) MODE OF ALLOTMENT

1. Applications shall be invited in prescribed form from the eligible applicants by publishing a public notice in at least two vernacular and one English newspaper widely in circulation in the area where tenement are to be located and copy of the public notice so published shall be filed in the office of the competent authority.
2. Application forms will be given to only those applicants who carry his/her ID proof like Ration Card, Voter ID Card, Insurance Policy, Bank Account, Water/ Electricity Bills, Driving License, Passport etc.
3. The allotment of tenement to the eligible applicants shall be made by computerized draw of lots under supervision of the competent authority or any of its representatives duly authorized by the competent authority in open public meeting.
4. Allottee's list shall be immediately displayed at concerned urban development authority's notice board as well as at some other prominent Government offices like office of D.C/S.D.M, Municipal Corporation/Municipal Committees as decided by the Competent Authority and at the site of concerned housing scheme.
5. 5% of the total tenements shall be allotted by the promoter on its own to its employees or otherwise.

6. The allotment letters will then be issued to the selected allottees in the joint name of wife and husband with the first name of female member. The letter of allotment will contain all financial aspects such as total unit cost mode of payments, provision of monthly loan installment, its duration etc. and the administrative conditions/ bindings to the allottee.
7. On payment of dues by the allottee in due time, the possession of unit will be handed over jointly to allottee, wife and husband, identified with photographs, palm impression and other identifying documents.
8. A biometric survey will have to be got carried out of the successful applicants so that no one is able to stake any claim on this facility in future.
9. In case, the allottee wants to upgrade due to betterment of his/her financial position then the allotted unit must be surrendered to the concerned urban development authority for market price to be determined by it.

E) ADMINISTRATIVE CONDITIONS AND BINDINGS ON THE ALLOTTEES

1. One-room/ Two-rooms will be allotted to the applicant in conjoint name of wife & husband with the first name of female member (except in specific cases of unmarried devorce etc.
2. Allottee will have to use the allotted house only for residential purposes for himself and his defined family and not for purpose other than residence.
3. In case the houses are allotted under rental purchase system by Concerned Urban Development Authority and promoter then the whole ownership of the allotted house will remain with the promoter/ urban development authority till complete payment's of all liabilities such as due loan installments, interest including other dues if any, are made by the allottee.
4. For purpose of maintenance and to meet general pre-requisites, the allottees will have to form a co-operative housing service society bearing committee members, officer/ authorities as per government/co-operative rules, registered with the government competent authority/ office.
5. The allottee will have to be a member of this co-operative society and will have to produce the document of membership at the time of taking possession of the allotted house.
6. The allottee will not make any addition or alteration in the approved structural construction of tenement.
7. The allottee will be liable to pay govt. taxes, sewage charges, water charges, electricity consumption bill etc. in addition to monthly maintenance decided by the co-operative society.
8. The allotted housing unit will be utilized only by the allottee and his family members for the residential purpose, and to assure, the allottee will have to submit the list of identified family member's age, relation and a group photograph in 4"x6" size.
9. Inflammatory objects are restricted in the housing unit.

10. All Conditions/rules laid by Urban Development Authority and additions, modifications made in it in future will be binding to the allottee.

In case of any breach in the rules and bindings by the allottee, the concerned Urban Development Authority will cancel the housing unit allotment and take the possession back from the allottee and then no representation against the step will be taken in to consideration.

Dated, Chandigarh, the
07-11-2008

Arun Goel, IAS
Secretary to Government of Punjab
Housing and Urban Dev. Department

Endst No. 17/91/08-1HG2/7070 Dated: 07-11-2008

A copy with a spare copy is forwarded to the Controller Printing and Stationery, Punjab, Chandigarh with request to publish this notification in the Punjab Govt. (Extra Ordinary) Gazette and 100 copies of the same may be supplied to this department for official use.

Endst No. 17/91/08/-1HG2/7071-83 Dated: 07-11-08

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

1. Principal Secretary to Chief Minister, Punjab for kind information of the Hon'ble Chief Minister.
2. Principal Secretary to Government Punjab, Department of Local Government.
3. Principal Secretary to Govt. Punjab, Department of Industries and Commerce.
4. Secretary to Govt. of Punjab, Department of Cooperation.
5. Director, Information & Public Relations Punjab.
6. Chief Administrator, PUDA, Mohali
7. Chief Administrator, GMADA, Mohali
8. Chief Administrator, GLADA, Ludhiana.
9. Chief Administrator, Amritsar Development Authority (ADA).
10. Chief Administrator, Bathinda Development Authority (BDA).
11. Chief Administrator, Jalandhar Development Authority (JDA).
12. Chief Administrator, PDA, Patiala.
13. Chief Town Planner, Punjab.

Superintendent

GOVERNMENT OF PUNJAB
DEPARTMENT OF HOUSING & URBAN DEVELOPMENT
(HOUSING-2 BRANCH)

1/8/14

Notification

The 31 December, 2013

8/1

No. 17/17/2001-5Hg2/P.F./ 4255 Whereas there is a provision to reserve 10% of area under residential plots and 10% number of flats to be reserved for EWS houses, under PAPRA projects and 5% of the gross area for EWS in Mega Projects.

All ATPs Circulate 2/1

Whereas the Govt. has exempted area under EWS housing from payment of CLU, EDC, LF and permission fee to promote affordable housing.

Whereas under this policy the Promoter of a project has to provide plots/built-up houses at affordable prices to Economically Weaker Sections of the society but the scheme has failed to take of due to various reasons and majority of the sites for EWS houses are not being developed for the housing of the poor.

Whereas there is a need to re-look into this aspect so that the affordable housing could be made available to Economically Weaker Sections at nominal prices.

2. Now in order to provide houses to Economically Weaker Sections at affordable prices, the Governor of Punjab is pleased to partially modify the Notification No.17/91/08-1hg2/7069 dated 7.11.2008 and Notification No. 17/17/01-5hg2/1634 dated 18.6.2009 to the extent as under:-

- In case of housing projects where plotted as well as flatted development is undertaken by the developer, in that case the area reserved for EWS shall be transferred free of cost to the concerned Authority for construction of houses for EWS/LIG.
- The transfer of land from the promoter to the Development Authority shall be fully exempted from Stamp Duty.
- The Authority shall construct EWS/LIG Houses/Flats on this land as per norms laid down in EWS/LIG Policy of the Government and accordingly allot these houses/flats to the beneficiaries on hire purchase basis.
- The Authority will ensure that in no case the carpet area of each Dwelling Unit shall be less than 25 sq. metres.

- The Construction of EWS/LIG Dwelling Units shall be G+3 storeys; Ground Coverage shall be 30% and FAR shall be 1:1.20.
- In case of Group Housing Projects having area upto 5 acres, the promoter shall pay to the Development Authority at the rate of Rs. 1500/- per square feet as EWS Fund in lieu of construction of 10% Dwelling Units for EWS/LIG in the project area. For this purpose, the minimum area of Dwelling Units shall be taken as 25 sq metres.
- The payment of this fund shall be in installments and shall be payable by the promoter along with payment of installments of EDC of the project.
- The Authority will maintain a separate account for this fund which shall be used for the construction of EWS/LIG houses and for construction /maintenance of services etc for EWS houses. The approval to use this fund will be accorded at the Authority level.
- In Group Housing Projects having area more than 5 acres, the promoter shall have the option either to provide Housing for EWS/LIG at his own level in the project in a separate block as per norms/policy of the Government or shall pay to the Development Authority at the rate of Rs. 1500/- per square feet as EWS Fund in lieu of construction of 10% Dwelling Units for EWS/LIG. The houses constructed for EWS will be handed over to the concerned Development Authority for allotment to eligible persons as per policy of Government.

In Mega Projects, the exemption under section 44 of the PAPR Act, 1995 shall *only be granted* after the promoter has fulfilled the commitment regarding EWS Housing.

A.VENU PRASAD
Secretary to Government of Punjab,
Department of Housing & Urban Development,

Dated, Chandigarh the
20 -12-2013.

Endst. No.17/17/2001-5Hg2/P.F./ 4256 Dated, Chandigarh: 31.12.13

A copy with a spare copy is forwarded to the Controller, Printing & Stationery, Punjab, SAS Nagar with a request to publish this notification in the Punjab Govt. Gazette (Extra Ordinary) and 200 copies thereof may be supplied to this Department for official use.

Secretary

GOVERNMENT OF PUNJAB
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
(HOUSING II BRANCH)

NOTIFICATION

Dated: 6th April,2016

No. 17/17/2001-5Hg2/ P.F./727971/1 **Whereas** it is the intention of the Government of Punjab to make available affordable houses to weaker section of the society which is badly affected due to high cost of land and the cost of construction.

And whereas the real estate industry in the State is adversely affected due to various factors such as global economic slowdown, high interest rates, reduced demand etc. as a result of which the planned urban development of the State has been adversely affected.

And whereas in order to give boost to the planned urban development and to real estate sector, there is a need to re-determine the CLU, EDC, LF/ PF etc charges for approval of various projects in the state of Punjab to make them more realistic and functional.

Now, therefore, in order to encourage urban development in the State of Punjab and to make it more realistic and to salvage the Real Estate Projects, the Governor of Punjab is pleased to reduce the Change of Land Use charges (CLU), External Development Charges (EDC) and License Fee/ Permission Fee (LF/PF) being charged for approval of various real estate projects in the State of Punjab to the extent as mentioned in this policy. With this notification the earlier notifications in this regard bearing notification No. 17/17/01- 5HG2/7623, dt. 19.9.2007, notification No. 17/17/01-5HG2/7639, dt. 19.9.2007, No.17/17/2001-5Hg2/P-F/1815 dated 29th June, 2010, No. 12/8/2012-5 HG-II/ 5094 dated 16.11.2012 and No. 17/17/2001-5Hg2/ P.F./47962/1 dated 06.05.2013 shall stand partly amended:-

Potential Zones in Punjab

1) Ludhiana within and outside M.C Limits upto 15 Kms.
2) Jalandhar within and outside M.C Limits upto 10 Kms.
3) Amritsar, Patiala, Khanna, Rajpura, Mandi Gobindgarh, Sirhind and Phagwara within and outside M.C Limits upto 7 Kms.
4) Bathinda, Moga, Batala, Pathankot, Barnala, Malerkotla, Morinda, Hoshiarpur, within and outside M.C Limits upto 5 Kms.
5) Sangrur, Sunam, Nabha, Faridkot, Kotkapura, Ferozepur, Malout, Abohar, Sri Mukatsar Sahib, Kapurthala, Nawan Shahar, Ropar, Tarn Taran, Gurdaspur, Samana, Jagraon, Mansa, Lalru, Kurali within and outside M.C Limits upto 3 Kms.

6) a) NH-1 upto 2 km on both sides, outside any potential zone.

b) All other NH (except NH1)/SH/Scheduled Roads upto 1 km both sides, outside any potential zone.

7) Rest of Punjab

8) Master Plan Area of S.A.S.Nagar, New Chandigarh, Zirakpur

9) Master Plan Area of Kharar , Dera Bassi, Banur

Rates of EDC, CLU, PF/LF and SIF zone wise in the entire State of Punjab

(Rs. in lacs/gross acres)

Sr. No.	CLASSIFICATION OF ZONE	EDC	CLU			LF/PF	SIF	TOTAL
			NH	SH/ Sector Road	Other Road			
1	**Ludhiana within and outside M.C Limits upto 15 Kms.**							
	Residential Plotted	19.80	7.42	5.77	4.12	2.47		29.69
	Residential Group Housing*	49.50	12.37	9.90	8.25	4.12		65.99
	Commercial	37.12	33.00	28.87	24.75	12.37		82.49
	Marriage Palaces	8.45	29.70	29.70	21.45	1.23	2.25	41.63 / 33.38
	Petrol Pumps	19.80	7.42	5.77	4.12	2.47		29.69
	Hospital, Multi Media Centre (not multiplexes) & Hotels	9.90	0	0	0	1.23		11.13
	Institutions	4.95	0	0	0	0.62		5.57
	Industry / Godowns / Warehousing / Cold Store	4.53	0	0	0	0		4.53
	Sports	Actual charges	0.41	0.41	0.41	0		-
	Recreational	4.95	2.40	1.65	0.82	0.82		8.17
2	**Jalandhar within and outside M.C Limits upto 10 Kms.**							
	Residential Plotted	14.85	6.60	4.95	4.12	1.65		23.10
	Residential Group Housing*	45.37	9.90	8.25	6.60	2.47		57.74
	Commercial	28.87	28.87	24.75	20.62	4.12		61.86
	Marriage Palaces	7.42	23.10	23.10	13.20	0.99	1.8	33.31 / 23.41
	Petrol Pumps	14.85	6.60	4.95	4.12	1.65		23.10
	Hospital, Multi Media Centre (not multiplexes) & Hotels	7.42	0	0	0	0.82		8.24
	Institutions	3.71	0	0	0	0.41		4.12
	Industry / Godowns / Warehousing / Cold Store	4.53	0	0	0	0		4.53
	Sports	Actual charges	0.41	0.41	0.41	0		-
	Recreational	4.95	2.47	1.65	0.82	0.82		8.24

3	**Amritsar, Patiala, Khanna, Rajpura, Mandi Gobindgarh, Sirhind and Phagwara within and outside M.C Limits upto 7 Kms.**							
	Residential Plotted	11.55	3.30	2.47	1.65	1.65		16.50
	Residential Group Housing*	31.35	8.25	6.60	4.95	4.12		43.72
	Commercial	24.75	20.62	16.50	12.37	4.12		49.49
	Marriage Palaces (for Patiala)	3.10	12.37	12.37	8.25	0.41	0.75	16.63 / 12.51
	Marriage Palaces (for Khanna, Phagwara)	2.47	6.60	6.60	3.30	0.33	0.6	10.00 / 6.70
	Petrol Pumps	11.55	3.30	2.47	1.65	1.65		16.50
	Hospital, Multi Media Centre (not multiplexes) & Hotels	5.77	0	0	0	0.82		6.59
	Institutions	2.88	0	0	0	0.41		3.29
	Industry / Godowns / Warehousing / Cold Store	0.90	0	0	0	0		0.90
	Sports	Actual charges	0.41	0.41	0.41	0		-
	Recreational	4.95	2.47	1.65	0.82	0.82		8.24
4	**Bathinda, Moga, Batala, Pathankot, Barnala, Malerkotla, Morinda, Hoshiarpur, within and outside M.C Limits upto 5 Kms.**							
	Residential Plotted	4.95	2.06	1.65	1.23	1.23		8.24
	Residential Group Housing*	15.67	4.12	3.30	2.47	2.47		22.26
	Commercial	14.02	8.25	5.77	4.12	2.47		24.74
	Marriage Palaces (for Bathinda)	3.10	12.37	12.37	8.25	0.41	0.75	16.63 / 12.51
	Marriage Palaces (for other towns of this zone)	2.47	6.60	6.60	3.30	0.33	0.6	10.00 / 6.70
	Petrol Pumps	4.95	2.06	1.65	1.23	1.23		8.24
	Hospital, Multi Media Centre (not multiplexes) & Hotels	2.47	0	0	0	0.82		3.29
	Institutions	1.23	0	0	0	0.41		1.64
	Industry / Godowns / Warehousing / Cold Store	0.90	0	0	0	0		0.90
	Sports	Actual charges	0.41	0.41	0.41	0		-
	Recreational	4.95	2.47	1.65	0.82	0.82		8.24

5	**Sangrur, Sunam, Nabha, Faridkot, Kotkapura, Ferozepur, Malout, Abohar, Sri Mukatsar Sahib, Kapurthala, Nawan Shahar, Ropar, Tarn Taran, Gurdaspur, Samana, Jagraon, Mansa, Lalru, Kurali within and outside M.C Limits upto 3 Kms.**							
	Residential Plotted	4.12	1.65	1.23	0.82	0.82		6.59
	Residential Group Housing*	9.90	3.30	2.47	1.65	1.65		14.85
	Commercial	9.90	4.95	3.30	1.65	1.65		16.50
	Marriage Palaces	1.85	5.77	5.77	2.47	0.24	0.45	8.31 / 5.01
	Petrol Pumps	4.12	1.65	1.23	0.82	0.82		6.59
	Hospital, Multi Media Centre (not multiplexes) & Hotels	2.06	0	0	0	0.41		2.47
	Institutions	1.03	0	0	0	0.20		1.23
	Industry / Godowns / Warehousing / Cold Store	0.90	0	0	0	0		0.90
	Sports	Actual charges	0.41	0.41	0.41	0		-
	Recreational	3.3	1.23	0.82	0.82	0.41		4.94
6	a) NH-1 upto 2 kms on both sides, outside any potential zone	The rates for each permissible land use shall be as mentioned in zone 4 above						
	b) All other NH (except NH1)/ SH/ Scheduled Roads upto 1 km both sides, outside any potential zone	The rates for each permissible land use shall be as mentioned in zone 5 above						
7	**Rest of Punjab**							
	Residential Plotted	2.88	1.65	1.23	0.82	0.41		4.94
	Residential Group Housing*	9.07	3.30	2.47	1.65	0.82		13.19
	Commercial	8.25	4.95	3.30	1.65	1.65		14.85
	Marriage Palaces	1.23	3.30	3.30	1.65	0.16	0.3	4.99 / 3.34
	Petrol Pumps	2.88	1.65	1.23	0.82	0.41		4.94
	Hospital, Multi Media Centre (not multiplexes) & Hotels	1.44	0	0	0	0.20		1.64
	Institutions	0.72	0	0	0	0.09		0.81
	Industry / Godowns / Warehousing / Cold Store	0.90	0	0	0	0		0.90
	Sports	Actual charges	0.41	0.41	0.41	0		-
	Recreational	2.47	1.23	0.82	0.82	0.41		4.11

8	**Master Plan Area of S.A.S.Nagar, Mullanpur, Zirakpur**							
	Residential Plotted	29.7	8.25	6.60	4.95	3.30		41.25
	Residential Group Housing*	95.7	11.55	9.90	8.25	4.12		111.37
	Commercial	66.00	33.00	28.87	24.75	45.37		144.37
	Marriage Palaces	9.28	28.87	28.87	20.62	1.23	2.25	41.63 / 33.38
	Petrol Pumps	29.70	8.25	6.60	4.95	3.30		41.25
	Hospital, Multi Media Centre (not multiplexes) & Hotels	14.85	0	0	0	1.65		16.50
	Institutions	7.42	0	0	0	0.82		8.24
	Industry / Godowns / Warehousing / Cold Store	13.61	0	0	0	0		13.61
	Sports	Actual charges	0.41	0.41	0.41	0		-
	Recreational	4.95	2.47	1.65	0.82	0.82		8.24
9	**Master Plan Area of Kharar, Dera Bassi, Banur**							
	Residential Plotted	24.75	6.60	4.95	4.12	2.47		33.82
	Residential Group Housing*	82.5	8.25	6.60	4.95	4.12		94.87
	Commercial	61.87	28.87	24.75	20.62	33.00		123.74
	Marriage Palaces	2.47	6.60	6.60	3.3	0.33	0.6	10.00 / 6.70
	Petrol Pumps	24.75	6.60	4.95	4.12	2.47		33.82
	Hospital, Multi Media Centre (not multiplexes) & Hotels	12.37	0	0	0	1.23		13.60
	Institutions	6.18	0	0	0	0.62		6.80
	Industry / Godowns / Warehousing / Cold Store	9.07	0	0	0	0		9.07
	Sports	Actual charges	0.41	0.41	0.41	0		-
	Recreational	4.95	2.47	1.65	0.82	0.82		8.24

* 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.

Note:

- **There shall be no increase of 10% on the above mentioned charges for a period of one year starting from 01-04-2016 to 31-03-2017.**
- The SIF Charges for the Marriage Palaces shall be as fixed in above table, however, for other land uses it shall be calculated at the rate of 5% of the total sum of EDC, CLU and PF/LF.
- 5% of total plot area of Petrol Pump shall be permissible for commercial purposes.
- Increase/ decrease in these charges shall be as determined by the Govt. from time to time.

- In case of overlapping of two zones, the rates of higher zone shall be applicable.
- In case the site falls in two or more zones then the proportionate charges as applicable to each zone shall be applicable.
- **The above said charges shall be applicable on all new real estate projects to be set up in the State of Punjab and shall also be applicable on new extensions to ongoing projects w.e.f. 01.04.2016.**
- In case the promoter/ land owner has already paid CLU, EDC, License/ Permission Fee, SIF etc and got approval for setting up a particular project and later on he/ she wants to further change the nature of the project at any stage, for such a purpose if the CLU, EDC, License/ Permission Fee, SIF charges are higher than the already paid charges, then the promoter has to pay the difference of these charges to the Government/ Urban Development Authority but in case the said charges are less than the already paid charges, then the difference shall not be payable by the Government/ Urban Development Authority.

Dated:05-04-2016
Chandigar.

Viswajeet Khanna
Principal Secretary to Government of Punjab
Department of Housing and Urban Development

Endst. No.17/17/01-5HG2/P.F/727971/2

Dated: 6/4/16

A copy with a spare copy is forwarded to the Controller, Printing & Stationery, Punjab, Sahibzada Ajit Singh Nagar with a request to publish this notification in the Punjab Govt. Gazette (Extra Ordinary) and 200 copies thereof may be supplied to this Department for official use.

Special Secretary

Endst. No.17/17/01-5Hg2/P.F./727971/3-18 Dated:06-04-2016

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

1. Principal Secretary, Industries & Commerce, Punjab.
2. Principal Secretary, Finance Department.
3. Secretary, Local Government, Punjab.
4. Chief Executive Officer, Punjab Investment Bureau, Chandigarh.
5. The Chief Administrator, PUDA, SAS Nagar.
6. The Chief Administrator, GMADA, SAS Nagar.
7. The Chief Administrator, GLADA, Ludhiana.
8. The Chief Administrator, ADA, Amritsar.
9. The Chief Administrator, BDA, Bathinda.
10. The Chief Administrator, PDA, Patiala.
11. The Chief Administrator, JDA, Jalandhar.
12. Director, Town and Country Planning, Punjab, Chandigarh
13. Director, Local Government, Punjab, Chandigarh.
14. Director, Industries & Commerce, Punjab, Chandigarh.
15. The Chief Town Planner, Punjab, Chandigarh
16. G.M.(I.T.), PUDA,SAS Nagar.

Superintendent

Endst. No.17/17/01-5Hg2/P.F./727971/19-22 Dated:06-04-2016

A copy is forwarded to the following :-

1. PS/CM, Punjab for kind information of Hon'ble Chief Minister, Punjab.
2. PS/Deputy CM, Punjab for kind information of Hon'ble Deputy Chief Minister, Punjab.
3. PS/Chief Secretary for kind information of the Chief Secretary.
4. PS/PSHUD for kind information of Principal Secretary, Housing & Urban Development Deptt.

Superintendent

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-rooms 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 to 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 promoters/developers in excess, the same amount will be adjusted in their due 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 department’s 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 noficiation in the Punjab Government (Extraordinary) Gazette and send 200 copies of the same.

Joint Secretary

GOVERNMENT OF PUNJAB
DEPARTMENT OF HOUSING & URBAN DEVELOPMENT
(HOUSING II BRANCH)

NOTIFICATION

The 28th July, 2011

No. 17/91/08-1HG2/PF1/2161 Whereas vide notification No. 17/91/08-1HG2/7069 dated 07-11-2008 residential density of 80 units per acre was determined for the area reserved for Economically Weaker Section housing in various mega, super mega projects and colonies being developed under Punjab Apartment and Property Regulation Act, 1995.

Whereas in Master Plans prepared under Punjab Regional and Town Planning and Development (amendment) Act, 2006 residential density has also been prescribed, which is less than density for Economically Weaker Section housing.

Whereas in order to encourage and create sufficient housing stock for homeless economically weaker section, the Governor of Punjab is pleased to notify that residential density for the area reserved for the EWS shall be exclusive and exempted from the denisty to be determined for the whole residential project. The Governor of Punjab is further pleased to notify that this exemption shall be applicable to the percentage of area mandatory for this section. However, this density of EWS shall be counted for the purpose of calculation of Infrastructure and Services to be provided in the Project.

Dated: Chandigarh, the
19.07.2011

Dr. Sukhbir Singh Sandhu
Secretary to Government of Punjab
Department of Housing and Urban Development

Endst No. 17/91/08-1HG2/PF1/ Dated:

A copy with spare copy is forwarded to the Controller, Printing and Stationery, Punjab, Chandigarh with request to publish this notification in the Punjab Govt. (Extra Ordinary) Gazette and 100 copies of the same may be supplied to this department for official use.

Under Secretary

Punjab Government Gazette

EXTRAORDINARY

Published by Authority

CHANDIGARH, TUESDAY, MARCH 9, 2021 (PHALGUNA 18, 1942 SAKA)

GOVERNMENT OF PUNJAB

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

(Housing – II Branch)

NOTIFICATION

The 9th March, 2021

No. 8/1/2021-1HgII/370.-In order to provide/construction of Houses to the Economically Weaker Sections of society in the State of Punjab, the Governor of Punjab pleased to notify the Punjab EWS Housing Policy 2021 as under:-

Eligibility:

1. Proof of birth in Punjab or proof of 10 year stay in Punjab from the date of application, such as Adhaar card, copy of ration card, extract of voter list, copy of Driving license, copy of passport etc shall be provided.
2. Family income should not be more than Rs. 3 lac per annum from all sources as revised by Government of India or Punjab, from time to time. (To be self certified.)
3. The applicant/ his spouse/ minor child must not already be owning on freehold/ leasehold residential plot/ dwelling unit in Punjab or Chandigarh. (To be self certified.)

Receipt of Applications, Financing and Bar on Sale:

1. Applications will be received and verified by authorised Banks.
2. Only an application for which a Bank provides loan or applicant undertakes to make lump sum payment within 40 days of issue of letter of intent, will be considered for allotment through draw or otherwise.
3. Applicant must be married. Application must be in the joint name of husband and wife if both are alive.
4. There will be bar on sale, gift, mortgage with possession, exchange, long lease of the so allotted EWS dwelling units for a period of 15 years except within family case of death of allottee.

Sale Price: Government will fix sale price for EWS keeping in view cost of construction of unit, proportionate cost of site development and common infrastructure such as school, community centre etc. and administrative charges such as PMC, advertisement cost, which will not exceed 5% of the total project cost. Land cost will be taken as zero. There will be exemption from EDC on such EWS projects.

Land: 5% of project area, being developed by developers as well as Authorities will be kept for EWS housing. Developers may consolidate their EWS areas,

1. in pockets which must be at least 1km apart.
2. be of 12 to 16 acre in size, in residential zones of SAS Nagar and New Chandigarh Master Plans, on already constructed master plan roads.
3. 5 acre to 16 acre on existing roads with minimum 40' right of way in case of rest of Punjab.
4. within 4 km of their colonies.
5. Value of area transferred to government and area reclaimed in the colony must be same as per collector rates of the two lands. Provided further area being offered will not be less than the area being reclaimed.
6. All EWS lands will be transferred to government free of cost.
7. In case of group housing projects land can be similarly offered such that EWS Houses equal to 10% of the number of apartments, can be built on 80% area of the land offered @ 80 units per acre. Remaining 20% area will be kept for essential amenities / social infrastructure. For Example a Group Housing project of 1000 flats which is required to construct 100 EWS Houses which @ 80 /acre will need to transfer (100/80)/0.8 = 1.56 acre land as above to government, free of cost.
8. Developers who have transferred EWS areas of their projects to government in compliance to notification no. 17/17/2001-5Hg2/P.F/4255 dated 31.12.2013 can also take benefit of it by exchanging land given to government, with such new parcels of lands by way of mutation.

Essential Amenities to be part of the Project: In every EWS pocket, 80% area will be for houses @ 75 to 95 units per acre, while 20% area will be left for a school, dispensary, playground and community centre. Convenient Shopping can be in residential pocket. Construction of School, Community Centre and Convenient shopping will take place alongside the construction of the houses so that there is no inconvenience to the families shifting to such housing clusters. Wherever required, STP will be built as part of the project.

Construction: Standard Unit Design adhering GOI norms, Site layout planning and execution will be done as per specifications prepared by Department of Housing and Urban Development. Composite E-tenders for construction of the houses, site development, school, community centre and convenient shopping will be floated on government portal for price discovery, technical qualification and transparency.

Supervision of Construction: Supervision will be done by Project Management Companies having adequate experience in mass construction of such houses.

Maintenance will be done by RWA which shall be mandatorily formed on more than 25% inhabitation.

SARVJIT SINGH,
Principal Secretary to Government of Punjab,
Department of Housing & Urban Development.

Chandigarh
The 8th March, 2021

2246/3-2021/Pb. Govt. Press, S.A.S. Nagar

PUNJAB GOVERNMENT

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, PUNJAB

(Housing Branch-II)

Notification

Dated : 22 June,2021

No.17/4/2016-1Hg2/ 812 To facilitate housing for Economically Weaker Section, in the state of Punjab, the Governor of Punjab is pleased to notify a comprehensive '**Punjab EWS Housing Projects Policy 2021**' in supersession of earlier notification No. 17/04/21-1Hg2/253 dated 17/02/2021 as below: -

TO WHOM CAN THE EWS DWELLING UNITS BE SOLD :

- Proof of birth in Punjab or proof of 10 year stay in Punjab from the date of application, such as Adhaar card, copy of ration card, extract of voter list, copy of Driving license, copy of passport etc shall be provided.
- Family income should not be more than Rs. 3 lac per annum from all sources as revised by Government of India or Punjab, from time to time. (To be self certified.)
- The applicant/ his spouse/ minor child must not already be owning on freehold/ leasehold residential plot/ dwelling unit in Punjab or Chandigarh. (To be self certified.)
- 20% dwelling units may be sold to nearby Industrial Units for use of their EWS work force.
- Developer will furnish the scanned record of applications and supporting documents as above to the authority concerned.

INCENTIVES:

- Change of land use charges /EDC/LF/SIF are waived off for such projects
- Only Section 6 to 20, 32 and 36 to 39 of PAPR Act 1995 will apply and there will be exemption from the rest of the provisions of the Act ibid.

PERMISSIBLE ZONES for EWS projects:

- Residential, Mix Land use and Industrial* zones of Master plans (except SAS Nagar / New Chandigarh Master Plan/ Regional Plan GMADA).(* a 15 meter green belt not to be counted in site area, will be left all around, as per PPCB norms, within the site).

- For the cities where Master plan has not been notified such projects will be considered for approval in 3 Kms. belt outside Municipal limits.

APPLICATION BY DEVELOPER AND PROCESSING TIME:

1. A single application will be made for registration as developer, by a person/ firm/ consortium for change of land use, issuance of license for project and approval of layout with the following details:

   (i) Details ofland withownership of minimum 25% of the area and irrevocable consents/development agreement for rest of the area.

   (ii) Proposed layout /Zoning Plan of the colony.

   (iii) Proposed Building plan adhering to template provided at Annexure-A.(Modifications are permissible provided the dimensions of rooms, kitchen, bathroom and storage space are not altered more than 10% and light and ventilation are not compromised)

   (iv) Details of technology proposed to be used.

   (v) Proposed Electrical services plan approved by PSPCL.

   (vi) Proposed Water Supply plan approved by Engineering Branch of the concerned Authority.

   (vii) Proposed Sewerage Layout plan approved by Engineering Branch of the concerned Authority.

   (viii) Tentative cost estimate of the project to be verified by the registered architect/firm/company.

   (ix) Proposed price to be charged for each unit with its rough breakup in terms of cost of land, cost of construction, cost of site development etc and profit which will be verified by SE Headquarter, PUDA.

2. To establish the competency and capability of the promoter, the promoter is required to submit the following documents:

   i. Certificate of Charted Accountant showing financial capability of developer with a minimum turnover equal to 1/3rd of the cost of project for at least two years in the last five years.

ii. Certificate of successful completion of similar projects of at least half the value by the promoter in last five years or agreement with a construction company having such experience.

3. Self-certification that the land proposed for the project is not covered under Forest Conservation Actor Punjab Land Preservation Act.

4. Certificate from Drainage Department that the site is safe from flooding point of view and construction shall not obstruct the natural flow of water.

5. Only complete application with above details will be accepted. Shortcomings, if any will be conveyed to the applicant/developer within 10 workings days from the date of receipt. The applicant developer will reply within further 10 working days. Approval to the project or otherwise will be conveyed within next two weeks.

PROJECT REQUIREMENTS:

Sr. No.	Description	Parameters
	Site Requirements	
	Minimum Site Area	5 acres
	Minimum Existing Right of Way for Approach Road (ROW) to Colony.	40'-0" or widened to Master Plan
	Effective Site Area: Master plan sector road, city level green spaces and 15-meter green belt left all around within the site in industrial zone will not be counted towards the area of the site.	**Example: -** If gross area of site is 10 acres, of which 1 acre comes under Master plan road and 1 acre comes under city level/ Master Plan green and I acre comes under 15-meter green belt left all around within the site in industrial zone then the area of the site will be taken as 7 acres and saleable area, open area, Public gathering place, utilities, green area etc. shall be based on 7 acres.
	Apportionment of EWS housing	
	Maximum Ground Coverage	25 % of effective site area
	Maximum No of Dwelling Units	75 to 95 per acre
	Carpet area of Dwelling Unit (Max)	30 sq.m or as defined by GOI from time to time

Minimum internal roads	20'-0"
Minimum Area Under Parks	25% of effective site area
Minimum size of the room	100 sq. ft.
Storeys (Max)	G+3
Minimum Required Parking:	Minimum one parking space of 1.5 meter X 3 meter will be provided per DU with direct access from road.
Saleable Commercial Area excluding Parking	2.5% of effective site area
Layout Design	Layout will be in the form of a grid as shown in the template with green spaces of minimum 100 ft.. X 200 feet in each cluster. 10% variation may be allowed in case of site restrictions. Road section will be 50 feet minimum.
Suggested Building Design	Attached

5 % of site area other than the greens in clusters will reserved for community use

PERMISSIBLE TECHNOLOGIES:

- Only pre-fabricated, pre-cast or cast-in-situ such as Mivan Technology will be used. No bricks will be used.
- The project will be completed within 3 years from the date of approval.

Maintenance of the houses and common services will be the responsibility of developer till 3 years after obtaining completion certificate from the concerned authority after which maintenance will be handed over to Residential Welfare Association (RWA).

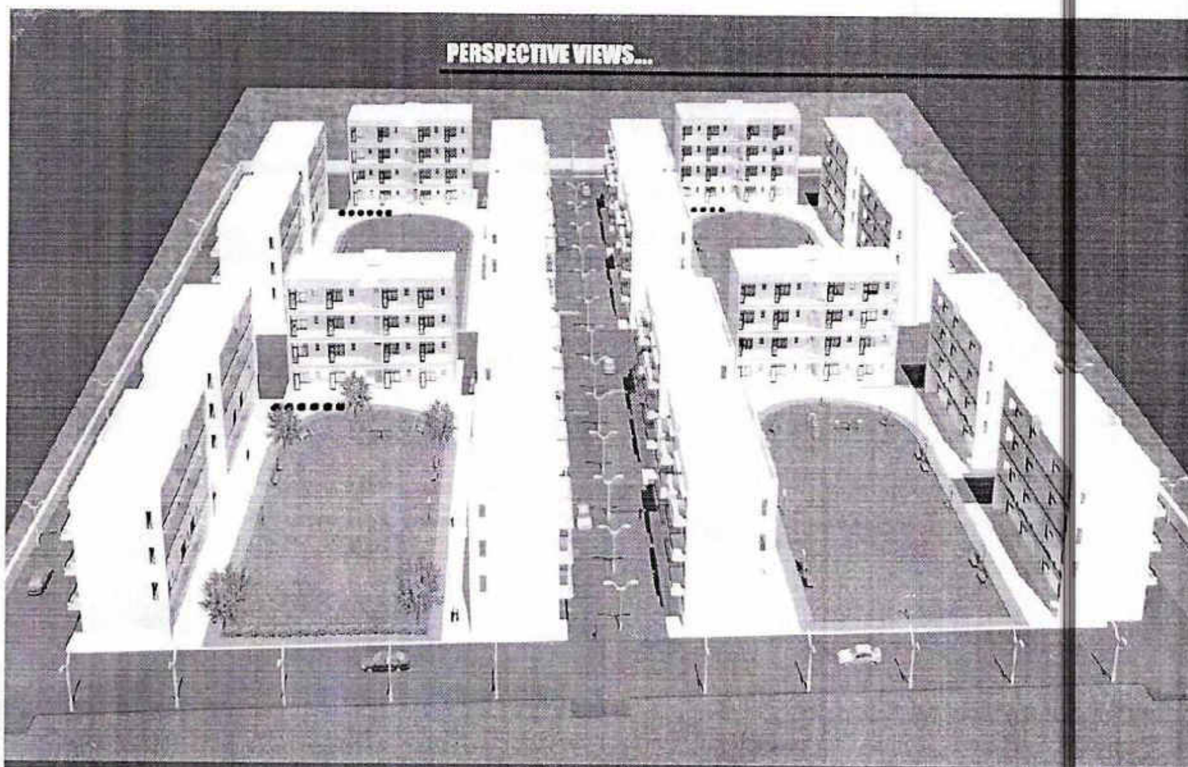
COMPETENT AUTHORITY:

Chief Town Planner, Punjab shall be the competent authority for grant of CLU, Layout Plan/Zoning Plan/Building Plan. Subject to safeguard mentioned hereafter, promoter will be allowed to allot all apartments of project area .

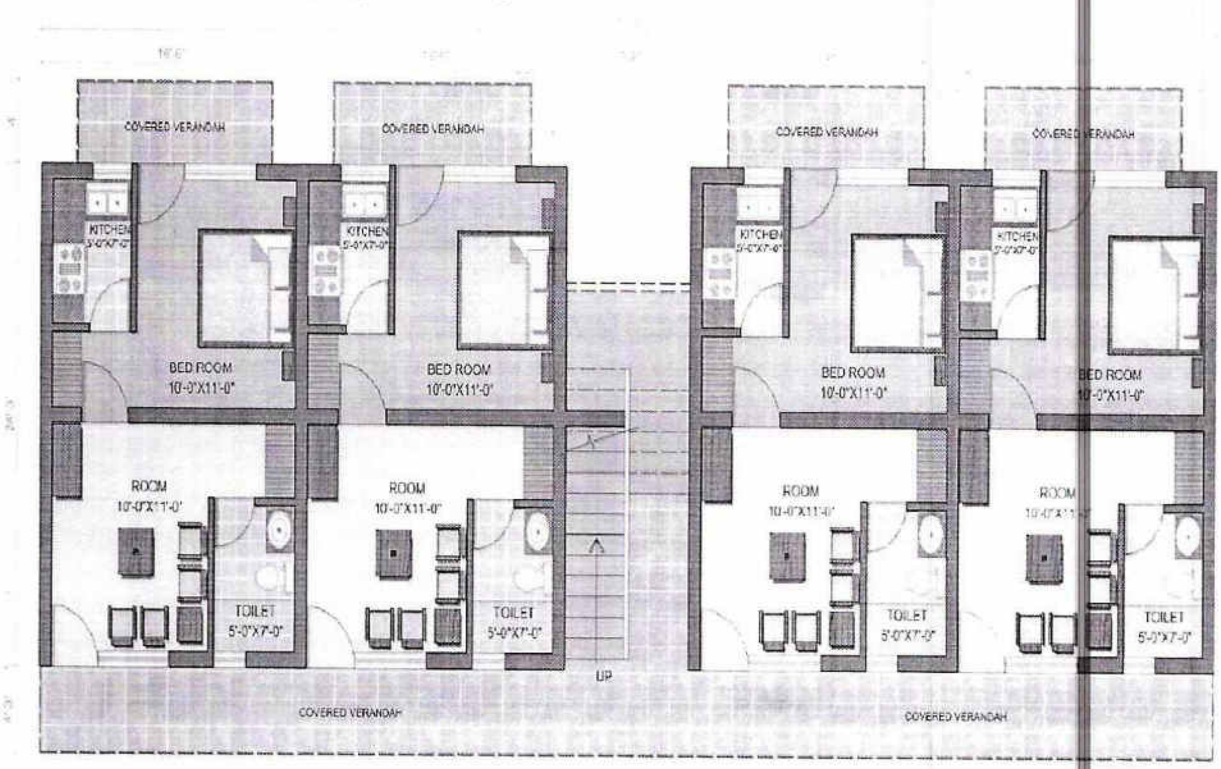
SAFE GUARD FOR BUYERS: All payments will be received in RERA escrow account of which 70 % outflow shall be governed by RERA.

Out of balance 30% receipts,20%. (i.e. 2/3rd amount) will be escrowed with the concerned urban development authority will be released upon purchase of balance land for the project .

DESIGN TEMPLATE (Layout Plan)



DESIGN TMPLATE (Layout Plan).



Sarvjit Singh
Principal Secretary, Govt of Punjab
Department of Housing and Urban Development

Dated:
Chandigarh

Endst No:17/4/16-1HG2/ 813 Dated: 22/6/2021

A copy of above is forwarded to Controller, Printing & Stationary, Punjab with the request to publish this notification in Punjab Govt. Ordinary Gazette.

Secretary

Endst No: 17/4/16-1Hg2/814-826 Dated: 22/6/2021

A copy of above is forwarded to the following for information and further necessary action please:-

1. Additional Chief Secretary, Local Govt.,Punjab.
2. CEO, Punjab Investment Bureau, Chandigarh.
3. Chief Administrator, PUDA,SAS Nagar.
4. Chief Administrator, GMADA, SAS Nagar.
5. Chief Administrator, JDA, Jalandhar.
6. Chief Administrator, PDA, Patiala.
7. Chief Administrator, ADA, Amritsar.
8. Chief Administrator, GLADA,Ludhiana.
9. Chief Administrator, BDA,Bathinida.
10. Director, Town and Country Planning, Punjab at PUDA Bhawan, Sector 62, S.A.S Nagar.
11. Director,Local Govt. ,Punjab,Chandigarh.
12. Chief Town Planner, Punjab at PUDA Bhawan, Sector 62, S.A.S Nagar.
13. G.M.(I.T.)PUDA,SAS Nagar.

Hardip Singh
Superintendent