

From

Chief Town Planner,
Punjab, Chandigarh.

To

1. Senior Town planner,
Ludhiana/Patiala/Jalandhar/Amritsar/SAS Nagar.
2. District Town Planner
Ludhiana/Patiala/Bathinda/Sangrur/Fatehgarh
Sahib/Jalandhar/Hoshiarpur/Faridkot/Ferozepur/Amritsar/Gurdaspur/
Mandi Division, Punjab, Chandigarh/SAS Nagar.
3. Deputy District Town Planner,
Ropar/Kapurthala.

Memo No. 1330-49-CTP(Pb)/Sp-135
Dated Chandigarh, the 14/03/05

Subject: Supply of copy of plans by the Department of Town & Country Planning, Punjab.

Government has approved the following rates for the supply of plans by the Department:-

<u>Sr.No.</u>	<u>Description of plan</u>	<u>Rate per copy</u>
1.	Master plan	Rs. 2000/-
2.	Controlled Area Development plan	Rs. 2000/-
3.	Scheduled Roads plan	Rs. 2000/-
4.	Block Development plan	Rs. 0500/-
5.	District plan	Rs. 0500/-

2. You are, therefore requested to charge the rates as above and issue the plans with your signatures and the purpose indicating the name to whom the plans has been issued on the plan itself. The amount so received be deposited in the Receipt Head of the department.

Chief Town Planner,
Punjab, Chandigarh.

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

To

Chief Town Planner,
Punjab , Chandigarh.

Memo No. 2/3/92-5HGII/2496

Dated Chandigarh, the

18th March, 2005.

Subject: Planning Charges by Town & Country Planning Department.

It has been decided to charge planning charges @ Rs. 10,000/- per gross acre as earlier notified by Government, Department of Housing & Urban Development vide Notification No.2/3/92-5HG2/462, dt 15.01.05 in case of planning of colonies by the Department.

These charges may also be taken from Improvement Trusts/ Municipal Corporations/Municipal Councils/Notified Area Committees, Pepsu Township Development Board, Punjab State Marketing Board and any other agency/ department, who takes the services of the Town and Country Planning Department for planning purposes.

In addition to the charges of preparation of layout plans, it has also been decided to charge equal to 50% of the scrutiny fee in respect of building applications being charged by the respective agencies, for such building applications which are referred for advice to the field offices of the Town & Country Planning Department by respective agency/ department. Fee @ Rs.200/- in case of Class-1 Town and Rs. 100/- for others shall also be charged for the preparation of plan for extension of limits of urban local body. In addition to the fee, required special stationery shall be supplied by the respective local authority to the respective field office of the Town & country Planning Department.

The fee so received should be credited to State Exchequer. The above rates shall be revised from time to time.

Secretary to Government Punjab,
Housing & Urban Development Department

Endst. No. 2/3/92-5HGII/

Dated:

Copy forwarded to the Director, Local Govt. Department, Punjab, Chandigarh for information and necessary action. He is requested to direct the local authorities as above.

Secretary to Government Punjab,
Housing & Urban Development Department

Endst. No. 2/3/92-5HGII/

Dated:

Copy is forwarded to the Secretary, Punjab State Agricultural Marketing Board for information and necessary action.

Secretary to Government Punjab,
Housing & Urban Development Department

DEPTT OF TOWN AND COUNTRY PLANNING PUNJAB

Endst. No. / 533-52 CTP(Pb) / SP-443 Dt. 21/03/05

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

- i) Senior Town Planner.
Amritsar/Jalandhar/Ludhiana/Patiala/SAS Nagar.
- ii) District Town Planner,
Amritsar/Jalandhar/Ludhiana/Patiala/SAS Nagar/Gurdaspur/ Bathinda/
Fatehgarh Sahib/Faridkot/Ferozepur/Hoshiarpur/ Sangrur.
- iii) Deputy Districts Town Planner,
Ropar/ Kapurthala.

For Senior Town Planner (HQ)
Chief Town Planner,
Punjab, Chandigarh.



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CHANDIGARH, THURSDAY, APRIL 14, 2005 (CHAITRA 24, 1927 SAKA)

GOVERNMENT OF PUNJAB

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

(HOUSING-1 BRANCH)

Notification

The 14th April, 2005

No. 3/151/6HG-1/3527.—In continuation to Punjab Government Notification No. 3/151/6HG-1/3162, dated 1st July, 1995 and in exercise of the powers conferred on him under by clause (m) of section 2 and Chapter XIV of the Punjab Regional and Town Planning and Development Act, 1995 (Punjab Act No. 11 of 1995) and all other powers enabling him to act in this behalf, the Governor of Punjab is pleased to direct that any permission by the "Competent Authority" for laying down a means of access to any "Scheduled Road" shall be subject to the payment of a one-time fee, to be deposited in the State Treasury, as per the rates stated below :—

Sr. No.	Type of Scheduled Road	Amount (Rupees per running foot of open access)
1	National Highway	10,000
2	State Highway	5,000
3	Major Districts Roads and other roads	3,000

Provided in case of Petrol Pumps and other similar retail outlets of petroleum products, this fee shall be 20% of the above amount.

Nothing in the permission granted by "Competent Authority" shall grant the applicant any right to put up a construction, whether temporary or permanent, on the "Scheduled Road" or its road reservation, or occupy the same in any manner whatsoever.

This Notification shall come into force immediately, with prospective effect.

(Sd.) . . .

KARAN BIR SINGH SIDHU,

Secretary to Government of Punjab,
Department of Housing and Urban Development.

GOVERNMENT OF PUNJAB

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

(HOUSING-1 BRANCH)

Notification

The 14th April, 2005

No. 8/1/2003-4HGI/3538.—(1) WHEREAS S.A.S. NAGAR (Mohali) was planned to include Sectors 53 to 81, out of which, Sector 53 to 75 were developed in the first Phase under the provisions of the Punjab Urban Estates (Development and Regulation) Act, 1964 and Punjab Housing Development Board Act, 1972 and land to develop these sectors was acquired under the provisions of Land Acquisition Act, 1894 and the reasons stated in the notification acquiring the land was for setting up of residential and industrial urban estates. Besides above sectors, Government has also acquired the land for Sectors 76 to 80 for setting up of urban estate at Mohali which is the extension of existing sector.

(2) AND WHEREAS the plan for development of Sector 90 is a continuation of the existing sectors with a view of expand the town of Mohali to meet the future housing and other needs.

(3) AND WHEREAS before the Punjab Regional and Town Planning and Development Act, 1995 came into force, expansion of Mohali was already contemplated by the Punjab Housing Development Board which took over the assets and liabilities of Urban Estates of the State of Punjab under notification dated 29th April, 1991.

(4) AND WHEREAS the department of Town and Country Planning prepared a plan as per the decision taken in a meeting held on 25th August, 1995 to expand the existing township by adding Sector 76—80. However presently a new Sector 90 is also being acquired.

(5) AND WHEREAS the development of Sector 90 at Mohali by PUDA formed a part of the residential sectors as conceived in the Draft Outline Master Plan Proposal.

(6) AND WHEREAS Government of Punjab initiated proceedings to acquire 222.14 acres of land in Sector 90 under the provisions of Land Acquisition Act, 1894 through Land Acquisition Collector, Mohali. Notification under Section 4 has been prepared, after which the land shall be acquired and the possession of the land shall also be handed over to Estate Officer, PUDA, Mohali.

(7) AND WHEREAS the Hon'ble Punjab and Haryana High Court,—*vide* order dated 30th May, 2001 stayed all proceedings regarding acquisition of land. Subsequently, a Division Bench of the Hon'ble High Court,—*vide* order dated 10th September, 2001 confirmed the stay of dispossession but gave liberty to PUDA to continue further proceedings subject to final orders of the Hon'ble Court. These orders of the Hon'ble High Court were pertaining to Sector 76-80.

(8) AND WHEREAS a notification under section 56 of Punjab Regional and Town Planning and Development Act, 1995 for specifying the local planning area of Mohali was issued on 6th March, 2000 and the Town and Country Planning Department prepared the Draft Outline Master Plan for further growth and developing of the area.

(9) AND WHEREAS the Punjab Urban Development and Planning Authority (PUDA) floated a scheme for allotment of residential plots in the new sector i.e. 76-80, held draw of lot for eligible applicants, issued letters of intent to about 4000 allottees, received payment of 25% of the tentative price. Now this new sector 90 is to be developed for Urban Estate for future expansion and need base.

(10) AND WHEREAS to follow the procedure in letter and spirit, actions as stipulated under section 14 and provisions of Chapters VIII, X and XII i.e. Sections 56 to 60, 70 to 78 and 91 to 138 of 1995 Act were also required to be taken.

(11) AND WHEREAS Mohali has recorded the highest rate of growth of population at present 57.14% among the class-1 cities and because of enormous pressure of population there is a considerable increase in the demand for housing. Consequently, a rapid dis-organized and illegal development in the area is seriously and genuinely apprehended if the planned development of the Sector is not immediately taken up and plots made available to the allottees/ prospective allottees. This problem had arisen in the past also and in the absence of adequate machinery it will be difficult for PUDA/ Government to prevent the haphazard, ramshackle and unplanned growth.

(12) AND WHEREAS on the basis of the material placed before the Government of Punjab, the Government is of the opinion that operation of the provision contained in Section 14 and consequently of uncomplied provisions of Chapters VIII, X and XII i.e. Sections 56 to 60, 70 to 78 and 91 to 138 of the Punjab Regional and Town Planning and Development Act, 1995 will cause undue hardship to the prospective allottees falling in Sector 90. The Government of Punjab is of the opinion that the circumstances exist which render it expedient to exempt the area falling in sector 90 being developed as expansion of the existing township of S.A.S. Nagar (Mohali) from the operation of Section 14 and consequently of the uncomplied provisions contained in Chapters VIII, X and XII i.e. Sections 56 to 60, 70 to 78 and 91 to 138 of the Punjab Regional and Town Planning and Development Act, 1995 in the larger Public interest as the compliance of the said uncomplied provision is a time consuming process and requires a lot of resources and man power for its finalization which is likely to cause considerable delay in the development of Sector 90.

NOW THEREFORE, in exercise of the powers conferred upon the State Government under Section 178(2) of the Punjab Regional and Town Planning Development Act, 1995 and keeping in view larger public interest and planned development of the area, the State Government hereby exempts the area falling under Section 90 being developed as expansion of the existing township of S.A.S. (Mohali) from the operation of provisions of Section 14 and consequently of the uncomplied provisions contained in Chapters VIII, X and XII i.e. Sections 56 to 60, 70 and 91 to 138 of the Punjab Regional and Town Planning and Development Act, 1995.

Dated : 14th April, 2005.

(Sd.) . . .

K. B. S. SIDHU, I.A.S.,

Secretary

Government of Punjab,

Department of Housing and Urban Development.

ਪੰਜਾਬ ਸਰਕਾਰ
ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ
(ਮਕਾਨ ਉਸਾਰੀ-2 ਸ਼ਾਖਾ)

ਸੇਵਾ ਵਿਖੇ,

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ ।

ਮੀਮੋ ਨੰ: 18/65/2005-6ਮਓ2/7102,
ਮਿਤੀ ਚੰਡੀਗੜ੍ਹ 14.7.2005

ਵਿਸ਼ਾ: ਮਾਸਟਰ ਪਲੈਨ ਅਨੁਸਾਰ ਲੈਂਡ ਯੂਜ਼ ਦੱਸਣ ਲਈ ਫੀਸ ਨਿਰਧਾਰਤ ਕਰਨ ਬਾਰੇ ।

ਸਰਕਾਰ ਦੇ ਧਿਆਨ ਵਿੱਚ ਲਿਆਂਦਾ ਗਿਆ ਹੈ ਕਿ ਨਗਰ ਅਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ ਦੇ ਜ਼ਿਲ੍ਹਾ ਪੱਧਰੀ ਦਫਤਰਾਂ ਵਿੱਚੋਂ ਇਕਾਈਕਾਰਾਂ/ਬਿਲਡਰਜ਼ ਆਦਿ ਵੱਲੋਂ ਵਿਭਾਗ ਵੱਲੋਂ ਤਿਆਰ ਕੀਤੀਆਂ ਗਈਆਂ ਮਾਸਟਰ ਪਲੈਨਾਂ ਅਨੁਸਾਰ ਆਪਣੀ ਥਾਂ ਦਾ ਲੈਂਡ ਯੂਜ਼ ਪਤਾ ਕਰਨ ਲਈ ਰੈਫਰੈਂਸਿਜ਼ ਪ੍ਰਾਪਤ ਹੁੰਦੇ ਹਨ। ਜਿਸ ਬਾਰੇ ਵਿਭਾਗ ਦੇ ਦਫਤਰਾਂ ਦੇ ਅਧਿਕਾਰੀਆਂ/ਕਰਮਚਾਰੀਆਂ ਵੱਲੋਂ ਮੌਕਾ ਨਿਰੀਖਣ ਕਰਨ ਉਪਰੰਤ ਰਿਪੋਰਟ ਤਿਆਰ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਅਤੇ ਵਿਭਾਗ ਵੱਲੋਂ ਇਸ ਮੰਤਵ ਲਈ ਸਮੇਂ ਦੀ ਵਰਤੋਂ, ਸਟੇਸ਼ਨਰੀ ਅਤੇ ਆਉਣ ਜਾਣ ਤੇ ਸਰਕਾਰੀ ਫੰਡਜ਼ ਵਰਤੇ ਜਾਂਦੇ ਹਨ। ਇਸ ਲਈ ਸਰਕਾਰ ਦੀ ਪੱਧਰ ਤੇ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ ਹੈ ਕਿ ਅਜਿਹੇ ਕੇਸਾਂ ਦਾ ਨਿਪਟਾਰਾ ਕਰਨ ਲਈ ਵਿਭਾਗ ਵੱਲੋਂ ਰੁਪਏ 5000/- ਇਕ ਏਕੜ ਦੀ ਸਾਈਟ ਤੇ ਇਸ ਤੋਂ ਉਪਰ ਰੁਪਏ 1000/- ਪ੍ਰਤੀ ਏਕੜ ਦੇ ਹਿਸਾਬ ਨਾਲ ਫੀਸ ਚਾਰਜ਼ ਕਰਕੇ ਸਰਕਾਰੀ ਖਜ਼ਾਨੇ ਵਿੱਚ ਜਮ੍ਹਾਂ ਕਰਵਾਈ ਜਾਇਆ ਕਰੇ। ਇਹ ਫੀਸ ਉਦਯੋਗ ਸਹਾਇਕ, ਕੰਪੀਟੈਟ ਅਥਾਰਟੀ, ਸਾਈਟ ਅਪਰੇਜ਼ਲ ਕਮੇਟੀ ਜਾਂ ਕਿਸੇ ਹੋਰ ਅਦਾਰੇ ਤੋਂ ਉਦਯੋਗਿਕ ਮੰਤਵ ਲਈ ਰਿਪੋਰਟ ਪ੍ਰਾਪਤ ਕਰਨ ਲਈ ਪ੍ਰਾਪਤ ਕੇਸਾਂ ਤੇ ਵੀ ਲਾਗੂ ਹੋਵੇਗੀ।

ਉਪਰੋਕਤ ਹਦਾਇਤਾਂ ਸਾਰੇ ਸਬੰਧਤ ਦੇ ਧਿਆਨ ਵਿੱਚ ਲਿਆ ਦਿੱਤੀਆਂ ਜਾਣ ਅਤੇ ਇੰਨ੍ਹਾਂ ਦੀ ਪਾਲਣਾ ਇੰਨ-ਬਿੰਨ ਯਕੀਨੀ ਬਣਾਈ ਜਾਵੇ ।

ਸਹੀ/- ਸਕੱਤਰ, ਮਕਾਨ ਉਸਾਰੀ

ਪਿੱਠ ਅੰਕਣ ਨੰ: 18/65/2005-6ਮਓ2/

ਮਿਤੀ: ਚੰਡੀਗੜ੍ਹ:

ਇਸ ਦਾ ਇਕ ਉਤਾਰਾ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਪੁੱਡਾ, ਮੋਹਾਲੀ ਨੂੰ ਸੂਚਨਾ ਅਤੇ ਯੋਗ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ ।

ਸੰਯੁਕਤ ਸਕੱਤਰ

ਨਗਰ ਅਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ, ਪੰਜਾਬ

ਵੱਲੋਂ,

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ,ਚੰਡੀਗੜ੍ਹ ।

ਸੇਵਾ ਵਿਖੇ,

ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਐਸ.ਏ.ਐਸ.ਨਗਰ।

ਯਾਦ ਪੱਤਰ ਨੰ: -ਸੀਟੀਪੀ(ਪਬ)/ਐਸਪੀ-443,
ਮਿਤੀ :

ਵਿਸ਼ਾ: ਰੈਵੀਨਿਊ ਪਲੈਨ ਸਪਲਾਈ ਕਰਨ ਲਈ ਫੀਸ ਚਾਰਜ ਕਰਨ ਬਾਰੇ ।

ਹਵਾਲਾ: ਆਪ ਜੀ ਦਾ ਯਾਦ ਪੱਤਰ ਨੰ: 1787-ਸਟਪ(ਐਸ)/ਐਸਪੀ-8,
ਮਿਤੀ: 13.7.06

2. ਵਿਸ਼ੇ ਤਹਿਤ ਆਪ ਵੱਲੋਂ ਰੈਵੀਨਿਊ ਪਲੈਨ ਜਾਰੀ ਕਰਨ ਸਬੰਧੀ ਰੁਪਏ 5000/-ਪ੍ਰਤੀ ਏਕੜ ਲੈਣ ਦਾ ਸੁਝਾਅ ਦਿੱਤਾ ਗਿਆ ਹੈ। ਇਹ ਠੀਕ ਜਾਪਦਾ ਹੈ ਇਸ ਲਈ ਆਉਣ ਵਾਲੇ ਸਮੇਂ ਵਿੱਚ ਜਦੋਂ ਵੀ ਕੋਈ ਅਦਾਰਾ ਰੈਵੀਨਿਊ ਪਲੈਨ ਦੀ ਮੰਗ ਕਰਦਾ ਹੈ ਤਾਂ ਉਸ ਤੋਂ ਰੁਪਏ 5000/- ਫੀਸ ਚਾਰਜ ਕਰ ਲਈ ਜਾਵੇ।

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ,ਚੰਡੀਗੜ੍ਹ ।

ਪਿੱਠ ਅੰਕਣ ਨੰ: 4560-63 ਸੀਟੀਪੀ(ਪਬ)/ਐਸਪੀ-443, ਮਿਤੀ : 3.8.06

ਇਸ ਦਾ ਇਕ ਉਤਾਰਾ ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ ਅੰਮ੍ਰਿਤਸਰ/ ਜਲੰਧਰ / ਪਟਿਆਲਾ / ਲੁਧਿਆਣਾ ਨੂੰ ਫੀਸ ਲੈਣ ਸਬੰਧੀ ਸੂਚਨਾ ਅਤੇ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ ।

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ,ਚੰਡੀਗੜ੍ਹ ।

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

No. 10/35/99-4HG1/4885 In pursuance of section 60 of the Punjab Regional and Town Planning and Development Act, 1995, The Punjab Regional and Town Planning and Development Board in its meeting held on 5th April, 2006 Vide Agenda Item No.6 determined the expenses to be paid to the designated Planning Agency declared u/s56(1) on the following rates. These expenses shall be paid by the Punjab Urban Planning and Development Authority to the Planning Agency.

Sr. No	Description of the stage	Rates per Acre (Rs.)
1.	Preparation of Local Planning Area Plan and getting its approval from the Board u/s 56(1) of the Punjab Regional and Town Planning and Development Act, 1995.	Rs. 100.00
2.	Preparation of final plan of Local Planning Area, land use maps and registers and its approval from the Board u/s 56(5) (a) & (b) 58and 59 of the Act ibid.	Rs. 200.00
3.	Preparation and approval of outline Master plan and its report u/s 70 of the Act ibid	Rs. 200.00
4.	Preparation and approval of Draft Comprehensive Master plan u/s 71,72 and 73 of the Act ibid.	Rs. 100.00
5.	Obtaining the approval of the Comprehensive Master Plan u/s 74 incorporating amendments u/s 76 & 77 of the Act ibid	Rs. 50.00

In addition to the above Board also approved rates for Outlines Plans of Urban Estates and its various Sector Layout plans, Zoning Plans, Part Outlay Plans of various sites allowed to difference agencies and Zoning Plans @ Rs.2/- per sq.yds.

86% of the above charges shall be deposited in the State Treasury by the Planning Agency and 14% be retained by it to take care of the expenses incurred by it in discharging of statutory duties assigned to it by the Board. These rates shall be applicable for the works undertaken by the Planning agency after commencement of the Act in 1995 PUDA shall pay the expenses by bifurcating it in two installments i.e., 86% to be deposited in the State Treasury and 14% to be retained by Planning Agency.

Above are operative w.e.f. 26th May 1995.

Dated: 2.6.2006

Sd/- Secy. to Govt. Pb.
SHUD

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

Notification
The 19th September 2007

No. 17/17/01-5HG2/7623 Whereas the Government of Punjab, Department of Housing and Urban Development notified the Periphery Policy vide notification No. 18/35/2002-1HG2/499, dated 20.1.2006 and vide notification. 18/35/2002-1HG2/6390 dated 12.7.06 extended it in the remaining area of Chandigarh Periphery and revised the rates for EDC, Conversion Charges and License/Permission fee in the area falling in the jurisdiction of Greater Mohali Area Development Authority vide notification no. 17/17/01-5HG2/6666 dated. 17.8.07.

Now in order to rationalize and to make it more realistic, the Governor of Punjab is pleased to partially modify the rates of External Development charges and License/Permission fee for Residential Plotted, Residential Group Housing and Commercial purposes for the area falling in the jurisdiction of Greater Mohali Area Development Authority with immediate effect as detailed in Annexure `A_ to this notification.

Dated: Chandigarh
The

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

Endst. No. 17/17/01-5HG2/7624

Dated: 19-09-2007

A copy with a spare copy is forwarded to the Controller, Printing and Stationary Department, Punjab, Chandigarh with request to publish this notification in the Punjab Govt. ordinary Gazette and send 200 copies of the same.

Secretary

Endst No. 17/17/01-5HG2/7625-34

Dated: 19-09-2007

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

1. The Principal Secretary, Local Government.
2. The Principal Secretary, Industries and Commerce.
3. The Chief Administrator, PUDA, Mohali.
4. The Chief Administrator, GMADA, Mohali.
5. The Chief Administrator, GLADA, Ludhiana.

6. The Chief Administrator, Amritsar Development Authority (ADA).
7. The Chief Administrator, Bathinda Development Authority (BDA).
8. The Chief Administrator, Jalandhar Development Authority (JDA).
9. The Chief Administrator, PDA, Patiala.
10. The Chief Town Planner, Punjab.

Endst No. 17/17/01-5HG2/7635-38

**Superintendent
Dated: 19-09-2007**

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

1. PA/CM, Punjab for information of Hon'ble Chief Minister.
2. PS/Chief Parliamentary Secretary Housing and Urban Development for information of the Chief Parliamentary Secretary.
3. PS/Chief Secretary for information of the Chief Secretary.
4. Special Principal Secretary/CM.

Endst. No. CTP(G)-07/358

**Superintendent
Dated 25.9.07**

Copy is forwarded to the following for information & necessary action:-

- 1) Addl. Chief Administrator (HQ/Policy), GMADA.
- 2) Addl. Chief Administrator GMADA, Mohali.
- 3) Senior Town Planner, GMADA.
- 4) Distt. Town Planner, GMADA.
- 5) Architect (Project) GMADA.
- 6) Accounts Officer (HQ) GMADA.

Chief Town Planner
GMADA

REVISED EXTERNAL DEVELOPMENT CHARGES, CONVERSION AND LICENCE/PERMISSION FEE IN AREAS FALLING UNDER THE JURISDICTION OF THE GREATER MOHALI AREA DEVELOPMENT AUTHORITY.

Category – I
Local Planning Area, SAS Nagar (Mohali)

(Rs. in lacs per gross acre)

Sr. No.	Purpose	External Development Charges	Conversion Charges			License/Permission Fee
			NH	SH/Sector Road	Other Road	
1.	Residential (Plotted)	36.95	5.98	5.01	4.00	4.00
2.	Residential (Group Housing)	105.50 (FAR 1.75)	8.98	7.48	5.98	5.00 (FAR 1.75)
3.	Commercial	130.47 (FAR 1.75)	47.99	39.98	32.01	200.00 (FAR 1.75)

CATEGORY – II

Local Planning Area Kharar, Zirakpur, Derabassi, Banur & Mullanpur

(Rs. in lacs per gross acre)

Sr. No.	Purpose	External Development Charges	Conversion Charges			Licence/Permission Fee
			NH	SH/Sector Road	Other Road	
1.	Residential (Plotted)	31.40	5.98	5.01	4.00	4.00
2.	Residential (Group Housing)	89.67 (FAR 1.75)	8.98	7.48	5.98	5.00 (FAR 1.75)
3.	Commercial	110.90 (FAR 1.75)	47.99	39.98	32.01	200.00 (FAR 1.75)

CATEGORY – III

Area other than Local Planning Areas in Chandigarh Periphery and area in GMADA out side periphery.

(Rs. in lacs per gross acre)

Sr. No.	Purpose	External Development Charges	Conversion Charges			Licence/Permission Fee
			NH	SH/Sector Road	Other Road	
1.	Residential (Plotted)	26.70	5.98	5.01	4.00	4.00
2.	Residential (Group Housing)	76.22 (FAR 1.75)	8.98	7.48	5.98	5.00 (FAR 1.75)
3.	Commercial	94.26 (FAR 1.75)	47.99	39.98	32.01	200.00 (FAR 1.75)

NOTE: The conversion charges are the same in all the categories as notified vide notification no. 17/17/01-5HG2/6666 dated 17.8.2007. These have all been converted into per acre.

ILLUSTRATION:

If an Industrial plot of 1 acre located on Sector road in GMADA area is allowed for conversion to commercial use, the differential amount would be calculated as follows:

EDC	Conversion Charges	Licence/Permission Fee
Rs. (3224 x 4047 = 13047528) - Rs. (1186 x 4047 = Rs. 4799742) Difference Rs. 8247786	Rs. 988 x 4047 = 3998436) - Rs. (124 x 4047 = 501828) Difference Rs. 3496608	Rs. 20000000 - Rs. 50000 Difference Rs. 19950000

Total amount to be paid by the promoter = Rs. 3, 16, 94, 394.00

NOTE:

1. External Development Charges (EDC) are the charges for utilization of existing infrastructure/proposed infrastructure.
2. The External Development Charges will be utilized by the concerned local planning and urban development authorities for providing infrastructure. In case the concerned authority feels that connectivity is required from any local body or any work is to be got executed from a local body, the proportionate amount may be deposited by the authority with the local body on case to case basis. Conversion charges will be deposited in the Government Treasury and License/Permission Fee will be retained by the concerned urban development

authority for planning and development of areas under its jurisdiction. Separate account shall be maintained for each of the above charges.

3. As has been decided in the meetings of Cabinet Sub-committee on additional resource mobilization, process of grant of CLU has to be simplified and rationalized. It has been decided that to avoid multiplicity and to have uniform rates, only one agency i.e., Department of Housing and Urban Development will approve the change of land use/grant permission of land use against payment of prescribed charges, because it is the concerned Urban Development Authority which has to upgrade the physical infrastructure as a consequence of increased pressure on utilities due to CLU. Therefore if any industrial plot is allowed for conversion to commercial use, differential of commercial and industrial rate will be charged by the Department of Housing and Urban Development from the promoter and CLU will be approved. Illustration is given above.
4. The purchase of higher FAR, than prescribed, at half the proportionate rate, for Group Housing and Commercial purposes, shall be allowed subject to admissibility under town planning norms, structural and fire safety as per National Building Code.
5. License/Permission fee is the fee for granting permission to colonizers/promoters for their projects.
6. Where a piece of land falls in more than one Potential category the proportionate rate for each category shall apply.
7. The reserved area (until it is planned) and open area under roads and parks, School, dispensary and other utilities shall be charged at the rate of residential plotted area.
8. For mixed land use, proportionate charges for different categories shall apply.
9. Abbreviation used indicates NH: National Highway; SR Scheduled Road.
10. Inter Sector Road is the Sector dividing/Scheduled Road or a road with Right Way of minimum 80 feet.
11. The conversion/CLU charges shall be at the rate as on the date of grant of permission for CLU. The license/ permission fee and EDC shall be charged at the rate as on the date of grant/exemption of license. In cases where CLU/license/permission has been granted prior to the notification of this policy, the rates shall be as specified in each permission order. Since in most of previous permission orders, it was specified that conversion charges and EDC charges shall be the charges as and when levied/on account basis, in such cases the present rates shall apply.

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

Notification

The 19th September 2007

No.17/17/01-5HG2/7639 Whereas the Government of Punjab, Department of Housing and Urban Development notified a policy called 'New External Development Charges Policy, 2004' vide notification No. 17/17/01-5HG2/6930 dated 06.07.2005 and revised the rates of EDC and License/permission fee and imposed conversion charges in the entire state of Punjab, except GMADA area, vide notification no. 17/17/01-5HG2/6682 dated 17.8.2007.

Now in order to rationalize and to make it more realistic, the Governor of Punjab is pleased to partially modify the rates of External Development charges and License/Permission fee for Residential Plotted, Residential Group Housing and Commercial purposes in the entire State of Punjab excluding the area falling within the jurisdiction of Greater Mohali Area Development Authority (GMADA) with immediate effect as detailed in Annexure 'A' to this notification.

Dated: Chandigarh
The

Endst. NO. 17/17/01-5HG2/7640

Arun Goel, IAS
Secretary to Government of Punjab,
Housing and Urban Development Department
Dated: 19-09-2007

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

Secretary

Endst No. 17/17/01-5HG2/7625-34

Dated: 19-09-2007

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

1. The Principal Secretary, Local Government.
2. The Principal Secretary, Industries and Commerce.
3. The Chief Administrator, PUDA, Mohali.
4. The Chief Administrator, GMADA, Mohali.
5. The Chief Administrator, GLADA, Ludhiana.
6. The Chief Administrator, Amritsar Development Authority (ADA).
7. The Chief Administrator, Bathinda Development Authority (BDA).
8. The Chief Administrator, Jalandhar Development Authority (JDA).
9. The Chief Administrator, PDA, Patiala.
10. The Chief Town Planner, Punjab.

Superintendent

Endst No. 17/17/01-5HG2/7635-38

Dated: 19-09-2007

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

1. PA/CM, Punjab for information of Hon'ble Chief Minister.
2. PS/Chief Parliamentary Secretary Housing and Urban Development for information of the Chief Parliamentary Secretary.
3. PS/Chief Secretary for information of the Chief Secretary.
4. Special Principal Secretary/CM.

Superintendent

Endst. No. CTP(G)-07/352

Dated 25-9-07

Copy is forwarded to the following for information & necessary action:-

- 1) Addl. Chief Administrator (HQ/Policy), GMADA.
- 2) Addl. Chief Administrator, GMADA, Mohali.
- 3) Senior Town Planner, GMADA.
- 4) Distt. Town Planner, GMADA.
- 5) Architect (Project) GMADA.
- 6) Accounts Officer (HQ) GMADA.

Chief Town Planner,
GMADA

Annexure A to Notification No. 17/17/01-5HG2/7639 Dated: 19-09-2007

EXTERNAL DEVELOPMENT CHARGES, CONVERSION CHARGES AND LICENSE/PERMISSION FEE IN THE ENTIRE STATE OF PUNJAB EXCLUDING THE AREA UNDER THE JURISDICTION OF THE GREATER MOHALI AREA DEVELOPMENT AUTHORITY.

High Potential Zone- CATEGORY-I

Ludhiana, Jalandhar, Amritsar M.C. Limits & Area within radius of 5 Kms, outside M.C. limits.

(Rs. In lacs per gross acre)

Sr. No.	Purpose	External Development Charges	Conversion Charges			Licence/ permission fee
			NH	SH/Sector Road	Other Road	
1.	Residential (Plotted)	26.78	5.38	4.53	3.60	3.00
2.	Residential (Group Housing)	60.25 (FAR 1.75)	8.09	6.76	5.38	4.00 (FAR 1.75)
3.	Commercial	93.95 (FAR 1.75)	43.18	35.98	28.81	100.00 (FAR 1.75)

High Potential Zone – CATEGORY – II

Ludhiana, Jalandhar, Amritsar outside M.C. Limits within radius of 5 Kms. To 15 Kms.

(Rs. In lacs per gross acre)

Sr. No	Purpose	External Development Charges	Conversion Charges			Licence/ Permission Fee
			NH	SH/Sector Road	Other Road	
1.	Residential (Plotted)	22.76	5.38	4.53	3.60	3.00
2.	Residential (Group Housing)	51.21 (FAR 1.75)	8.09	6.76	5.38	4.00 (FAR 1.75)
3.	Commercial	79.85 (FAR 1.75)	43.18	35.98	28.81	100.00 (FAR 1.75)

NOTE: The conversion charges are the same in all the categories as notified vide notification no. 17/17/01-5HG2/6682 dated 17.8.2007. These have all been converted into per acre.

MEDIUM POTENTIAL ZONE- CATEGORY – I

(5 Km on both side of G.T. Road)

Patiala, Rajpura, Sirhind, Gobindgarh, Khanna & Phagwara and area upto 5 Km outside M.C. Limit

(Rs. In lacs per gross acre)

Sr. No.	Purpose	External Development Charges	Conversion Charges			Licence/ Permission Fee
			NH	SH/Sector Road	Other Road	
1.	Residential (Plotted)	20.48	2.99	1.98	1.01	2.00
2.	Residential (Group Housing)	40.00 (FAR 1.75)	4.49	2.99	1.50	3.00 (FAR 1.75)
3.	Commercial	71.86 (FAR 1.75)	24.00	16.0	8.01	25.00 (FAR 1.75)

MEDIUM POTENTIAL – CATEGORY – II

(5 Km on both side of G.T. Road NH-1 in State of Punjab excluding area in High I & II & Medium I)

(Rs. In lacs per gross acre)

Sr. No.	Purpose	External Development Charges	Conversion Charges			Licence/ Permission Fee
			NH	SH/Sector Road	Other Road	
1.	Residential (Plotted)	17.41	2.99	1.98	1.01	2.00
2.	Residential (Group Housing)	40.00 (FAR 1.75)	4.49	2.99	1.50	3.00 (FAR 1.75)
3.	Commercial	61.08 (FAR 1.75)	24.00	16.0	8.01	25.00 (FAR 1.75)

NOTE: The conversion charges are the same in all the categories as notified vide notification no. 17/17/01-5HG2/6682 dated 17.8.2007. These have all been converted into per acre.

LOW POTENTIAL ZONE – CATEGORY – I**Bathinda, Moga, Batala, Pathankot, Barnala, Malerkotla & Hoshiarpur.**

Upto 15 Km outside M.Corp. limits for Bathinda & 5 Km. outside M.C. limits for other towns.

(Rs. In lacs per gross acre)

Sr. No.	Purpose	External Development Charges	Conversion Charges			Licence/ Permission Fee
			NH	SH/Sector Road	Other Road	
1.	Residential (Plotted)	10.46	1.50	1.01	0.49	0.50
2.	Residential (Group Housing)	20.92 (FAR 1.75)	2.27	1.50	0.77	0.60 (FAR 1.75)
3.	Commercial	31.38 (FAR 1.75)	12.02	8.01	4.0	5.00 (FAR 1.75)

LOW POTENTIAL ZONE – CATEGORY – II

Sangrur, Sunam, Nabha, Faridkot, Kotkapura, Ferozepur, Malout, Abohar, Mukatsar, Nawanshahar, Ropar, Tarn Taran, Gurdaspur, Samana, Jagraon, Mansa (M.C. limits & area within radius of 3 Km.)

(Rs. In lacs per gross acre)

Sr. No.	Purpose	External Development Charges	Conversion Charges			Licence/ Permission Fee
			NH	SH/Sector Road	Other Road	
1.	Residential (Plotted)	7.85	1.50	1.01	0.49	0.38
2.	Residential (Group Housing)	15.70 (FAR 1.75)	2.27	1.50	0.77	0.45 (FAR 1.75)
3.	Commercial	23.55 (FAR 1.75)	12.02	8.01	4.0	4.00 (FAR 1.75)

LOW POTENTIAL ZONE – CATEGORY – III

All other towns and areas other than included in Category Low- I & II

Sr. No.	Purpose	External Development Charges	Conversion Charges			Licence/ Permission Fee
			NH	SH/Sector Road	Other Road	
1.	Residential (Plotted)	5.89	1.50	1.01	0.49	0.25
2.	Residential (Group Housing)	11.78 (FAR 1.75)	2.27	1.50	0.77	0.30 (FAR 1.75)
3.	Commercial	17.67 (FAR 1.75)	12.02	8.01	4.0	3.0 (FAR 1.75)

NOTE: The conversion charges are the same in all the categories as notified vide notification no. 17/17/01-5HG2/6682 dated 17.8.2007. These have all been converted into per acre.

The charges will be applicable to all areas i.e. to the area falling in Statutory or Non-Statutory Master Plan limits and to the areas falling beyond these limits in the State of Punjab.

High Potential Zone	Medium Potential Zone	Low Potential Zone
<u>High-I</u> Amritsar, Jalandhar, Ludhiana, M.C. limits and area within radius of 5 Kms outside MC limits.	<u>Medium-I</u> Patiala, Rajpura, Sirhind, Mandi Gobindgarh, Khanna, and Phagwara towns and area upto 5 - Kms 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'n. 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> (5 Kms on both side of G.T. Road NH-1 in State of Punjab excluding area in High I & II and Medium I	<u>Low-II</u> Sangrur, Sunam, Nabha, Faridkot, Kapurthala, Ferozepur, Malout, Abohar, Mukatsar, Nawanshahar, Ropar, Tarn Taran, Gurdaspur, Samana, Jagraon, Mansa (M.C. Limits & outside area within radius of 3 Kms.)
		<u>Low – III</u> All other towns and areas of Punjab other than included in Category Low-I and Low-II.

If any revenue estate/local body falls partly within any of the above potential area, the entire local body/revenue estate area will be categorized as that potential area.

ILLUSTRATION:

If an Industrial plot of 1 acre located on Sector road in GMADA area is allowed for conversion to commercial use, the differential amount would be calculated as follows:

EDC	Conversion Charges	Licence/Permission Fee
Rs. (3224 x 4047 = 13047528) - Rs. (1186 x 4047 = 4799742) Difference Rs. 8247786	Rs. 988 x 4047 = 3998436) - Rs. (124 x 4047= 501828) Difference Rs. 3496608	Rs. 20000000- Rs. 50000 Difference Rs. 19950000

Total amount to be paid by the promoter = Rs. 3,16,94,394.00

NOTE:

1. External Developments Charges (EDC) are the charges for utilization of existing infrastructure/proposed infrastructure.
2. The External Development Charges will be utilized by the concerned local planning and urban development authorities for providing infrastructure. In case the concerned authority feels that connectivity is required from any local body, or any work is to be got executed from a local body, the proportionate amount may be deposited by the authority with the local body on case to case basis. Conversion charges will be deposited in the Government Treasury and License/ Permission Fee will be retained by the concerned urban development authority for planning and development of areas under its jurisdiction. Separate account shall be maintained for each of the above charges.
3. As has been decided in the meetings of Cabinet Sub-committee on additional resource mobilization, process of grant of CLU has to be simplified and rationalized. It has been decided that to avoid multiplicity and to have uniform rates, only one agency i.e. Department of Housing and Urban Development will approve the change of land use/grant permission of land use against payment of prescribed charges, because it is the concerned urban development authority which has to upgrade the physical infrastructure as a consequence of increased pressure on utilities due to CLU. Therefore if any industrial plot is allowed for conversion to commercial use, differential of commercial and industrial rate will be charged by the Department of Housing and Urban Development from the promoter and CLU will be approved. Illustration is given on previous page.
4. The purchase of higher FAR, than prescribed, at half the proportionate rate, for Group Housing and Commercial purposes, shall be allowed subject to admissibility under town planning norms, structural and fire safety as per National Building Code.
5. License/ Permission fee is the fee for granting permission to colonizers/promoters for their projects.
6. Where a piece of land falls in more than one Potential category, the proportionate rate for each category shall apply.
7. The reserved area (until it is planned) and open area under roads and parks, School, dispensary and other utilities shall be charged at the rate of residential plotted area.
8. For mixed land use, proportionate charges for different categories shall apply.

9. Abbreviation used indicates NH: National Highway: SR Scheduled Road.
10. Inter Sector Road is the Sector dividing/Scheduled Road or a road with Right Way of minimum 80 feet.
11. The conversion/CLU charges shall be at the rate as on the date of grant of permission for CLU. The license/permission fee and EDC shall be charged at the rate as on the date of grant/exemption of license. In cases where CLU/license/ permission has been granted prior to the notification of this policy, the rates shall be as specified in each permission order. Since in most of previous permission orders, it was specified that conversion charges and EDC charges shall be the charges as and when levied/on account basis, in such cases the present rates shall apply.

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

NOTIFICATION

No.17/17/2001-5Hg2/P-F/1815

Dated Chd., the 22nd June, 2010

Whereas it is endeavor of the Govt. to make available the affordable housing for weaker section, but this scheme has failed to take off due to high land values and cost of construction, though land for this purpose is available in all the approved housing projects and is lying un-utilized.

Whereas to check unauthorized construction by making Housing in authorized colonies available at affordable prices by reducing Licence fee/EDC etc. wherever possible.

Whereas real estate industry, due to economic turmoil throughout the world, high interest rates, global melt down, reduced demand and due to liquidity crunch has suffered a lot.

Whereas there is a need to redefine the various potential zones in the state of Punjab on the basis of economic and social potential of the area to make it more realistic and functional.

Now in order to encourage development in satellite towns to reduce congestion in bigger towns, to make it more realistic and to salvage the Real Estate Projects, the Governor of Punjab is pleased to partially modify the notification NO. 17/17/01-5HG2/7623, dt. 19.9.2007 and notification No. 17/17/01-5HG2/7639, dt. 19.9.2007 as under:-

POTENTIAL ZONES IN PUNJAB OTHER THAN GMADA AREA

HIGH POTENTIAL ZONE	MEDIUM POTENTIAL ZONE	LOW POTENTIAL ZONE
High I Ludhiana within M.C.Limits	Medium I Patiala, Rajpura, Sirhind Mandi Gobindgarh, Khanna and Phagwara within MC limits and 2km on both sides of the portion of the following roads not covered under any potential zone:- 1.Ludhiana - Pakhowal- Raikot road 2. Ludhiana-Samrala- Morinda- Kharar road. 3. Ludhiana - Moga road	Low I Bathinda, Moga, Batala Pathankot, Barnala, Malerkotla and Hoshiarpur within MC limits

High II a) Ludhiana outside MC limits within 15 km b) Jalandhar, Amritsar within M.C.limits	Medium II Patiala, Rajpura, Sirhind, Mandi Gobindgarh, Khanna and Phagwara outside MC limit upto 5 km and area 2km 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:- 1. Banur- Rajpura- Patiala road 2. Patiala- Sirhind road	Low II Bathinda (outside MC limits within 15km), Moga, Batala, Pathankot, Barnala Malerkotla and Hoshiarpur all outside MC limits within 5 km And Sangrur, Sunam, Nabha, Faridkot, Kotkapura Ferozepur, Malout, Abohar Mukatsar, Kapurthala, Nawanshahar, Ropar, Tarn Taran, Gurdaspur, Samana, Jagraon, Mansa within MC limits and 1 km on both sides of the portion of the following roads not covered under any potential zone:- 1. Batala- Amritsar road 2. Kurali- Ropar-Nawanshahar-Phagwara road.
High III Jalandhar & Amritsar Outside M.C. limits within 15km		

Low III

Sangrur, Sunam, Nabha, Faridkot, Ferozepur, Malout, Abohar, Mukatsar, Kapurthala Nawanshahar, Ropar, Tarn Taran, Gurdaspur, Samana, Jagraon, Mansa outside MC limits within 3km and 1km on both sides of the portion of the following roads not covered under any potential zone:-

1. Pathankot - Gurdaspur road	9. Malout-Fazike road
2. Gurdaspur- Batala road	10. Malout-Muktsar road
3. Pathankot- Jalandhar road	11. Bathinda-Muktsar road
4. Dasuya- Hoshiarpur-Balachaur- Ropar road	12. Bathinda-Kotkapura-Faridkot-Ferozepur road
5. Hoshiarpur-Jalandhar road	13. Ferozepur-Zira- tarn taran-Amritsar road
6. Ludhiana-Malerkotla- Nabha-Patiala road	14. Faridkot-Zira-tarn taran-Amritsar road
7. Patiala- Sangrur- Barnala- Bathinda-Mandi Dabwali road	15. Kotkapura- Baghapurana- Moga road
8. Bathinda- Malout- Abohar road up to Haryana border	16. Barnala- Raiko:-Jagraon- Jagraon-Nakodar- Jalandhar road.

Low IV

All other towns and areas not covered in any potential zone.

Note: if some area falls in LPA as well as along the above mentioned roads the rates of LPA shall apply not of the road). Rates of roads will apply only outside LPA.

**RATES OF EDC AND LICENSE FEE POTENTIAL ZONE WISE
POTENTIAL ZONES IN GMADA AREA**

GMADA-I: Local Planning Area S.A.S Nagar

Rs. in lacs per acre

Zones/Use	Residential Plotted	Commercial
EDC	33.00	115.00
LF	3.50	150.00

GMADA-II: Local Planning Area Mullanpur/Dera Bassi/ Zirakpur/ Kharar/ Banur

Zones/Use	Residential Plotted	Commercial
EDC	28.00	95.00
LF	3.25	145.00

GMADA-III : Area other than above in GMADA

Zones/Use	Residential Plotted	Commercial
EDC	24.00	85.00
LF	3.00	140.00

POTENTIAL ZONES IN PUNJAB OTHER THAN GMADA AREA

High-I

Zone/Use	Plotted Residential	Commercial
EDC	24.00	45.00
LF	2.50	50.00

High-II

Zone/Use	Plotted Residential	Commercial
EDC	18.00	35.00
LF	2.25	45.00

High-III

Zone/Use	Plotted Residential	Commercial
EDC	15.00	30.00
LF	2.00	40.00

Medium-I

Zone/Use	Plotted Residential	Commercial
EDC	12.00	25.00
LF	1.20	20.00

Medium-II

Zone/Use	Plotted Residential	Commercial
EDC	10.00	20.00
LF	1.00	15.00

Low-I

Zone/Use	Plotted Residential	Commercial
EDC	6.00	15.00
LF	0.30	3.00

Low-II

Zone/Use	Plotted Residential	Commercial
EDC	4.50	11.00
LF	0.25	2.00

Low-III

Zone/Use	Plotted Residential	Commercial
EDC	3.00	7.50
LF	0.20	1.25

Low-IV

Zone/Use	Plotted Residential	Commercial
EDC	2.50	6.50
LF	0.15	1.00

NOTE:

1. CLU charges, EDC and license fee shall be increased by 10% compounded on 1st April every year starting from 1st April 2012.
2. Group Housing shall be charged at the rate of plotted development subject to the condition that residential density remains the same as notified in 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.

3. External Development Charges (EDC) are the charges for utilization and repair/ maintenance/ strengthening of existing infrastructure proposed infrastructure and License/ Permission fee is the fee for granting permission for the projects.

The External Development Charges and Licence fee shall be utilized by the concerned Local Planning and Urban Development Authorities for providing infrastructure. In case the concerned Authority feels that connectivity is required from any local body or any work is to be got executed from a local body, the proportionate amount may be deposited by the authority with the Local Body on case to case basis.

Conversion charges will be deposited in the Government Treasury by the concerned authority and License Permission Fee will be retained by the concerned Urban Development Authority also for planning and development of areas under its jurisdiction. Separate account shall be maintained for each of the above charges.

4. Charges for commercial and group housing are for 1: 1.75 F.A.R. The purchase of higher FAR than prescribed, at half the proportionate rate, for Group Housing and Commercial Purposes, shall be permissible subject to admissibility under town planning norms, structural and fire safety as per National Building Code.
5. Where a piece of land falls in more than one Potential zones the proportionate rate for each category shall apply.
6. The reserved area (until planned) and open area under roads and parks and other utilities shall be charged at the rate of residential plotted area.
7. For mixed land use, proportionate charges for different categories shall apply.
8. (a) The conversion/CLU charges shall be at the rate as on the date of grant of permission for CLU.

(b) The license/ permission fee and EDC shall be charged at the rate as on the date of grant/exemption of license/ permission.

(c) It is further clarified that projects (Residential, Commercial, Industrial, Mega, Super Mega, Mega Industrial Park. I.T. Park etc.) to whom licenses have been issued under PAPRA-1995 or exemption has been granted under PAPRA prior to 17/8/2007 shall be charged E.D.C & license fee at the rates prevailing at that time, (i.e. charges leviable at the time of giving Licence or the exemption from PAPRA or the date of approval of building plans in case of projects not covered under PAPRA) irrespective of the conditions, if any, regarding enhancement of rates at later stage or payment on account basis mentioned in the L.O.I or license or agreement or exemption orders or building plans approval orders in case of projects not covered under PAPRA. However in permission orders issued after 17.8.2007 wherein it has been specified that conversion charges and EDC/ License fee charges shall be charged as and when levied or enhanced or on account basis, in such cases the present rates shall apply.

9. The reserved area in residential projects for Schools, dispensary and other institutions shall be charged in the respective Potential Zones as per the notification no. 17/17/01/5HG2/311 dated 11.1.2008.
However to encourage school level stand alone educational institutions upto 10+2 level, EDC And License fee shall be charged @ 1/10th of the charges for residential plotted category in the respective potential zones.
10. License fee and EDC on marriage palaces, dhobas/ restaurants and clubs shall be levied proportionately to the F.A.R claimed utilized as commercial. Rest of the project area shall be charged@ of Residential plotted.
11. (a) The External Development charges and License Fee, already deposited at the rates notified vide notification no. 17/17/01-5HG2/7623 dated 19-9-2007. and notification no. 17/17/01-5HG2/7639 dated 19-9-2007, shall be adjusted against pending installments or in new projects of the promoter
(b) The benefit of this concession of External Development charges and license fee shall be passed on to the customers by the promoters.
The entire onus to satisfy the concerned Urban Development Authority regarding this passing on will lie on the promoter Respective Urban Development Authority shall ensure the compliance. In case the promoter of any ongoing project is unable to satisfy the concerned Authority that he has passed on the benefit of the reduction in EDC/LF to the end user, he will not be entitled to claim any relief in EDC/LF with retrospective effect.
(c) However, no credit/ adjustment of the CLU charges already paid shall be permissible.
12. If the promoter opts to deposit the EDC in lump sum then 5% concession/ rebate shall be given.
13. (a) Defaulter promoters shall be allowed to deposit the defaulted amount of EDC in six equal half yearly installments provided that they apply to the competent authority before 1st August, 2010 with the amount of first installment.
(b) An interest of 10% shall be charged on the due amount.
(c) Penal interest already due is waived off.
(d) 3% penal interest (compounded) shall be charged on the defaulted amount in future.
(e) For the new projects under PAPRA. 15% of the EDC And full license fee shall be charged up front, however, the rest of the EDC amount shall be recovered in ten equal half yearly installments with 10% interest, payable half yearly, along with installment on the balance amount and 3% penal interest (compounded) will be charged in case of default on the defaulted amount.
(f) For new projects exempted from PAPRA Act (Mega, Super Mega, Mega Industrial, I.T.Park or any other project exempted from PAPRA, shall pay 15% EDC up front and balance in 10 equal half yearly installment with 10% interest on balance EDC. In future 3% penal interest (compounded) shall be charged on the deflated amount of EDC.
25% Licence fee shall be paid up front and balance license fee in three half yearly installments with 10% interest on balance of Licence fee. In future 3% penal interest (compounded) shall be charged on the deflated amount of license fee.

14. In case of plotted colony, EWS housing may be in form of constructed house on plots, (incremental housing) or multi- strayed flats, within the norms prescribed in PAPRA-1995 and rules, there under. While calculating the cost of dwelling unit, land cost shall be taken as zero, as number of concession have been offered to promoters and in lieu of that, land for EWS housing shall be provided free of cost by the promoter. Promoter shall have the option to construct the houses on this land for EWS as provided in the PAPR Act and Rules i.e. construction of incremental houses on plots against the plotted development and construction of flats against the Group housing under taken by the promoter in the manner and ratio provided in the Act and Rules; or promoter may transfer this land free of cost to construct EWS houses by the Govt. or its Agencies. However in case of project exempted from PAPRA EWS houses shall be constructed as per the policy notified vide notification no. 17/91/08-1HG2/7069 at 7th November 2008 where in also the cost of land shall be zero.
15. In all stand alone commercial projects (2.5 acres and above), residential projects up to 150 acres and industrial projects above 25 acres and up to 150 acres ,promoter shall provide at least one Common Facility Centre (CFC) such as Suvldha Centre, Information centre, public complaint office, and allied activities of minimum 4001000 sq feet constructed carpet area. The number of CFCs shall increase proportionately with the increase in area. However, number of additional CFCs shall be determined by the Govt. or the Development Authority keeping in view the requirement of CFCs in that area. These common facility centres (constructed) shall be leased out to Govt. or its agencies by the promoter on long lease @ Rs. 1 per year.
16. In order to boost the housing stock, promoter who sells the constructed houses in the form of built up villas, Apartments, or multi storeyed group housing, shall be given 10% rebate on EDC and License fee on completed structures. This concession shall be adjusted in the next installment of EDC/LF.
17. In order to promote social infrastructure like sports, health, recreation, education, construction of EWS housing or any other item on social infrastructure, a fund to be called " Social infrastructure Fund" (S.I.F), shall be created, wherein all promoters of residential, commercial, institutional and industrial projects (even of on going projects) shall pay an amount equal to 3% of CLU charges, EDC and License fee to the concerned Urban Development Authority who shall maintain a separate account of this fund and shall utilize it for creation/ construction of social infrastructure with the approval of Chief Minister, Punjab. This fund shall be paid by the promoter along with the CLU charges, EDC and LF. The Construction of EWS housing out of this fund, if any, shall be in addition to the requirement of construction of EWS as part of the individual project. The promoter himself, with prior permission of Competent Authority, may take up/ create this social infrastructure within 50 km of the project area with equal amount.

Dated Chandigarh,
The 22-06-2010

Dr.S.S.SANDHU, IAS
Secretary to Government of Punjab,
Housing and Urban Dev. Department.

Endst. No. 17/17/2001/5Hg2/1816

Dated: 29.06.10

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

Joint Secretary

Endst.No. 17/17/2001-5Hg2/P.F/1816-26

Dated: 29.06.10

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

1. The Principal Secretary, Local Government.
2. The Principal Secretary, Industries And Commerce.
3. The Chief Administrator, PUDA, Mohali.
4. The Chief administrator, GMADA, Mohali.
5. The chief Administrator, GLADA, Ludhiana.
6. The chief Administrator, Amritsar Development Authority, (ADA).
7. The Chief Administrator, Bathinda Development Authority(BDA)
8. The Chief Administrator, Jalandhar Development Authority (JDA).
9. The Chief Administrator, Patiala Development Authority (PDA).
10. The Chief Town Planner, Punjab, Chandigarh.

Superintendent

Endst.No.

Dated:

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

1. PA/CM, Punjab for Information of Hon'ble Chief Minister.
2. PS Chief Parliamentary Secretary, Housing and Urban Development for information of the Chief Parliamentary Secretary.
3. PS/ Chief Secretary for information of the Chief Secretary.
4. Special Principal Secretary/ CM.

Superintendent

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

Dated : 6th May, 2013

No. 17/17/2001-5Hg2/ P.F./47962/1 **whereas** it is the intention of the Government of Punjab to make available affordable houses to weaker section of the Society. Due to high cost of land and construction, thus affordability has been adversely affected.

And whereas there is a slow down in the real estate industry, due to economic slowdown world over, high interest rates, reduced demand etc..

And whereas in order to give a boost to the real estate sector, there is a need to redefine the various potential zones in the state of Punjab on the basis of economic and social potential of the area to make it more realistic, simpler and functional.

And whereas there is a need to promote well planned commercial establishments and to make available work places at affordable prices by reducing Licence fee/EDC etc.

Now, therefore, in order to encourage urban development in the entire State of Punjab and to make it more realistic and to salvage the Real Estate Projects, the Governor of Punjab is pleased to partially modify the notification No. 17/17/01-5HG2/7623, dt. 19.9.2007, notification No. 17/17/01-5HG2/7639, dt. 19.9.2007, 12/8/2012-5 HG-II/ 5094 dated 16-11-2012 and No.17/17/2001-5Hg2/P-F/1815 dated 29th June, 2010 to the extent as under:-

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 2Kms on both sides, outside any potential zone.

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

- 7) Rest of Punjab
- 8) Master Plan Area of S.A.S.Nagar, Mullanpur, 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.							
	0) Residential Plotted	24.00	9.00	7.00	5.00	3.00		36.00
	1) Residential Group Housing*	60.00	15.00	12.00	10.00	5.00		80.00
	2) Commercial	45.00	40.00	35.00	30.00	15.00		100.00
	3) Marriage Palaces	10.25	36.00	36.00	26.00	1.50	2.25	50.00 / 40.00
	4) Petrol Pumps	24.00	9.00	7.00	5.00	3.00		36.00
	5) Hospital, Multi Media Centre (not multiplexes) & Hotels	12.00	0.00	0.00	0.00	1.5		13.5
	6) Institutions	6.00	0.00	0.00	0.00	0.75		6.75
	7) Industry / Godowns / Warehousing / Cold Store	5.50	0.00	0.00	0.00	0.00		5.50
	8) Sports	Actual charges	0.50	0.50	0.50	0.00		-
	9) Recreational	6.00	3.00	2.00	1.00	1.00		10.00
2	Jalandhar within and outside M.C Limits upto 10 Kms.							
	10) Residential Plotted	18.00	8.00	6.00	5.00	2.00		28.00
	11) Residential Group Housing*	55.00	12.00	10.00	8.00	3.00		70.00
	12) Commercial	35.00	35.00	30.00	25.00	5.00	1.80	75.00
	13) Marriage Palaces	9.00	28.00	28.00	16.00	1.20		40.00 / 28.00
	14) Petrol Pumps	18.00	8.00	6.00	5.00	2.00		28.00
	15) Hospital, Multi Media Centre (not multiplexes) & Hotels	9.00	0.00	0.00	0.00	1.00		10.00
	16) Institutions	4.5	0.00	0.00	0.00	.50		5.00
	17) Industry / Godowns / Warehousing / Cold Store	5.50	0.00	0.00	0.00	0.00		5.50
	18) Sports	Actual charges	0.50	0.50	0.50	0.00		-
	19) Recreational	6.00	3.00	2.00	1.00	1.00		10.00
3	Amritsar, Patiala, Khanna, Rajpura, Mandi Gobindgarh, Sirhind and Phagwara within and outside M.C Limits upto 7 Kms.							
	20) Residential Plotted	14.00	4.00	3.00	2.00	2.00		20.00
	21) Residential Group Housing*	38.00	10.00	8.00	6.00	5.00		53.00

	22) Commercial	30.00	25.00	20.00	15.00	5.00	0.75	60.00
	23) Marriage Palaces (for Patiala)	3.75	15.00	15.00	10.00	0.50		20.00 / 15.00
	Marriage Palaces (for Khanna, Phagwara)	3.00	8.00	8.00	4.00	0.40	0.60	12.00 / 8.00
	24) Petrol Pumps	14.00	4.00	3.00	2.00	2.00		20.00
	25) Hospital, Multi Media Centre (not multiplexes) & Hotels	7.00	0.00	0.00	0.00	1.00		8.00
	26) Institutions	3.50	0.00	0.00	0.00	0.50		4.00
	27) Industry / Godowns / Warehousing / Cold Store	1.10	0.00	0.00	0.00	0.00		1.10
	28) Sports	Actual charges	0.50	0.50	0.50	0.00		-
	29) Recreational	6.00	3.00	2.00	1.00	1.00		10.00
4	Bathinda, Moga, Batala, Pathankot, Barnala, Malerkotla, Morinda, Hoshiarpur, within and outside M.C Limits upto 5 Kms.							
	30) Residential Plotted	6.00	2.50	2.00	1.50	1.50		10.00
	31) Residential Group Housing*	19.00	5.00	4.00	3.00	3.00		27.00
	32) Commercial	17.00	10.00	7.00	5.00	3.00		30.00
	33) Marriage Palaces (for Bathinda)	3.75	15.00	15.00	10.00	0.50	0.75	20.00 / 15.00
	Marriage Palaces (for other towns of this zone)	3.00	8.00	8.00	4.00	0.40	0.60	12.00 / 8.00
	34) Petrol Pumps	6.00	2.50	2.00	1.50	1.50		10.00
	35) Hospital, Multi Media Centre (not multiplexes) & Hotels	3.00	0.00	0.00	0.00	1.00		4.00
	36) Institutions	1.50	0.00	0.00	0.00	0.50		2.00
	37) Industry / Godowns / Warehousing / Cold Store	1.10	0.00	0.00	0.00	0.00		1.10
	38) Sports	Actual charges	0.50	0.50	0.50	0.00		-
	39) Recreational	6.00	3.00	2.00	1.00	1.00		10.00
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.							
	40) Residential Plotted	5.00	2.00	1.50	1.00	1.00		8.00
	41) Residential Group Housing*	12.00	4.00	3.00	2.00	2.00		18.00
	42) Commercial	12.00	6.00	4.00	2.00	2.00	0.45	20.00
	43) Marriage Palaces	2.25	7.00	7.00	3.00	0.30		10.00 / 6.00
	44) Petrol Pumps	5.00	2.00	1.50	1.00	1.00		8.00
	45) Hospital, Multi Media Centre (not multiplexes) & Hotels	2.50	0.00	0.00	0.00	0.50		3.00
	46) Institutions	1.25	0.00	0.00	0.00	0.25		1.50
	47) Industry / Godowns / Warehousing / Cold Store	1.10	0.00	0.00	0.00	0.00		1.10
	48) Sports	Actual charges	0.50	0.50	0.50	0.00		-
	49) Recreational	4.00	1.50	1.00	1.00	0.50		6.00

6	50) NH-1 upto 2Kms on both sides, outside any potential zone.	52) The rates for each permissible land use shall be as mentioned in zone 4 above.						
	51) All other NH (except NH 1)/SH/Scheduled Roads upto 1 Kms both sides, outside any potential zone.	53) The rates for each permissible land use shall be as mentioned in zone 5 above.						
7	Rest of Punjab							
	54) Residential Plotted	3.50	2.00	1.50	1.00	0.50		6.00
	55) Residential Group Housing*	11.00	4.00	3.00	2.00	1.00	0.30	16.00
	56) Commercial	10.00	6.00	4.00	2.00	2.00		18.00
	57) Marriage Palaces	1.50	4.00	4.00	2.00	0.20		6.00 / 4.00
	58) Petrol Pumps	3.50	2.00	1.50	1.00	0.50		6.00
	59) Hospital, Multi Media Centre (not multiplexes) & Hotels	1.75	0.00	0.00	0.00	0.25		2.00
	60) Institutions	0.88	0.00	0.00	0.00	0.12		1.00
	61) Industry / Godowns / Warehousing / Cold Store	1.10	0.00	0.00	0.00	0.00		1.10
	62) Sports	Actual charges	0.50	0.50	0.50	0.00		-
	63) Recreational	3.00	1.50	1.00	1.00	0.50		5.00
Master Plan Areas of GMADA Region								
1	Master Plan Area of S.A.S.Nagar, Mullanpur, Zirakpur						2.25	
	64) Residential Plotted	36.00	10.00	8.00	6.00	4.00		50.00
	65) Residential Group Housing*	116.00	14.00	12.00	10.00	5.00		135.00
	66) Commercial	80.00	40.00	35.00	30.00	55.00		175.00
	67) Marriage Palaces	11.25	35.00	35.00	25.00	1.50		50.00 / 40.00
	68) Petrol Pumps	36.00	10.00	8.00	6.00	4.00		50.00
	69) Hospital, Multi Media Centre (not multiplexes) & Hotels	18.00	0.00	0.00	0.00	2.00		20.00
	70) Institutions	9.00	0.00	0.00	0.00	1.00		10.00
	71) Industry / Godowns / Warehousing / Cold Store	16.50	0.00	0.00	0.00	0.00		16.50
	72) Sports	Actual charges	0.50	0.50	0.50	0.00		-
	73) Recreational	6.00	3.00	2.00	1.00	1.00		10.00
2	Master Plan Area of Kharar , Dera Bassi, Banur						0.60	
	74) Residential Plotted	30.00	8.00	6.00	5.00	3.00		41.00
	75) Residential Group Housing*	100.00	10.00	8.00	6.00	5.00		115.00
	76) Commercial	75.00	35.00	30.00	25.00	40.00		150.00
	77) Marriage Palaces	3.00	8.00	8.00	4.00	0.40		12.00 / 8.00
	78) Petrol Pumps	30.00	8.00	6.00	5.00	3.00		41.00
	79) Hospital, Multi Media Centre (not multiplexes) & Hotels	15.00	0.00	0.00	0.00	1.50		16.50
	80) Institutions	07.50	0.00	0.00	0.00	0.75		08.25
	81) Industry / Godowns / Warehousing / Cold Store	11.00	0.00	0.00	0.00	0.00		11.00
	82) Sports	Actual charges	0.50	0.50	0.50	0.00		-
	83) Recreational	6.00	3.00	2.00	1.00	1.00		10.00

* 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:

- 5% of total plot area of Petrol Pump shall be permissible for commercial purposes.
- There shall be moratorium of 10% increase on above mentioned charges from 01-04-2013 to 31-03-2014.
- 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.
- 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 in each zone shall be applicable.
- 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 for which the CLU, EDC, License / Permission Fee, SIF charges are higher than the already paid charges, then he / she 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 Chandigarh, the:
02-05-2013

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

Endst.No. 17/17/2001-5Hg2/ P.F./ 47962/2

Dated: 6-5-13

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 (Extra Ordinary) and 100 copies thereof may be supplied to this Department for official use.

Special Secretary

Endst.No. 17/17/2001-5Hg2/ P.F./ 47962/3-47962/22 Dated: 6-5-2013

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

1. Chief Secretary, Punjab, Chandigarh.
2. Financial Commissioner, Revenue and Rehabilitation, Punjab.
3. Financial Commissioner, Forest and Wild Life, Punjab.
4. Financial Commissioner, Rural Development and Panchayat.
5. Principal Secretary/Chief Minister for kind information of the Hon'ble Chief Minister, Punjab.
6. Principal Secretary/Deputy Chief Minister for kind information of the Hon'ble Deputy Chief Minister, Punjab.
7. Principal Secretary to Government of Punjab, Department of Local Government for onward transmission to all concerned.
8. Principal Secretary to Government of Punjab, Department of Industries & Commerce.

9. Principal Secretary to Government of Punjab, Department of Finance.
10. Principal Secretary to Government of Punjab, Department of Governance Reforms.
11. Principal Secretary to Government of Punjab, Department of Science, Technology and Environment.
12. Principal Secretary to Government of Punjab, Department of Irrigation.
13. Secretary to Government of Punjab, Department of P.W.D.(B&R).
14. Secretary to Government of Punjab, Department of Food & Civil Supplies.
15. Chief Administrator, PUDA/ GMADA/PDA/GLADA/BDA/JDA/ADA.
16. Director, Town and Country Planning , Punjab, Ajitgarh.
17. Chief Town Planner, Punjab, PUDA Bhawan,Ajitgarh.
18. Secretary, Right to Service Commission,MGSIPA, Sector-26, Chandigarh..
19. PS/SHUD, P.A./SSHU.
20. IWDMS Cell, Room No.8,7th Floor, Punjab Civil Sectt.

Superintendent

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

NOTIFICATION

Dated: 6 May, 2016

No. 17/17/2001-5Hg2/ P.F./

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 notification No. 17/17/2001-5Hg2/ P.F./727971/1 dated 06.04.2016 is superseded and earlier notifications 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	CLU	CLU	LP/PF	SIF	Total
	Ludhiana within and outside M.C Limits upto 15 Kms.		NH	SH/SR	other road			
	0) Residential Plotted	18.00	6.75	5.25	3.75	2.25		27.00
	1) Residential Group Housing*	45.00	11.25	9.00	7.50	3.75		60.00
	2) Commercial	33.75	30.00	26.25	22.50	11.25		75.00
	3) Marriage Palaces	7.69	27.00	27.00	19.50	1.13	1.69	37.51/30.01
	4) Petrol Pumps	18.00	6.75	5.25	3.75	2.25		27.00
	5) Hospital, Multi Media Centre (not multiplexes) & Hotels	9.00	0.00	0.00	0.00	1.13		10.13
	6) Institutions	4.50	0.00	0.00	0.00	0.56		5.06
	7) Industry / Godowns / Warehousing / Cold Store	4.13	0.00	0.00	0.00	0.00		4.13
	8) Sports	Actual charges	0.38	0.38	0.38	0.00		
	9) Recreational	4.50	2.25	1.50	0.75	0.75		7.50
2	Jalandhar within and outside M.C Limits upto 10 Kms.							
	10) Residential Plotted	13.50	6.00	4.50	3.75	1.50		21.00
	11) Residential Group Housing*	41.25	9.00	7.50	6.00	2.25		52.50
	12) Commercial	26.25	26.25	22.50	18.75	3.75		56.25
	13) Marriage Palaces	6.75	21.00	21.00	12.00	0.90	1.35	30.00/21.00
	14) Petrol Pumps	13.50	6.00	4.50	3.75	1.50		21.00
	15) Hospital, Multi Media Centre (not multiplexes) & Hotels	6.75	0.00	0.00	0.00	0.75		7.50
	16) Institutions	3.38	0.00	0.00	0.00	0.38		3.75
	17) Industry / Godowns / Warehousing / Cold Store	4.13	0.00	0.00	0.00	0.00		4.13
	18) Sports	Actual charges	0.38	0.38	0.38	0.00		
	19) Recreational	4.50	2.25	1.50	0.75	0.75		7.50
3	Amritsar, Patiala, Khanna, Rajpura, Mandi Gobindgarh, Sirhind and Phagwara within and outside M.C Limits upto 7 Kms.							
	20) Residential Plotted	10.50	3.00	2.25	1.50	1.50		15.00
	21) Residential Group Housing*	28.50	7.50	6.00	4.50	3.75		39.75
	22) Commercial	22.50	18.75	15.00	11.25	3.75		45.00
	23) Marriage Palaces (for Patiala)	2.81	11.25	11.25	7.50	0.38	0.56	15.00/11.25
	Marriage Palaces (for Khanna, Phagwara)	2.25	6.00	6.00	3.00	0.30	0.45	9.00/6.00
	24) Petrol Pumps	10.50	3.00	2.25	1.50	1.50		15.00
	25) Hospital, Multi Media Centre (not multiplexes) & Hotels	5.25	0.00	0.00	0.00	0.75		6.00
	26) Institutions	2.63	0.00	0.00	0.00	0.38		3.00

	27) Industry / Godowns / Warehousing / Cold Store	0.83	0.00	0.00	0.00	0.00		0.83
	28) Sports	Actual charges	0.38	0.38	0.38	0.00		
	29) Recreational	4.50	2.25	1.50	0.75	0.75		7.50
4	Bathinda, Moga, Batala, Pathankot, Barnala, Malerkotla, Morinda, Hoshiarpur, within and outside M.C Limits upto 5 Kms.							
	30) Residential Plotted	4.50	1.88	1.50	1.13	1.13		7.50
	31) Residential Group Housing*	14.25	3.75	3.00	2.25	2.25		20.25
	32) Commercial	12.75	7.50	5.25	3.75	2.25		22.50
	33) Marriage Palaces (for Bathinda)	2.81	11.25	11.25	7.50	0.38	0.56	15.00/11.25
	Marriage Palaces (for other towns of this zone)	2.25	6.00	6.00	3.00	0.30	0.45	9.00/6.00
	34) Petrol Pumps	4.50	1.88	1.50	1.13	1.13		7.50
	35) Hospital, Multi Media Centre (not multiplexes) & Hotels	2.25	0.00	0.00	0.00	0.75		3.00
	36) Institutions	1.13	0.00	0.00	0.00	0.38		1.50
	37) Industry / Godowns / Warehousing / Cold Store	0.83	0.00	0.00	0.00	0.00		0.83
	38) Sports	Actual charges	0.38	0.38	0.38	0.00		
	39) Recreational	4.50	2.25	1.50	0.75	0.75		7.50
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.							
	40) Residential Plotted	3.75	1.50	1.13	0.75	0.75		6.00
	41) Residential Group Housing*	9.00	3.00	2.25	1.50	1.50		13.50
	42) Commercial	9.00	4.50	3.00	1.50	1.50		15.00
	43) Marriage Palaces	1.69	5.25	5.25	2.25	0.23	0.34	7.51/4.51
	44) Petrol Pumps	3.75	1.50	1.13	0.75	0.75		6.00
	45) Hospital, Multi Media Centre (not multiplexes) & Hotels	1.88	0.00	0.00	0.00	0.38		2.25
	46) Institutions	0.94	0.00	0.00	0.00	0.19		1.13
	47) Industry / Godowns / Warehousing / Cold Store	0.83	0.00	0.00	0.00	0.00		0.83
	48) Sports	Actual charges	0.38	0.38	0.38	0.00		
	49) Recreational	3.00	1.13	0.75	0.75	0.38		4.50
6	50) NH-1 upto 2Kms on both sides, outside any potential zone. 51) All other NH (except NH 1)/ SH/ Scheduled Roads upto 1 Kms both sides, outside any potential zone.	52) The rates for each permissible land use shall be as mentioned in zone 4 above. 53) The rates for each permissible land use shall be as mentioned in zone 5 above.						
7	Rest of Punjab							
	54) Residential Plotted	2.63	1.50	1.13	0.75	0.38		4.50
	55) Residential Group Housing*	8.25	3.00	2.25	1.50	0.75		12.00
	56) Commercial	7.50	4.50	3.00	1.50	1.50		13.50
	57) Marriage Palaces	1.13	3.00	3.00	1.50	0.15	0.23	4.51/3.01

	58) Petrol Pumps	2.63	1.50	1.13	0.75	0.38		4.50
	59) Hospital, Multi Media Centre (not multiplexes) & Hotels	1.31	0.00	0.00	0.00	0.19		1.50
	60) Institutions	0.66	0.00	0.00	0.00	0.09		0.75
	61) Industry / Godowns / Warehousing / Cold Store	0.83	0.00	0.00	0.00	0.00		0.83
	62) Sports	Actual charges	0.38	0.38	0.38	0.00		
	63) Recreational	2.25	1.13	0.75	0.75	0.38		3.75
Master Plan Areas of GMADA Region								
1	Master Plan Area of S.A.S.Nagar, Mullanpur, Zirakpur							
	64) Residential Plotted	27.00	7.50	6.00	4.50	3.00		37.50
	65) Residential Group Housing*	87.00	10.50	9.00	7.50	3.75		101.25
	66) Commercial	60.00	30.00	26.25	22.50	41.25		131.25
	67) Marriage Palaces	8.44	26.25	26.25	18.75	1.13	1.69	37.51/30.01
	68) Petrol Pumps	27.00	7.50	6.00	4.50	3.00		37.50
	69) Hospital, Multi Media Centre (not multiplexes) & Hotels	13.50	0.00	0.00	0.00	1.50		15.00
	70) Institutions	6.75	0.00	0.00	0.00	0.75		7.50
	71) Industry / Godowns / Warehousing / Cold Store	12.38	0.00	0.00	0.00	0.00		12.38
	72) Sports	Actual charges	0.38	0.38	0.38	0.00		
	73) Recreational	4.50	2.25	1.50	0.75	0.75		7.50
2	Master Plan Area of Kharar , Dera Bassi, Banur							
	74) Residential Plotted	22.50	6.00	4.50	3.75	2.25		30.75
	75) Residential Group Housing*	75.00	7.50	6.00	4.50	3.75		86.25
	76) Commercial	56.25	26.25	22.50	18.75	30.00		112.50
	77) Marriage Palaces	2.25	6.00	6.00	3.00	0.30	0.45	9.00/6.00
	78) Petrol Pumps	22.50	6.00	4.50	3.75	2.25		30.75
	79) Hospital, Multi Media Centre (not multiplexes) & Hotels	11.25	0.00	0.00	0.00	1.13		12.38
	80) Institutions	5.63	0.00	0.00	0.00	0.56		6.19
	81) Industry / Godowns / Warehousing / Cold Store	8.25	0.00	0.00	0.00	0.00		8.25
	82) Sports	Actual charges	0.38	0.38	0.38	0.00		
	83) Recreational	4.50	2.25	1.50	0.75	0.75		7.50

* 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.

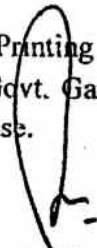
Dated: 02-05-2016
Chandigarh

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

Endst. No.17/17/2001-5Hg2/P.F./

Dated, Chandigarh:

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.


Special Secretary



Endst. No.17/17/2001-5Hg2/P.F./ 748168/17

Dated, Chandigarh: 6/5/16

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

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

Balleis Singh
Superintendent

Endst. No.17/17/2001-5Hg2/P.F./

Dated, Chandigarh: *

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, Punjab for kind information of Hon'ble Chief Secretary, Punjab.
4. PS/PSHUD, Punjab for kind information of Hon'ble Principal Secretary, Housing and Urban Development.

Superintendent

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

Notification

Dated: The 11th August 2017

No.17/17/2001-5hg2/4592 In order to boost the Real Estate Sector in the State of Punjab, the Governor of Punjab is pleased to exempt from increase of 10% charges on CLU, EDC and License/Permission Fee from 01-04-2017 to 31-03-2020. The Governor is further pleased to notify that the increased charges of 10% received from Developers for granting approvals to them w.e.f. 01-04-2017 till date of this notification, will be adjusted in the balance installments of the same project or against the charges of any future project of the Developer. The previous policy No. 17/17/01-5hg2/748168 dated 06-05-2016 shall stand partly amended to this extent.

Dated: 10-08-2017

Chandigarh

Vini Mahajan, I.A.S.

Addl. Chief Secretary to Government of Punjab,
Department of Housing and Urban Development.

Endst. No. 17/17/2001-5hg2/4593

Dated: 11/8/17

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 (Ordinary) and 50 copies thereof may be supplied to this Department for official use.


Special Secretary

ਨਗਰ ਅਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ ਪੰਜਾਬ

ਵੱਲੋਂ

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਪੰਜਾਬ,
ਐਟ ਪੁੱਡਾ ਭਵਨ, 6ਵੀਂ ਮੰਜਿਲ, ਸੈਕਟਰ 62,
ਐਸ.ਏ.ਐਸ. ਨਗਰ।

ਵੱਲੋਂ:

ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪਟਿਆਲਾ/ਲੁਧਿਆਣਾ/ਅੰਮ੍ਰਿਤਸਰ/ਜਲੰਧਰ/ਐਸ.ਏ.ਐਸ. ਨਗਰ

ਯਾਦ ਪੱਤਰ ਨੰ: 1784-88 ਸੀਟੀਪੀ(ਪਬ)/WT-29

ਮਿਤੀ: 04.05.2012

ਵਿਸ਼ਾ:- ਮਾਨਯੋਗ ਸੁਪਰੀਮ ਕੋਰਟ ਆਫ ਇੰਡੀਆ ਵੱਲੋਂ ਰਿੱਟ ਪਟੀਸ਼ਨਨੰ: 318 ਆਫ 2006: ਨੈਸ਼ਨਲ ਕੰਪੇਨ ਕਮੇਟੀ ਬਨਾਮ ਯੂਨੀਅਨ ਆਫ ਇੰਡੀਆ ਅਤੇ ਹੋਰ ਵਿੱਚ ਦਾਇਰ ਕੀਤੀ ਗਈ ਕੰਟੈਂਪਟ ਪਟੀਸ਼ਨ (ਸੀ) ਨੰ: 41-44 ਆਫ 2011 ਵਿੱਚ ਜਾਰੀ ਕੀਤੇ ਗਏ ਹੁਕਮ ਮਿਤੀ 7.2.2012 ਦੀ ਪਾਲਣਾ ਕਰਨ ਸਬੰਧੀ।

ਹਵਾਲਾ:- ਕਿਰਤ ਕਮਿਸ਼ਨਰ, ਪੰਜਾਬ-ਕਮ-ਸਕੱਤਰ, ਪੰਜਾਬ ਬਿਲਡਿੰਗ ਐਂਡ ਅਦਰ ਕੰਸਟ੍ਰਕਸ਼ਨ ਵਰਕਰ+ ਵੈਲਫੇਅਰ ਬੋਰਡ, ਚੰਡੀਗੜ੍ਹ ਦਾ ਇਸ ਦਫਤਰ ਵੱਲ ਪੱਤਰ ਨੰ: 6362-6412, ਮਿਤੀ 16.3.12.

ਹਵਾਲੇ ਅਧੀਨ ਪੱਤਰ ਦੀ ਫੋਟੋ ਕਾਪੀ ਭੇਜਦੇ ਹੋਏ ਲਿਖਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਆਪਣੇ ਸਰਕਲ ਅਧੀਨ ਆਉਂਦੇ ਦਫਤਰਾਂ ਨੂੰ ਇਸ ਤੋਂ ਜਾਣੂ ਕਰਵਾਉਂਦੇ ਹੋਏ ਇਸ ਦੀ ਇਨ-ਬਿਨ੍ਹ ਪਾਲਣਾ ਆਪਣੇ ਪੱਧਰ ਤੇ ਕਰਨੀ ਯਕੀਨੀ ਬਣਾਈ ਜਾਵੇ।

ਨੱਥੀ/ਉਪਰੋਕਤ ਅਨੁਸਾਰ।

ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ (ਸ.ਮ.),
ਦਫਤਰ: ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ।

ਵੱਲੋਂ

ਕਿਰਤ ਕਮਿਸ਼ਨਰ, ਪੰਜਾਬ,
ਐਸ.ਸੀ.ਓ. ਨੰ: 47-48, ਸੈਕਟਰ-17ਈ, ਚੰਡੀਗੜ੍ਹ।
(ਫੁੱਟਕਲ ਸ਼ਾਖਾ)

ਸੇਵਾ ਵਿਖੇ

1. ਰਾਜ ਦੇ ਸਾਰੇ ਵਿਭਾਗਾਂ ਦੇ ਮੁੱਖੀ
2. ਸਾਰੀਆਂ ਸਟੈਚੁਟਰੀ ਕਾਰਪੋਰੇਸ਼ਨਾਂ ਦੇ ਮੈਨੇਜਿੰਗ ਡਾਇਰੈਕਟਰ+
3. ਸਾਰੇ ਸਟੈਚੁਟਰੀ ਬੋਰਡਾਂ ਦੇ ਸਕੱਤਰ
4. ਸਾਰੀਆਂ ਮਿਊਂਸਿਪਲ ਕਾਰਪੋਰੇਸ਼ਨਾਂ ਦੇ ਕਮਿਸ਼ਨਰ
5. ਪੰਜਾਬ ਸਮਾਲ ਸਕੇਲ ਇੰਡਸਟਰੀ+ ਐਕਸਪੋਰਟ ਕਾਰਪੋਰੇਸ਼ਨ
6. ਮੁੱਖ ਯੋਜਨਾਕਾਰ ਨਗਰ ਅਤੇ ਸ਼ਹਿਰੀ ਯੋਜਨਾਬੰਦੀ,
ਮੱਧਿਆ ਮਾਰਗ, ਸੈਕਟਰ-18, ਚੰਡੀਗੜ੍ਹ।
7. ਕੰਟਰੀ ਟਾਊਨ ਪਲੈਨਰ, ਪੰਜਾਬ।
8. ਡਿਸਟ੍ਰਿਕਟ ਟਾਊਨ ਪਲੈਨਰ, ਪੰਜਾਬ।

ਨੰ: ਫ-1/2012/13381-13433

ਮਿਤੀ, ਚੰਡੀਗੜ੍ਹ 14-06-2012

ਵਿਸ਼ਾ:- ਬਿਲਡਿੰਗ ਐਂਡ ਅਦਰ ਕੰਸਟਰਕਸ਼ਨ ਵਰਕਰ+ (ਰੈਗੂਲੇਸ਼ਨ ਆਫ ਇੰਪਲਾਈਮੈਂਟ ਐਂਡ ਕੰਡੀਸ਼ਨ ਆਫ ਸਰਵਿਸ) ਐਕਟ 1996 ਅਧੀਨ ਸੈਸ ਜਮ੍ਹਾਂ ਕਰਵਾਉਣ ਬਾਰੇ।

ਹਵਾਲਾ:- ਇਸ ਦਫਤਰ ਦਾ ਪੱਤਰ ਨੰ: ਫੁੱਟਕਲ/6362-6412 ਮਿਤੀ 16.3.2012 ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਤੇ।

ਆਪ ਦਾ ਧਿਆਨ ਬਿਲਡਿੰਗ ਐਂਡ ਅਦਰ ਕੰਸਟਰਕਸ਼ਨ ਵਰਕਰ+ ਵੈਲਫੇਅਰ ਸੈਸ ਐਕਟ, 1996 ਦੀ ਧਾਰਾ 5 ਅਤੇ ਉਸ ਅਧੀਨ ਬਣੇ ਰੂਲ+ ਦੇ ਰੂਲ 2(ਜੀ) ਵੱਲ ਦੁਆਇਆ ਜਾਂਦਾ ਹੈ ਜਿਸ ਵਿੱਚ ਹੇਠ ਅਨੁਸਾਰ ਉਪਬੰਧ ਹੈ:

“Section 5 – Assessment of Cess : (1) The Officer or authority to whom or to which the return has been furnished under section 4 shall, after making or causing to be made such inquiry as he or it thinks fit and after satisfying himself or itself that the particulars stated in the return are correct, by order, assess the amount of cess payable by the employer.

(2) If the return has not been furnished to the officer or authority under sub-section(2) of section 4, he or it shall, after making or causing to be made such inquiry as he or it thinks fit, by order, assess the amount of cess payable by the employer.

(3) An order of assessment made under sub-section(1) or sub-section(2) shall specify the date within which the cess shall be paid by the employer”

“Rule 2(g): “Assessing Officer” means a gazette officer of a State Government or an officer of a local authority holding an equivalent post to a gazetted officer of the State Government appointed by such State Government for assessment of Cess under the Act,”

ਇਸੇ ਤਰ੍ਹਾਂ ਬਿਲਡਿੰਗ ਐਂਡ ਅਦਰ ਕੰਸਟਰਕਸ਼ਨ ਵਰਕਰ+ ਵੈਲਫੇਅਰ ਸੈਸ ਰੂਲ, 1998 ਦੇ ਰੂਲ 2(f) ਵਿੱਚ ਸੈਸ ਕੁਲੈਕਟਰ ਦੀ ਪ੍ਰੀਭਾਸ਼ਾ ਹੇਠ ਅਨੁਸਾਰ ਦਿੱਤੀ ਗਈ ਹੈ:

“Cess Collector means an officer appointed by the State Government for collection of cess under the Act.”

ਸਰਕਾਰ ਵੱਲੋਂ ਅਧਿਸੂਚਨਾ ਮਿਤੀ 6.2.2008 ਰਾਹੀਂ ਕਿਰਤ ਵਿਭਾਗ ਦੇ ਸਾਰੇ ਕਿਰਤ ਇੰਸਪੈਕਟਰ ਗ੍ਰੇਡ-1 ਅਤੇ ਗ੍ਰੇਡ-2 ਨੂੰ ਸੈਸ ਕੁਲੈਕਟਰ ਨਿਯੁਕਤ ਕੀਤਾ ਗਿਆ ਹੈ। ਇਨ੍ਹਾਂ ਇੰਸਪੈਕਟਰਾਂ ਵੱਲੋਂ ਹੋਰ ਵੀ ਕਿਰਤ ਕਾਨੂੰਨਾਂ ਨੂੰ ਲਾਗੂ ਕਰਵਾਉਣ ਦਾ ਕੰਮ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਜੋ ਕਿ ਇਨ੍ਹਾਂ ਦਾ ਮੁੱਖ ਕੰਮ ਹੈ। ਰਾਜ ਵਿੱਚ ਵੱਡੀ ਗਿਣਤੀ ਵਿੱਚ ਉਸਾਰੀ ਦਾ ਕੰਮ ਹੋ ਰਿਹਾ ਹੈ। ਕਿਰਤ ਵਿਭਾਗ ਦੇ ਬੋੜੇ ਸਟਾਫ ਵੱਲੋਂ ਸੈਸ ਇਕੱਤਰ ਕਰਨ ਦਾ ਕੰਮ ਅਤੇ ਅਸੈਸਮੈਂਟ ਕਰਨ ਦਾ ਕੰਮ ਨੇਪਰੇ ਚਾੜਨਾ ਸੰਭਵ ਨਹੀਂ ਹੈ।

ਬਿਲਡਿੰਗ ਐਂਡ ਅਦਰ ਕੰਸਟਰਕਸ਼ਨ ਵਰਕਰ+ ਵੈਲਫੇਅਰ ਸੈਸ ਐਕਟ, 1996 ਅਤੇ ਇਸ ਅਧੀਨ ਬਣੇ ਰੂਲ+ ਅਨੁਸਾਰ ਸਹੀ ਸੈਸ ਪ੍ਰਾਪਤ ਕਰਨ ਦੇ ਸਬੰਧ ਵਿੱਚ ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਕਿਰਤ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਮਿਤੀ 21.5.2012 ਨੂੰ ਇਕ ਮੀਟਿੰਗ ਹੋਈ ਜਿਸ ਵਿੱਚ ਵੱਖ-ਵੱਖ ਵਿਭਾਗਾਂ ਦੇ ਅਧਿਕਾਰੀਆਂ ਨੂੰ ਅਸੈਸਿੰਗ ਅਫਸਰ ਅਤੇ ਸੈਸ ਕੁਲੈਕਟਰ ਨਿਯੁਕਤ ਕਰਨ ਬਾਰੇ ਮਾਮਲੇ ਤੇ ਵਿਚਾਰ ਵਟਾਂਦਰਾ ਕੀਤਾ ਗਿਆ। ਇਸ ਮੀਟਿੰਗ ਵਿੱਚ ਹੇਠ ਅਨੁਸਾਰ ਫੈਸਲਾ ਹੋਇਆ:

੦੦ਸਾਰੇ ਸਰਕਾਰੀ ਵਿਭਾਗਾਂ, ਬੋਰਡਾਂ, ਕਾਰਪੋਰੇਸ਼ਨਾਂ, ਪੀ.ਐਸ.ਆਈ.ਈ.ਸੀ., ਇਨਫੋਟੈਕ, ਸਕੱਤਰ ਇੰਡਸਟਰੀ+, ਸੀ.ਟੀ.ਪੀ., ਪੰਜਾਬ, ਡੀ.ਡੀ.ਪੀ., ਲੋਕਲ ਦਫਤਰ, ਇੰਪਰੂਵਮੈਂਟ ਟਰਸਟਾਂ ਨੂੰ ਐਕਟ ਅਧੀਨ ਸੈਸ ਦੀ ਕਟੌਤੀ ਆਪਣੀ ਪੱਧਰ ਤੇ ਕਰਕੇ ਜਮ੍ਹਾਂ ਕਰਵਾਉਣ ਲਈ ਲਿਖਿਆ ਗਿਆ ਹੈ ਨਾਲ ਹੀ ਇਹ ਜਾਣਕਾਰੀ ਦੇਣ ਲਈ ਕਿਹਾ ਜਾਵੇ ਕਿ ਉਨ੍ਹਾਂ ਦੇ ਵਿਭਾਗ ਦੇ ਕਿਹੜੇ ਰੈਂਕ ਦੇ ਅਧਿਕਾਰੀਆਂ ਦੀ ਬਤੌਰ ਓਅਸੈਸਿੰਗ ਅਫਸਰ ਅਤੇ ਓਸੈਸ ਕੁਲੈਕਟਰ ਨਿਯੁਕਤ ਕਰਨਾ ਯੋਗ ਹੋਵੇਗਾ। ੦੦ ਜੇਕਰ ਉਨ੍ਹਾਂ ਵੱਲੋਂ ਨਿਰਧਾਰਤ ਸਮੇਂ ਦੇ ਅੰਦਰ ਇਹ ਜਾਣਕਾਰੀ ਨਹੀਂ ਦਿੱਤੀ ਜਾਂਦੀ ਤਾਂ ਲੋਕਲ ਗੌਰਮੈਂਟ ਵਿਭਾਗ ਦੇ ਈ.ਓ./ਅਸਿਸਟੈਂਟ ਕਮਿਸ਼ਨਰ ਅਤੇ ਬਾਕੀ ਵਿਭਾਗਾਂ ਦੇ ਕਾਰਜਕਾਰੀ ਇੰਜੀਨੀਅਰ ਰੈਂਕ ਦੇ ਅਫਸਰਾਂ ਨੂੰ ਓਅਸੈਸਿੰਗ ਅਫਸਰ ਅਤੇ ਉਨ੍ਹਾਂ ਵਿਭਾਗਾਂ ਦੇ ਡੀ.ਡੀ.ਓ. ਨੂੰ ਬਤੌਰ ਓਸੈਸ ਕੁਲੈਕਟਰ ਨਿਯੁਕਤ ਕਰਨ ਬਾਰੇ ਕਿਰਤ ਵਿਭਾਗ ਆਪਣੇ ਲੈਵਲ ਤੇ ਕੇਸ ਬਣਾ ਕੇ ਸਬੰਧਤ ਵਿਭਾਗਾਂ ਨੂੰ ਭੇਜ ਦੇਵੇਗਾ।

ਉਕਤ ਦੀ ਰੋਸ਼ਨੀ ਵਿੱਚ ਆਪ ਨੂੰ ਲਿਖਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਐਕਟ ਅਧੀਨ ਸੈਸ ਦੀ ਕਟੌਤੀ ਆਪਣੀ ਪੱਧਰ ਤੇ ਕਰਕੇ ਜਮ੍ਹਾਂ ਕਰਵਾਈ ਜਾਵੇ ਅਤੇ 15 ਦਿਨ ਦੇ ਅੰਦਰ-ਅੰਦਰ ਰਿਪੋਰਟ ਭੇਜਣ ਦੀ ਕਿਰਪਾਲਤਾ ਕੀਤੀ ਜਾਵੇ ਕਿ ਆਪ ਦੇ ਵਿਭਾਗ ਦੇ ਕਿਹੜੇ ਰੈਂਕ ਦੇ ਅਧਿਕਾਰੀਆਂ ਨੂੰ ਬਤੌਰ ਓਅਸੈਸਿੰਗ ਅਫਸਰ ਅਤੇ ਓਸੈਸ ਕੁਲੈਕਟਰ ਨਿਯੁਕਤ ਕਰਨ ਯੋਗ ਹੋਵੇਗਾ।

ਵਧੀਕ ਕਿਰਤ ਕਮਿਸ਼ਨਰ,
ਵਾਸਤੇ ਕਿਰਤ ਕਮਿਸ਼ਨਰ, ਪੰਜਾਬ।

ਪਿੱਠ ਅੰਕਣ ਨੰ: ਫ-1/2012/13433

ਮਿਤੀ, ਚੰਡੀਗੜ੍ਹ: 14/6/2012

ਇਸ ਦਾ ਇਕ ਉਤਾਰਾ ਸਕੱਤਰ, ਬਿਲਡਿੰਗ ਐਂਡ ਅਦਰ ਕੰਸਟਰਕਸ਼ਨ ਵੈਲਫੇਅਰ ਬੋਰਡ ਨੂੰ ਸੂਚਨਾ ਲਈ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।

ਵਧੀਕ ਕਿਰਤ ਕਮਿਸ਼ਨਰ,
ਵਾਸਤੇ ਕਿਰਤ ਕਮਿਸ਼ਨਰ, ਪੰਜਾਬ

ਪੰਜਾਬ ਸਰਕਾਰ
ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ
(ਮਕਾਨ ਉਸਾਰੀ-2 ਸਾਖਾ)
ਨੋਟੀਫਿਕੇਸ਼ਨ

ਨੰ: 18/18/2012-5ਐਚ.ਜੀ.2/

ਮਿਤੀ ਮਈ, 2012

ਪੰਜਾਬ ਦੇ ਰਾਜਪਾਲ ਪ੍ਰਸੰਨਤਾ ਪੂਰਵਕ, ਸ਼੍ਰੋਮਣੀ ਗੁਰਦੁਆਰਾ ਪ੍ਰਬੰਧਕ ਕਮੇਟੀ ਸ੍ਰੀ ਅੰਮ੍ਰਿਤਸਰ ਸਾਹਿਬ ਵੱਲੋਂ ਸਥਾਪਿਤ ਕੀਤੀਆਂ ਜਾਣ ਵਾਲੀਆਂ ਵਿਦਿਅਕ, ਸਿਹਤ ਅਤੇ ਸਮਾਜ ਭਲਾਈ ਸੰਸਥਾਵਾਂ ਤੇ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਟੀਜ਼ ਅਤੇ ਨਗਰ ਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ ਵੱਲੋਂ ਲਏ ਜਾਣ ਵਾਲੇ ਸੀ.ਐਲ.ਯੂ.ਚਰਜਿੰਗ, ਐਕਸਟਰਨਲ ਡਿਵੈਲਪਮੈਂਟ ਚਾਰਜਿੰਗ, ਲਾਇਸੈਂਸ ਫੀਸ ਅਤੇ ਬਿਲਡਿੰਗ ਦੇ ਨਕਸ਼ਿਆਂ ਦੀ ਸਕਰੂਟਨੀ ਫੀਸ ਤੋਂ ਛੋਟ ਦੇਣ ਦੀ ਪ੍ਰਵਾਨਗੀ ਦਿੰਦੇ ਹਨ। ਇਹ ਛੋਟ ਦੁਰਗਿਆਨਾ ਮੰਦਰ, ਅੰਮ੍ਰਿਤਸਰ ਅਤੇ ਦੇਵੀ ਤਲਾਬ ਮੰਦਰ, ਜਲੰਧਰ ਨੂੰ ਵੀ ਅਜਿਹੇ ਕੰਮਾਂ ਲਈ ਦਿੱਤੀ ਜਾਂਦੀ ਹੈ।

ਮਿਤੀ, ਚੰਡੀਗੜ੍ਹ:

02-05-2012

ਐਸ.ਕੇ.ਸੰਧੂ

ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ

ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ।

ਪਿੱਠ ਅੰਕਣ ਨੰ: 18/18/2012-5ਐਚ.ਜੀ.2/

ਮਿਤੀ:

ਉਤਾਰਾ ਕੰਟਰੋਲਰ ਪ੍ਰਿਟਿੰਗ ਤੇ ਸਟੇਸਨਰੀ, ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ ਨੂੰ ਭੇਜਕੇ ਬੇਨਤੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਇਸ ਨੋਟੀਫਿਕੇਸ਼ਨ ਨੂੰ ਅਸਾਧਾਰਣ ਗਜ਼ਟ ਵਿੱਚ ਛਪਵਾਕੇ 200 ਕਾਪੀਆਂ ਇਸ ਵਿਭਾਗ ਨੂੰ ਭੇਜਣ ਦੀ ਖੋਚਲ ਕੀਤੀ ਜਾਵੇ।

ਵਿਸ਼ੇਸ਼ ਸਕੱਤਰ

ਪਿੱਠ ਅੰਕਣ ਨੰ: 18/18/2012-5ਐਚ.ਜੀ.2/1767

ਮਿਤੀ: 10.05.2012

ਉਤਾਰਾ ਹੇਠ ਲਿਖਿਆਂ ਨੂੰ ਜਾਣਕਾਰੀ ਤੇ ਅਗਲੇਰੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ:-

1. ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ/ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ।
2. ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ/ਉਪ ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ।
3. ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ, ਵਿੱਤ ਵਿਭਾਗ।
4. ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ, ਉਦਯੋਗ ਤੇ ਕਮਰਸ ਵਿਭਾਗ।
5. ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ, ਸਥਾਨਕ ਸਰਕਾਰ ਵਿਭਾਗ
6. ਡਾਇਰੈਕਟਰ, ਨਗਰ ਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ, ਪੰਜਾਬ, ਮੋਹਾਲੀ।
7. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਪੁੱਡਾ, ਮੋਹਾਲੀ।
8. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ, ਮੋਹਾਲੀ।

9. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਪੀ.ਡੀ.ਏ., ਪਟਿਆਲਾ।
10. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਲਾਡਾ, ਲੁਧਿਆਣਾ
11. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਬੀ.ਡੀ.ਏ., ਬਠਿੰਡਾ।
12. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਜੇ.ਡੀ.ਏ., ਜਲੰਧਰ।
13. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਏ.ਡੀ.ਏ., ਅੰਮ੍ਰਿਤਸਰ।
14. ਡਾਇਰੈਕਟਰ, ਸੂਚਨਾ ਅਤੇ ਤਕਨਾਲੋਜੀ ਵਿਭਾਗ ਪੰਜਾਬ।
15. ਮੈਨੇਜਿੰਗ ਡਾਇਰੈਕਟਰ, ਪੰਜਾਬ ਇਨਫੋਟੈਕ, ਚੰਡੀਗੜ੍ਹ।
16. ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ।

ਵਿਸ਼ੇਸ਼ ਸਕੱਤਰ

Government of Punjab
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
(HOUSING II BRANCH)

SP- 432 (Gen)
SP- 443
SP- 477
SC - 7
SP- 478
SP- 458

NOTIFICATION

No.17/17/01-5Hg2/ 225257/1 Dated: 22 May, 2014

Whereas the Government of Punjab as per note 17 given under notification issued vide no. 17/17/2001-5-HG2/PF/1817 dated 22.06.2010 has notified that

"In order to promote social infrastructure like sports, health, recreation, education, construction of EWS housing or any other item on social infrastructure, a fund to be called "Social Infrastructure Fund" (S.I.F.), shall be created, wherein all promoters of residential, commercial, institutional and industrial projects (even of on going projects) shall pay an amount equal to 3% of CLU charges, EDC and License fee to the concerned Urban Development Authority who shall maintain a separate account of this fund and shall utilize it for creation/construction of social infrastructure with the approval of Chief Minister, Punjab. This fund shall be paid by the promoter along with the CLU charges, EDC and L.F. The Construction of EWS housing out of this fund, if any, shall be in addition to the requirement of construction of EWS as part of the individual project. The promoter himself, with prior permission of Competent Authority, may take up/create this social infrastructure within 50 km of the project area with equal amount."

Whereas the Government of Punjab as per the order issued vide No. 18/19/2011-5HG2/853-867 dated: 16.03.2011 has further notified that Social Infrastructure Fund (SIF) will be kept in Punjab Urban Planning and Development Authority (PUDA) and it will be utilized to promote primarily social infrastructure, sports, health, entertainment, education and construction of EWS houses or will be expanded on any other item of social infrastructure as per the guidelines issued by the Planning Department for utilization of "untied funds".

Whereas the Housing and Urban Development Department as per notification issued vide No.17/17/2001-5HG2/P.F./47962/1 dated 06-05-2013 revised the rate of Social Infrastructure Fund (SIF) to 5% of the total sum of EDC, CLU and License Fee.

Whereas the Housing and Urban Development Department as per notification issued vide No. 12/2/13-5Hg2/3052 dated 21-08-2013 regarding regularization of unauthorized colonies has also levied Social infrastructure Fund (SIF) at the rate of 5% of Regularization charges.

Whereas as per the order dated 16-03-2011, Social Infrastructure Fund (SIF) is to be kept in PUDA and is to be utilized as per the directions of the State Government.

Now, therefore, it is hereby clarified that the PUDA shall act as 'Nodal Agency' to collect and utilize the SIF on behalf of the Government and as per the directions issued by the Government from time to time.

Dated, Chandigarh the
09-05-2014

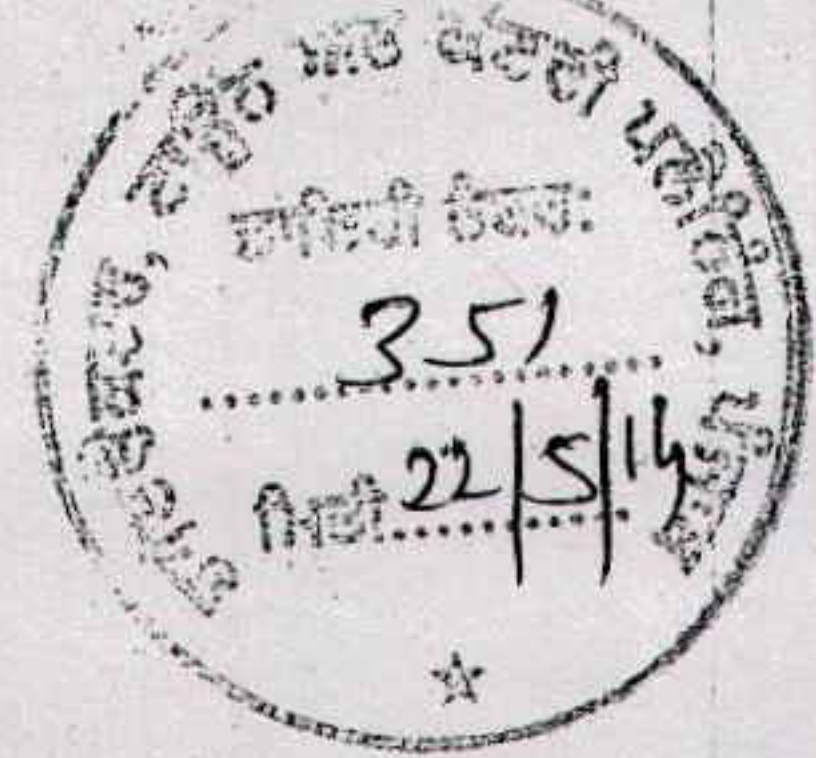
A Venu Prasad, IAS
Secretary to Government of Punjab,
Department of Housing & Urban Development

Endst. No.17/17/01-5Hg2/ 225257/2 Dated, Chandigarh, the: 22/5/14

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 (Ordinary) and 100 copies thereof may be supplied to this Department for official use.

sd/-
Special Secretary

DTP(L)



Endst. No. 17/17/01-5Hg2/ 225257/14 Dated, Chandigarh, the: 22/5/14

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

1. Financial Commissioner, Revenue, Punjab.
2. Principal Secretary, Industry and Commerce, Punjab.
3. Principal Secretary to the Deputy Chief Minister, Punjab for kind information of the Hon'ble Deputy Chief Minister, Punjab - Cum- Minister Housing and Urban Development Department.
4. Secretary, Local Government, Punjab.
5. Chief Administrator, PUDA, Mohali.
6. Chief Administrator, GMA, Mohali.
7. Chief Administrator, PDA, Mohali.
8. Chief Administrator, BDA, Mohali.
9. Chief Administrator, CLAE, Ludhiana.
10. Chief Administrator, JDA, Jalandhar.
11. Chief Administrator, ADA, Amritsar.
12. Director, Town and Country Planning, Punjab, Chandigarh.
13. Director, Local Government, Punjab, Chandigarh.
14. Chief Town Planner, Punjab, Chandigarh.
15. Managing Director, Punjab, Chandigarh.
16. Incharge, TADMS, Chandigarh.
17. Superintendent, Cabinet Branch, Chandigarh.
18. Chief Manager, Model Office, PUDA, SAS Nagar.

Balleri Son

TOWN AND COUNTRY PLANNING DEPARTMENT

Endst. No. 3027-45 -CTP (PB)/SP-432(CNEN) SP-443/SP-478 Dated: 26-5-14
SP-477/SC-7/SP-458

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

1. All Senior Town Planners.
2. All District Town Planners.

M. S. Son
District Town Planner (HQ),
For Chief Town Planner, Punjab.

CPD
23/5

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

NOTIFICATION

The
226614/1 23/5/2014

4/22/23) DTP/ (m)
All SPDS/PDS/PO/APPs

No.18/ 17 /14-5Hg2/ Whereas the Department of Housing and Urban Development in the nodal agency for dealing Change of land use (CLU) cases under the provisions of The Punjab Regional and Town Planning and Development Act, 1995. According to the policy of the Government, each promoter is supposed to deposit the CLU charges prior to the issue of approval letter for CLU, for which the demand notice is issued by this department.

2. Whereas there is no policy /guideline available with the department by which applicant is made time bound to pay the requisite charges. It has been observed in the past that in many cases promoter take too long time to pay the said charges that may lead to many technical and legal problems due to certain changes in policy/rules/guidelines. This also causes delay for remittance of the fee to the government treasury. So in order to avoid financial loss and technical hassles, there is need to fix time frame within which the charges shall have to be deposited by the promoter. Based on above, following time frame is hereby fixed to deposit the CLU charges by the Promoter.

Sr.No.	Area of the project	Time period within which CLU charges are to be deposited	Remarks
1.	Project of an area upto 25 acres	2 months	If the promoter does not pay the charges within the fixed time, then time period can be extended for 30 days maximum upto two times with the permission of the Director, Town and Country Planning, Punjab on a written request of the promoter which shall be made before expiry of time period as given in the demand notice. However, the processing fee applicable at that time, shall be charged on each extension of time.
2.	Project of an area above 25 acres	3 months	

This shall come into operation from the date of issue of this notification.

Dated, Chandigarh the
09-05-2014

A Venu Prasad, IAS
Secretary to Government of Punjab,
Department of Housing & Urban Development

Endst. No. No.18/ 17 /14-5Hg2/

Dated, Chandigarh, the:

226614/2 23/5/14

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 (Ordinary) and 100 copies thereof may be supplied to this Department for official use.

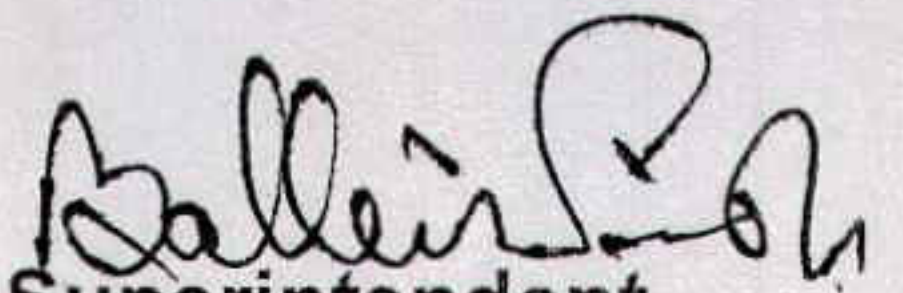
SA/-
Special Secretary

DTP(L)

Endst. No. No.18/ 17 /14-5Hg2/ 226614/15 Dated, Chandigarh, the: 23/5/14

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

1. Principal Secretary, Industry and Commerce, Punjab.
2. Principal Secretary to the Deputy Chief Minister, Punjab for kind information of the Hon'ble Deputy Chief Minister, Punjab - Cum-Minister Housing and Urban Development Department .
3. Secretary, Local Government, Punjab.
4. Chief Administrator, PUDA, SAS Nagar.
5. Chief Administrator, GMADA, SAS Nagar.
6. Chief Administrator, PDA, Patiala.
7. Chief Administrator, BDA, Bathinda.
8. Chief Administrator, GLADA, Ludhiana.
9. Chief Administrator, JDA, Jalandhar.
10. Chief Administrator, ADA, Amritsar.
11. Director, Town and Country Planning, Punjab, SAS Nagar.
12. Director, Local Government, Punjab, Chandigarh
13. Chief Town Planner, Punjab, SAS Nagar.
14. Managing Director, Punjab Infctech, Chandigarh.
15. In-charge, IWDMS, Chandigarh.
16. Superintendent, Cabinet Affairs Branch, Main Sectt. Chandigarh.
17. Chief Nodal Officer, Nodal office, PUDA, SAS Nagar.


Superintendent

TOWN AND COUNTRY PLANNING DEPARTMENT

Endst.No. 2966-85 -CTP (PB)/SP-432 (Gen) Dated: 26.5.2014.

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

1. All Senior Town Planners.
2. All District Town Planners.


District Town Planner (HQ),
For Chief Town Planner, Punjab.



Punjab Government Gazette

EXTRAORDINARY

Published by Authority

CHANDIGARH, FRIDAY, AUGUST 29, 2014 (BHADRA 7, 1936 SAKA)

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

NOTIFICATION

The 29th August, 2014

No.17/17/2001-5Hg2/PF/299539/1.-Whereas in order to boost the Industrial growth and attracting investment in industrial sector to achieve more employment opportunities in the State of Punjab, the State Government has already incentivized the industries by exempting it from license fee and change of land use charges *vide* its Notification No. 17/17/01/5Hg2/327 dated 11.01.2008 and No. 17/17/01-5Hg2/1638 dated 18.06.2009 respectively

Whereas further to promote renewable energy initiative as per NRSE Policy 2012 for meeting energy needs in rural areas and supplementing energy needs in urban, industrial and commercial sectors and to maximize and improve the share of new and renewable sources of energy (NRSE) to 10% of the total installed power capacity in the State by 2022, more fiscal incentives are required for special industries involved in the promotion of new and renewable sources of energy (NRSE) based technology.

Now, therefore, in partial modification of Notification No. 17/17/2001-5Hg2/PF/47962/1 dated 06.05.2013, to promote the installation of Renewable Energy Projects in the State of Punjab, the Governor of Punjab is pleased to exempt Renewable Energy Projects being set up in the State of Punjab from Change of Land Use (CLU) and External Development Charges (EDC). This policy will come into force from the date of its notification.

Chandigarh
The 29th August, 2014

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

(105)

Government of Punjab
Department of Housing and Urban Development
(Housing -2 Branch)

OFFICE ORDER

The 27th April, 2017

Whereas during meetings held with the stakeholders of the real estate sector dealing with the Housing and Urban Development Department, Government of Punjab, it has come to notice that certain procedures being followed by the Department to deal with the service requests of the promoters are causing undue hardship to them.

Now in order to ease these difficulties, it is hereby directed that when a Promoter applies for a particular service for a particular project to the Department of Town and Country Planning/Special Development Authorities/PUDA which require No Due Certificate (NDC), they shall be required to obtain NDC only for that particular Project for which a service request has been made, instead of the current practice of obtaining the NDC for all the projects being implemented by the same promoter in the whole state. However, this relief shall only be available up to 31 March 2018.

Further it has been observed that there is a time lag between the date of application of a particular service and the delivery of that particular service which often leads to seeking fresh NDC as on date of providing the services. In all such cases where NDC is required for fulfilling a service request, it is hereby directed that NDC provided by the promoter not older than three months prior to the date of application for a service shall be treated as sufficient for providing that particular service and fresh NDC shall not be sought.

Dated: 20-04-2016

Place: Chandigarh

Vini Mahajan, IAS

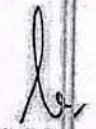
Additional Chief Secretary, Government of Punjab,
Department of Housing & Urban Development

106

Endst. No. 18/69/16-5Hg2/ 3/04-3/13 Dated Chd: 4-5-17

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

1. Chief Administrator, PUDA, GMADA, GLADA, ADA, PDA, JDA, BDA.
2. Director, Town and Country Planning, Punjab.
3. JDPR, PUDA.
- GM(IT), PUDA


Special Secretary

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

Notification

Dated: 14 November, 2017

No.18/46/2009-5Hg2/ 4956

In view of various difficulties being faced by the promoters regarding de-hypothecation of hypothecated/mortgaged property and due to lack of any policy on this issue, the Governor of Punjab is pleased to notify the following policy for mortgage/hypothecation and demortgage/dehypothecation of hypothecated/ mortgaged property:-

1. In cases of mortgage/hypothecation of property:- Property to be mortgaged at 75% of the collector rates only as per the old procedure.
2. At the time of de-mortgaging of mortgaged property:- If promoter makes payment of some dues, partial de-mortgaging of property in lieu of paid EDC, Licence Fee, Road Cess and other dues may be done at the request of promoter as under:-
 - i) During the Financial Year 2017-18, if promoter submits a request for partial release/demortgage of property equivalent to the value of paid EDC and other dues, out of property already mortgaged with the Development Authority, then, it may be released/demortgaged at the rate at which it was mortgaged by the promoter.
 - ii) From the Financial Year 2018-19 onwards, mortgaged property may be partially released/demortgaged on account of paid EDC and other dues only if the mortgaged property is found surplus after afresh valuation of the mortgaged property at the time of demortgage.
3. While calculating the value of property to be mortgaged or de-mortgaged, no consideration be given on F.A.R. additionally purchased by the promoter.
4. In case promoter wants to change property already hypothecated in favour of the Development Authority with the new property and in new cases of hypothecation/mortgage of property then;
 - i) Prior approval of the Competent Authority shall be taken by the promoter for the mortgage/change of mortgaged property. Besides, promoter will also give an undertaking that new property, which is being hypothecated in favour of the Development Authority, has neither been

allotted/sold to anybody nor will it be allotted/sold to anybody during the time it remains mortgaged in favour of the Development Authority and same is free from any litigation/encumbrances.

- ii) Promoter will also get marked the lien of new property in favour of the Development Authority on the lay-out plans alongwith Revenue Records.
- iii) In cases of partial replacement of property already mortgaged with the Development Authority, then, apart from the provisions of 4(i) & (ii) above, afresh valuation of property mortgaged with the Development Authority at the time of replacement would be considered before replacement of mortgaged property.

Place: Chandigarh

Vini Mahajan, IAS

Dated: 31-10-2017

Additional Chief Secretary to Government of Punjab

Department of Housing and Urban Development

Endst. No. 18/46/2009-5hg2/ 4957

Dated: 14/11/17

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 (Ordinary) and 50 copies thereof may be supplied to this Department for official use.


Special Secretary

Government of Punjab
Department of Housing & Urban Development
(Housing – 2 Branch)
Notification

Dated: 5 March 2019

No.18/46/09-5hg2/1433650/1 The Government of Punjab, Department of Housing and Urban Development notified a policy No.18/46/2009-5Hg2/4956 on 14-11-2017 laying down the procedure for hypothecation and de-hypothecation of property. The notification provided for hypothecation of properties at 75% of the collector rates. It laid down instructions for partial de-hypothecation and partial replacement of properties already hypothecated. It provided that, if promoter submitted request for partial release/de-hypothecation of property, then, during the Financial Year 2017-18, it might be released/ de-hypothecated at the rates at which it was mortgaged by the promoter and this facility was extended till 31-12-2019 vide Punjab Government notification dated 31-07-2018. Notification dated 31-07-2018 further provided to evaluate new properties at 90% of the prevailing collector rates instead of 75% of the collector rates. In view of declining collector rates and to safeguard the interest of the Government, the Governor of Punjab is further pleased to partially amend the notification issued vide no. 18/69/16-5Hg2/1284921/1 dated 31-07-2018 as under:-

There will be regular revaluation of properties as per revised criteria after every 3 years from the date of submission of hypothecation by the promoter. Accordingly, promoter will be liable to hypothecate additional property if the value of hypothecated property as per fresh valuation is less than the balance amount outstanding towards promoter and in case value of hypothecated property as per fresh valuation is more than the required amount, then excess property may be released. Moreover, since the hypothecation is taken against future interest due as well, therefore, if variation is not more than 5% then, additional property shall not be got hypothecated.

However, the Authority may also undertake fresh evaluation earlier than 3 years at the specific request of the promoter. In such cases, depending upon the outcome of such evaluation, excess property shall be either demanded or released.

Each Authority shall present an agenda annually about the conduct of such exercise. This shall be done along with the approval of final accounts of Authority.

Dated: 21-02-2019
Chandigarh

Vini Mahajan, IAS
Additional Chief Secretary, Govt of Punjab
Department of Housing and Urban Development

Endst. No. 18/46/09-5hg2/1433650/2

Dated: 5/3/2019

A copy is forwarded to the Controller, Printing and Stationary, Punjab, SAS Nagar with a request to publish this notification in the Punjab Govt. Gazette (Ordinary).


Special Secretary

ਡਾਇਰੈਕਟੋਰੇਟ ਆਫ ਨਗਰ ਅਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ
(ਪੁੱਤਾ ਭਵਨ, ਬਲਾਕ-'A', ਸੈਕਟਰ-62, ਐਸ.ਏ.ਐਸ ਨਗਰ)

ਵੱਲ

1. ਮੁੱਖ ਪ੍ਰਸਾਸਕ,
ਪੁੱਤਾ/ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ. ਨਗਰ/ ਬੀ.ਡੀ.ਏ., ਬਠਿੰਡਾ/
ਪੀ.ਡੀ.ਏ., ਪਟਿਆਲਾ/ ਗਲਾਡਾ, ਲੁਧਿਆਣਾ/
ਜੇ.ਡੀ.ਏ., ਜਲੰਧਰ/ਏ.ਡੀ.ਏ., ਅੰਮ੍ਰਿਤਸਰ।
2. ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੀ.ਬੀ.ਆਈ.ਪੀ./ਐਸ.ਏ.ਐਸ. ਨਗਰ/ਪਟਿਆਲਾ/
ਲੁਧਿਆਣਾ/ਜਲੰਧਰ/ਅੰਮ੍ਰਿਤਸਰ।
3. ਜ਼ਿਲਾ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਐਸ.ਏ.ਐਸ. ਨਗਰ/ਫਤਿਹਗੜ੍ਹ/ਰੂਪਨਗਰ/
ਪਟਿਆਲਾ/ਸੰਗਰੂਰ/ਬਠਿੰਡਾ/ਲੁਧਿਆਣਾ/
ਫਰੀਦਕੋਟ/ਫਿਰੋਜ਼ਪੁਰ/ਜਲੰਧਰ/ਹੁਸ਼ਿਆਰਪੁਰ/
ਅੰਮ੍ਰਿਤਸਰ/ਗੁਰਦਾਸਪੁਰ/ ਕਪੂਰਥਲਾ।

ਯਾਦ ਪੱਤਰ ਨੰ: 3827-55 ਸੀਟੀਪੀ(ਪਬ)/ : P-432-Gen
ਮਿਤੀ: 10-07-2019

ਵਿਸ਼ਾ:- Sports Activity ਸਬੰਧੀ ਈ.ਡੀ.ਸੀ. ਲੈਣ ਬਾਰੇ।

ਹਵਾਲਾ : ਸਰਕਾਰ ਦੀ ਨੋਟੀਫਿਕੇਸ਼ਨ ਨੰ: 17/17/01/5 ਐਚ.ਜੀ.-2/ਪੀ.ਐਫ./748168/17 ਮਿਤੀ 06.05.2016 ਦੇ ਸਬੰਧ ਵਿਚ।

2. ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਤੇ ਹਵਾਲੇ ਤਹਿਤ ਨੋਟੀਫਿਕੇਸ਼ਨ ਵਿਚ ਸਪੋਰਟਸ ਐਕਟੀਵਿਟੀ ਲਈ ਦਰਜ ਈ.ਡੀ.ਸੀ. ਸਬੰਧੀ "Actual charges" ਬਾਰੇ ਸਰਕਾਰ ਪੱਧਰ ਤੇ ਵਿਚਾਰਦੇ ਹੋਏ ਇਸ ਸਬੰਧੀ ਵੱਖ-ਵੱਖ ਜ਼ੋਨਜ਼ ਵਿੱਚ Recreational ਲਈ ਨਿਰਧਾਰਤ ਈ.ਡੀ.ਸੀ. ਵਾਲੇ ਚਾਰਜਜ਼ ਹੀ ਸਪੋਰਟਸ ਐਕਟੀਵਿਟੀ ਲਈ ਲੈਣ ਦਾ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ ਹੈ। ਇਸ ਲਈ ਸਪੋਰਟਸ ਐਕਟੀਵਿਟੀ ਲਈ ਸੀ.ਐਲ.ਯੂ. ਸਬੰਧੀ ਪ੍ਰਾਪਤ ਕੇਸਾਂ ਉਪਰ ਇਸ ਅਨੁਸਾਰ ਕਾਰਵਾਈ ਕੀਤੀ ਜਾਵੇ।

ਪਿੱਠਅੰਕਣ ਨੰ: -ਸੀਟੀਪੀ(ਪਬ)/

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ।
ਮਿਤੀ:

ਇਸਦਾ ਇੱਕ ਉਤਾਰਾ ਪੀ.ਏ./ਪੀ.ਐਸ. ਟੂ ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ, ਮੰਤਰੀ, ਪੰਜਾਬ, ਨੂੰ ਮਾਨਯੋਗ ਮੰਤਰੀ ਜੀ ਦੀ ਸੂਚਨਾ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।

ਪਿੱਠਅੰਕਣ ਨੰ: -ਸੀਟੀਪੀ(ਪਬ)/

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ।
ਮਿਤੀ:

ਇਸਦਾ ਇੱਕ ਉਤਾਰਾ ਪੀ.ਏ. ਟੂ ਵਧੀਕ ਮੁੱਖ ਸਕੱਤਰ, ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ, ਪੰਜਾਬ, ਨੂੰ ਮਾਨਯੋਗ ACS(HUD) ਜੀ ਨੂੰ ਸੂਚਨਾ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।

ਪਿੱਠਅੰਕਣ ਨੰ: -ਸੀਟੀਪੀ(ਪਬ)/

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ।
ਮਿਤੀ:

ਇਸਦਾ ਇੱਕ ਉਤਾਰਾ ਪੀ.ਏ.ਟੂ, ਡੀ.ਟੀ.ਸੀ.ਪੀ. ਨੂੰ ਮਾਨਯੋਗ ਡਾਇਰੈਕਟਰ, ਨਗਰ ਅਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ, ਪੰਜਾਬ ਜੀ ਦੀ ਜਾਣਕਾਰੀ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ।
(ਸੇਬ)

Government of Punjab
Department of Housing and Urban Development
(Housing -2 Branch)
Notification

Dated: The 20/3/2020

No. 18/69/16-5hg2/1017 The Governor of Punjab is pleased to partially amend the Government notification no. 18/69/16-5hg2/375 dated 28-11-2019 as follow:-

" It is hereby notified that the promoters of colonies who were granted license prior to 27-08-2014 shall be exempted from providing the hypothecation as per clause 3 against the dues under the above policy of 28-11-2019."

Dated: 11-03-2020
Chandigarh

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

Endst. No. 18/69/16-5hg2/1018

Dated: 20/3/2020

A copy is forwarded to the Controller, Printing and Stationary, Punjab, SAS Nagar with a request to publish this notification in the Punjab Govt. Gazette (Ordinary).


Secretary

Endst. No.18/69/2016-5Hg2/1019-1031

Dated, Chandigarh: 20/3/2020

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

1. Additional Chief Secretary, Local Govt., Punjab.
2. Chairperson Real Estate Regulatory Authority, Punjab.
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, BDA, Bathinda.
9. Chief Administrator, GLADA, Ludhiana.
10. Director, Town and Country Planning, Punjab.
11. Director, Local Govt., Punjab.
12. Chief Town Planner, Punjab.
13. G.M. (I.T.), PUDA, SAS Nagar.

preet kalia
2013
Superintendent

ਡਾਇਰੈਕਟੋਰੇਟ ਆਫ ਨਗਰ ਅਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ ਪੰਜਾਬ
(ਪੁੱਡਾ ਭਵਨ, ਬਲਾਕ-'A', ਸੈਕਟਰ-62, ਐਸ.ਏ.ਐਸ ਨਗਰ)

ਵੱਲ

- 1) ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਐਸ.ਏ.ਐਸ.ਨਗਰ /ਲੁਧਿਆਣਾ/ਪਟਿਆਲਾ/
ਜਲੰਧਰ/ ਅੰਮ੍ਰਿਤਸਰ।
- 2) ਜਿਲਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਐਸ.ਏ.ਐਸ.ਨਗਰ /ਲੁਧਿਆਣਾ/ ਪਟਿਆਲਾ/
ਜਲੰਧਰ/ ਅੰਮ੍ਰਿਤਸਰ/ ਰੋਪੜ/ਫਤਿਹਗੜ੍ਹ ਸਾਹਿਬ/ ਗੁਰਦਾਸਪੁਰ/
ਹੁਸ਼ਿਆਰਪੁਰ/ ਸੰਗਰੂਰ/ ਫਿਰੋਜ਼ਪੁਰ/ਫਰੀਦਕੋਟ/ਬਠਿੰਡਾ/ਕਪੂਰਥਲਾ।

ਯਾਦ ਪੱਤਰ ਨੰ: 4920-38 -ਸੀਟੀਪੀ(ਪਬ)/ SP-443-A
ਮਿਤੀ: 29-10-2020

ਵਿਸ਼ਾ: SIF ਸਬੰਧੀ ਚਾਰਜਿਜ਼ ਸਿੱਧੇ ਹੀ ਪੁੱਡਾ ਨੂੰ ਭੇਜਣ ਸਬੰਧੀ।

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਦੇ ਸਬੰਧ ਵਿੱਚ ਦੱਸਿਆ ਜਾਦਾ ਹੈ ਕਿ ਆਪ ਦੇ ਦਫਤਰਾਂ ਵੱਲੋਂ ਪ੍ਰਵਾਨਗੀ ਸਮੇਂ ਜੋ SIF ਸਬੰਧੀ ਚਾਰਜਿਜ਼ ਪ੍ਰਾਪਤ ਕੀਤੇ ਜਾਂਦੇ ਹਨ, ਉਹਨਾਂ ਦੇ ਡਰਾਫਟ ਕਈ ਵਾਰ ਇਸ ਦਫਤਰ ਨੂੰ ਪੁੱਡਾ ਨੂੰ ਭੇਜਣ ਲਈ ਭੇਜ ਦਿੱਤੇ ਜਾਂਦੇ ਹਨ। ਜਿਸ ਕਾਰਨ ਕਈ ਵਾਰ ਸਮਾਂ ਲੱਗਣ ਕਰਕੇ ਇਹਨਾਂ ਡਰਾਫਟਾਂ ਦੀ ਵੈਲੀਡਿਟੀ ਲੈਪਸ ਹੋ ਜਾਂਦੀ ਹੈ ਅਤੇ ਹੀ ਵੈਲੀਡੇਟ ਕਰਵਾਉਣ ਵਿੱਚ ਮੁਸ਼ਕਿਲਾ ਪੇਸ਼ ਆਉਂਦੀਆਂ ਹਨ। ਆਪ ਨੂੰ ਹਦਾਇਤ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਆਪ ਦੇ ਦਫਤਰਾਂ ਵੱਲੋਂ ਪ੍ਰਵਾਨਗੀ ਦੇਣ ਸਮੇਂ ਜੋ ਵੀ SIF ਸਬੰਧੀ ਚਾਰਜਿਜ਼ ਦੇ ਡਰਾਫਟ ਪ੍ਰਾਪਤ ਕੀਤੇ ਜਾਂਦੇ ਹਨ ਉਹਨਾਂ ਨੂੰ ਸਿੱਧੇ ਹੀ ਸਮੇਂ ਸਿਰ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ ਪੁੱਡਾ ਨੂੰ ਭੇਜਣੇ ਯਕੀਨੀ ਬਣਾਏ ਜਾਣ ਅਤੇ ਰਿਕਾਰਡ ਹਿੱਤ ਇਸ ਦਫਤਰ ਨੂੰ ਵੀ ਸੂਚਨਾ ਭੇਜ ਦਿੱਤੀ ਜਾਇਆ ਕਰੇ।

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ।

ਸੀਟੀਪੀ(ਪਬ) SP-443-A ਮਿਤੀ 29-10-2020

ਡਾਇਰੈਕਟੋਰੇਟ ਆਫ ਨਗਰ ਅਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ ਪੰਜਾਬ
(ਪੁੱਡਾ ਭਵਨ, ਬਲਾਕ-'A', ਸੈਕਟਰ-62, ਐਸ.ਏ.ਐਸ ਨਗਰ)

ਵੱਲ

- 1) ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਐਸ.ਏ.ਐਸ.ਨਗਰ /ਲੁਧਿਆਣਾ/ਪਟਿਆਲਾ/
ਜਲੰਧਰ/ ਅੰਮ੍ਰਿਤਸਰ।
- 2) ਜਿਲਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਐਸ.ਏ.ਐਸ.ਨਗਰ /ਲੁਧਿਆਣਾ/ ਪਟਿਆਲਾ/
ਜਲੰਧਰ/ ਅੰਮ੍ਰਿਤਸਰ/ ਰੋਪੜ/ਫਤਿਹਗੜ੍ਹ ਸਾਹਿਬ/ ਗੁਰਦਾਸਪੁਰ/
ਹੁਸ਼ਿਆਰਪੁਰ/ ਸੰਗਰੂਰ/ ਫਿਰੋਜ਼ਪੁਰ/ਫਰੀਦਕੋਟ/ਬਠਿੰਡਾ/ਕਪੂਰਥਲਾ।

ਯਾਦ ਪੱਤਰ ਨੰ: 4920-38 -ਸੀਟੀਪੀ(ਪਬ)/ SP-443-A
ਮਿਤੀ: 29-10-2020

ਵਿਸ਼ਾ: SIF ਸਬੰਧੀ ਚਾਰਜਿਜ਼ ਸਿੱਧੇ ਹੀ ਪੁੱਡਾ ਨੂੰ ਭੇਜਣ ਸਬੰਧੀ।

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਦੇ ਸਬੰਧ ਵਿੱਚ ਦੱਸਿਆ ਜਾਦਾ ਹੈ ਕਿ ਆਪ ਦੇ ਦਫਤਰਾਂ ਵੱਲੋਂ ਪ੍ਰਵਾਨਗੀ ਸਮੇਂ ਜੋ SIF ਸਬੰਧੀ ਚਾਰਜਿਜ਼ ਪ੍ਰਾਪਤ ਕੀਤੇ ਜਾਂਦੇ ਹਨ, ਉਹਨਾਂ ਦੇ ਡਰਾਫਟ ਕਈ ਵਾਰ ਇਸ ਦਫਤਰ ਨੂੰ ਪੁੱਡਾ ਨੂੰ ਭੇਜਣ ਲਈ ਭੇਜ ਦਿੱਤੇ ਜਾਂਦੇ ਹਨ। ਜਿਸ ਕਾਰਨ ਕਈ ਵਾਰ ਸਮਾਂ ਲੱਗਣ ਕਰਕੇ ਇਹਨਾਂ ਡਰਾਫਟਾਂ ਦੀ ਵੈਲੀਡਿਟੀ ਲੈਪਸ ਹੋ ਜਾਂਦੀ ਹੈ ਅਤੇ ਹੀ ਵੈਲੀਡੇਟ ਕਰਵਾਉਣ ਵਿੱਚ ਮੁਸ਼ਕਿਲਾ ਪੇਸ਼ ਆਉਂਦੀਆਂ ਹਨ। ਆਪ ਨੂੰ ਹਦਾਇਤ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਆਪ ਦੇ ਦਫਤਰਾਂ ਵੱਲੋਂ ਪ੍ਰਵਾਨਗੀ ਦੇਣ ਸਮੇਂ ਜੋ ਵੀ SIF ਸਬੰਧੀ ਚਾਰਜਿਜ਼ ਦੇ ਡਰਾਫਟ ਪ੍ਰਾਪਤ ਕੀਤੇ ਜਾਂਦੇ ਹਨ ਉਹਨਾਂ ਨੂੰ ਸਿੱਧੇ ਹੀ ਸਮੇਂ ਸਿਰ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ ਪੁੱਡਾ ਨੂੰ ਭੇਜਣੇ ਯਕੀਨੀ ਬਣਾਏ ਜਾਣ ਅਤੇ ਰਿਕਾਰਡ ਹਿੱਤ ਇਸ ਦਫਤਰ ਨੂੰ ਵੀ ਸੂਚਨਾ ਭੇਜ ਦਿੱਤੀ ਜਾਇਆ ਕਰੇ।

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ

ਪਿੱਠ ਅੰਕਣ ਨੰ: 4939 ਸੀਟੀਪੀ(ਪਬ) SP-443-A ਮਿਤੀ 29-10-2020

ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਪੁੱਡਾ, ਐਸ.ਏ.ਐਸ.ਨਗਰ ਨੂੰ ਸੂਚਨਾ ਅਤੇ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਦਾ ਹੈ।

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ

ਡਾਇਰੈਕਟੋਰੇਟ ਆਫ ਨਗਰ ਅਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ ਪੰਜਾਬ
(ਪੁੱਡਾ ਭਵਨ, ਬਲਾਕ-'A', ਸੈਕਟਰ-62, ਐਸ.ਏ.ਐਸ ਨਗਰ)

ਵੱਲ

- 1) ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਐਸ.ਏ.ਐਸ.ਨਗਰ /ਲੁਧਿਆਣਾ/ਪਟਿਆਲਾ/
ਜਲੰਧਰ/ ਅੰਮ੍ਰਿਤਸਰ।
- 2) ਜਿਲਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਐਸ.ਏ.ਐਸ.ਨਗਰ /ਲੁਧਿਆਣਾ/ ਪਟਿਆਲਾ/
ਜਲੰਧਰ/ ਅੰਮ੍ਰਿਤਸਰ/ ਰੋਪੜ/ਫਤਿਹਗੜ੍ਹ ਸਾਹਿਬ/ ਗੁਰਦਾਸਪੁਰ/
ਹੁਸ਼ਿਆਰਪੁਰ/ ਸੰਗਰੂਰ/ ਫਿਰੋਜ਼ਪੁਰ/ਫਰੀਦਕੋਟ/ਬਠਿੰਡਾ/ਕਪੂਰਥਲਾ।

ਯਾਦ ਪੱਤਰ ਨੰ: 4920-38 -ਸੀਟੀਪੀ(ਪਬ)/ SP-443-A
ਮਿਤੀ: 29-10-2020

ਵਿਸ਼ਾ: SIF ਸਬੰਧੀ ਚਾਰਜਿਜ਼ ਸਿੱਧੇ ਹੀ ਪੁੱਡਾ ਨੂੰ ਭੇਜਣ ਸਬੰਧੀ।

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਦੇ ਸਬੰਧ ਵਿੱਚ ਦੱਸਿਆ ਜਾਦਾ ਹੈ ਕਿ ਆਪ ਦੇ ਦਫਤਰਾਂ ਵੱਲੋਂ ਪ੍ਰਵਾਨਗੀ ਸਮੇਂ ਜੋ SIF ਸਬੰਧੀ ਚਾਰਜਿਜ਼ ਪ੍ਰਾਪਤ ਕੀਤੇ ਜਾਂਦੇ ਹਨ, ਉਹਨਾਂ ਦੇ ਡਰਾਫਟ ਕਈ ਵਾਰ ਇਸ ਦਫਤਰ ਨੂੰ ਪੁੱਡਾ ਨੂੰ ਭੇਜਣ ਲਈ ਭੇਜ ਦਿੱਤੇ ਜਾਂਦੇ ਹਨ। ਜਿਸ ਕਾਰਨ ਕਈ ਵਾਰ ਸਮਾਂ ਲੱਗਣ ਕਰਕੇ ਇਹਨਾਂ ਡਰਾਫਟਾਂ ਦੀ ਵੈਲੀਡਿਟੀ ਲੈਪਸ ਹੋ ਜਾਂਦੀ ਹੈ ਅਤੇ ਹੀ ਵੈਲੀਡੇਟ ਕਰਵਾਉਣ ਵਿੱਚ ਮੁਸ਼ਕਿਲਾ ਪੇਸ਼ ਆਉਂਦੀਆਂ ਹਨ। ਆਪ ਨੂੰ ਹਦਾਇਤ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਆਪ ਦੇ ਦਫਤਰਾਂ ਵੱਲੋਂ ਪ੍ਰਵਾਨਗੀ ਦੇਣ ਸਮੇਂ ਜੋ ਵੀ SIF ਸਬੰਧੀ ਚਾਰਜਿਜ਼ ਦੇ ਡਰਾਫਟ ਪ੍ਰਾਪਤ ਕੀਤੇ ਜਾਂਦੇ ਹਨ ਉਹਨਾਂ ਨੂੰ ਸਿੱਧੇ ਹੀ ਸਮੇਂ ਸਿਰ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ ਪੁੱਡਾ ਨੂੰ ਭੇਜਣੇ ਯਕੀਨੀ ਬਣਾਏ ਜਾਣ ਅਤੇ ਰਿਕਾਰਡ ਹਿੱਤ ਇਸ ਦਫਤਰ ਨੂੰ ਵੀ ਸੂਚਨਾ ਭੇਜ ਦਿੱਤੀ ਜਾਇਆ ਕਰੇ।

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ।

ਸੀਟੀਪੀ(ਪਬ) SP-443-A ਮਿਤੀ 29-10-2020

ਡਾਇਰੈਕਟੋਰੇਟ ਆਫ ਨਗਰ ਅਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ ਪੰਜਾਬ
(ਪੁੱਡਾ ਭਵਨ, ਬਲਾਕ-'A', ਸੈਕਟਰ-62, ਐਸ.ਏ.ਐਸ ਨਗਰ)

ਵੱਲ

- 1) ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਐਸ.ਏ.ਐਸ.ਨਗਰ /ਲੁਧਿਆਣਾ/ਪਟਿਆਲਾ/
ਜਲੰਧਰ/ ਅੰਮ੍ਰਿਤਸਰ।
- 2) ਜਿਲਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਐਸ.ਏ.ਐਸ.ਨਗਰ /ਲੁਧਿਆਣਾ/ ਪਟਿਆਲਾ/
ਜਲੰਧਰ/ ਅੰਮ੍ਰਿਤਸਰ/ ਰੋਪੜ/ਫਤਿਹਗੜ੍ਹ ਸਾਹਿਬ/ ਗੁਰਦਾਸਪੁਰ/
ਹੁਸ਼ਿਆਰਪੁਰ/ ਸੰਗਰੂਰ/ ਫਿਰੋਜ਼ਪੁਰ/ਫਰੀਦਕੋਟ/ਬਠਿੰਡਾ/ਕਪੂਰਥਲਾ।

ਯਾਦ ਪੱਤਰ ਨੰ: 4920-38 -ਸੀਟੀਪੀ(ਪਬ)/ SP-443-A
ਮਿਤੀ: 29-10-2020

ਵਿਸ਼ਾ: SIF ਸਬੰਧੀ ਚਾਰਜਿਜ਼ ਸਿੱਧੇ ਹੀ ਪੁੱਡਾ ਨੂੰ ਭੇਜਣ ਸਬੰਧੀ।

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਦੇ ਸਬੰਧ ਵਿੱਚ ਦੱਸਿਆ ਜਾਦਾ ਹੈ ਕਿ ਆਪ ਦੇ ਦਫਤਰਾਂ ਵੱਲੋਂ ਪ੍ਰਵਾਨਗੀ ਸਮੇਂ ਜੋ SIF ਸਬੰਧੀ ਚਾਰਜਿਜ਼ ਪ੍ਰਾਪਤ ਕੀਤੇ ਜਾਂਦੇ ਹਨ, ਉਹਨਾਂ ਦੇ ਡਰਾਫਟ ਕਈ ਵਾਰ ਇਸ ਦਫਤਰ ਨੂੰ ਪੁੱਡਾ ਨੂੰ ਭੇਜਣ ਲਈ ਭੇਜ ਦਿੱਤੇ ਜਾਂਦੇ ਹਨ। ਜਿਸ ਕਾਰਨ ਕਈ ਵਾਰ ਸਮਾਂ ਲੱਗਣ ਕਰਕੇ ਇਹਨਾਂ ਡਰਾਫਟਾਂ ਦੀ ਵੈਲੀਡਿਟੀ ਲੈਪਸ ਹੋ ਜਾਂਦੀ ਹੈ ਅਤੇ ਹੀ ਵੈਲੀਡੇਟ ਕਰਵਾਉਣ ਵਿੱਚ ਮੁਸ਼ਕਿਲਾ ਪੇਸ਼ ਆਉਂਦੀਆਂ ਹਨ। ਆਪ ਨੂੰ ਹਦਾਇਤ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਆਪ ਦੇ ਦਫਤਰਾਂ ਵੱਲੋਂ ਪ੍ਰਵਾਨਗੀ ਦੇਣ ਸਮੇਂ ਜੋ ਵੀ SIF ਸਬੰਧੀ ਚਾਰਜਿਜ਼ ਦੇ ਡਰਾਫਟ ਪ੍ਰਾਪਤ ਕੀਤੇ ਜਾਂਦੇ ਹਨ ਉਹਨਾਂ ਨੂੰ ਸਿੱਧੇ ਹੀ ਸਮੇਂ ਸਿਰ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ ਪੁੱਡਾ ਨੂੰ ਭੇਜਣੇ ਯਕੀਨੀ ਬਣਾਏ ਜਾਣ ਅਤੇ ਰਿਕਾਰਡ ਹਿੱਤ ਇਸ ਦਫਤਰ ਨੂੰ ਵੀ ਸੂਚਨਾ ਭੇਜ ਦਿੱਤੀ ਜਾਇਆ ਕਰੇ।

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ

ਪਿੱਠ ਅੰਕਣ ਨੰ: 4939 ਸੀਟੀਪੀ(ਪਬ) SP-443-A ਮਿਤੀ 29-10-2020

ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਪੁੱਡਾ, ਐਸ.ਏ.ਐਸ.ਨਗਰ ਨੂੰ ਸੂਚਨਾ ਅਤੇ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਦਾ ਹੈ।

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ

(Supersedes notification of same number and date)

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

Notification No.17/09/21-5HG21567
2021

Dated 22nd December,

With a view to give relief to developers and boost to Real Estate Sector in the State thereby, 10% normal rate of interest and 3% additional penal interest in case of default on the outstanding dues of developers is hereby reduced to 8.5% to be compounded annually, for the period - from the date amount is due till the date of notification.

From the date of notification onwards the rate of interest for the existing as well as new projects is further reduced to 7.5% to be compounded annually, and 10% to be compounded annually in case of default.

This is as per decision of the Council of Ministers taken in its meeting held on 14th Dec, 2021. (Copy of decision is at Annexure A)

**Dated: 22.12.21
Chandigarh**


**Sarvjit Singh, IAS
Principal Secretary, Govt. Of Punjab
Deptt of Housing and Urban Dev,**

Endst. No. 17/09/2021-5HG2/ 1568

Dated: 22.12.2021

A copy is forwarded to the Controller, Printing and Stationary, Punjab SAS Nagar with a request to publish this notification in the Punjab Govt. Gazette (Extra-Ordinary).


Special Secretary

ਮੰਤਰੀ ਪ੍ਰੀਸ਼ਦ

ਤੁਰੰਤ

ਗੁਪਤ

ਪੰਜਾਬ ਸਰਕਾਰ

ਆਮ ਰਾਜ ਪ੍ਰਬੰਧ ਵਿਭਾਗ

(ਮੰਤਰੀ ਮੰਡਲ ਮਾਮਲੇ ਸ਼ਾਖਾ)

ਵਿਸ਼ਾ:- ਰਾਜ ਵਿਖੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਅਥਾਰਟੀਆਂ ਅਧੀਨ ਡਿਵੈਲਪਰਾਂ ਦੇ ਬਕਾਇਆ ਰਕਮ ਤੇ 3% ਜੁਰਮਾਨਾ ਵਿਆਜ ਦੀ ਛੋਟ ਅਤੇ ਵਿਆਜ ਦੀ ਦਰ ਨੂੰ 10% ਤੋਂ ਘਟਾ ਕੇ 8.5% ਕਰਨ ਸਬੰਧੀ।

ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ, ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ ਕਿਰਪਾ ਕਰਕੇ ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਤੇ ਆਪਣੇ ਅੰ.ਵਿ.ਪ.ਨੰ:17/09/21-5ਮਉ2/1520 ਮਿਤੀ 13.12.2021 ਵੱਲ ਧਿਆਨ ਦੇਣ ਦੀ ਕਿਰਪਾਲਤਾ ਕਰਨ।

2. ਮੰਤਰੀ ਪ੍ਰੀਸ਼ਦ ਦੀ ਮਿਤੀ 14.12.2021 ਨੂੰ ਹੋਈ ਮੀਟਿੰਗ ਵਿਚ ਵਿਸ਼ਾ ਅੰਕਿਤ ਮਾਮਲੇ ਸਬੰਧੀ ਵਿਚਾਰ-ਵਟਾਂਦਰਾ ਕੀਤਾ ਗਿਆ ਅਤੇ ਇਸ ਸਬੰਧੀ ਲਿਆ ਗਿਆ ਫੈਸਲਾ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਹੈ:-

ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ ਦੇ ਯਾਦ ਪੱਤਰ ਮਿਤੀ 13 ਦਸੰਬਰ, 2021 ਤੇ ਵਿਚਾਰ ਵਟਾਂਦਰੇ ਉਪਰੰਤ ਇਸ ਦੇ ਪੈਰਾ-2.0 ਵਿੱਚ ਦਰਜ ਤਜਵੀਜ਼ ਮੰਨਜ਼ੂਰ ਕੀਤੀ ਗਈ।

3. ਮੰਤਰੀ ਪ੍ਰੀਸ਼ਦ ਵੱਲੋਂ ਲਏ ਗਏ ਫੈਸਲੇ ਨੂੰ ਲਾਗੂ ਕਰਨ ਹਿੱਤ ਪ੍ਰਬੰਧਕੀ ਵਿਭਾਗ ਵੱਲੋਂ ਕੀਤੀ ਗਈ ਕਾਰਵਾਈ ਬਾਰੇ ਇਸ ਸ਼ਾਖਾ ਨੂੰ ਦੋ ਹਫ਼ਤੇ ਦੇ ਅੰਦਰ ਅੰਦਰ ਜਾਣੂ ਕਰਵਾਉਣ ਦੀ ਖੋਚਲ ਕੀਤੀ ਜਾਵੇ।

ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ
ਸੁਪਰਡੈਂਟ

ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,

ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ।

ਅੰ.ਵਿ.ਪ.ਨੰ: 1/334/2021-1ਕੈਬਨਿਟ/9805

ਮਿਤੀ, ਚੰਡੀਗੜ੍ਹ: 16-12-2021

ਨੰ. 1/334/2021-1ਕੈਬਨਿਟ/9806

ਮਿਤੀ, ਚੰਡੀਗੜ੍ਹ: 16-12-2021

ਇਸ ਦਾ ਇੱਕ ਉਤਾਰਾ ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ/ਮੁੱਖ ਮੰਤਰੀ ਨੂੰ ਮੁੱਖ ਮੰਤਰੀ ਜੀ ਦੀ ਸੂਚਨਾ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।

ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ
ਸੁਪਰਡੈਂਟ

ਨੰ.1/334/2021-1ਕੈਬਨਿਟ/9807

ਮਿਤੀ, ਚੰਡੀਗੜ੍ਹ: 16-12-2021

ਇਸ ਦਾ ਇੱਕ ਉਤਾਰਾ ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਮੰਤਰੀ ਜੀ ਨੂੰ ਸੂਚਨਾ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।

ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ
ਸੁਪਰਡੈਂਟ

ਨੰ. 1/334/2021-1ਕੈਬਨਿਟ/9808

ਮਿਤੀ, ਚੰਡੀਗੜ੍ਹ: 16-12-2021

ਇਸ ਦਾ ਇੱਕ ਉਤਾਰਾ ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ, ਵਿੱਤ ਵਿਭਾਗ ਨੂੰ ਸੂਚਨਾ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।

ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ
ਸੁਪਰਡੈਂਟ

ਨੰ. 1/334/2021-1ਕੈਬਨਿਟ/9809

ਮਿਤੀ, ਚੰਡੀਗੜ੍ਹ: 16-12-2021

ਇਸ ਦਾ ਇੱਕ ਉਤਾਰਾ ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ/ਰਾਜਪਾਲ ਨੂੰ ਰਾਜਪਾਲ ਪੰਜਾਬ ਜੀ ਦੀ ਸੂਚਨਾ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।

ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ
ਸੁਪਰਡੈਂਟ