

ਡਾਇਰੈਕਟੋਰੇਟ, ਸਥਾਨਕ ਸਰਕਾਰ ਵਿਭਾਗ, ਪੰਜਾਬ Directorate, Local Government, Punjab ਪੰਜਾਬ ਮਿਉਂਸਪਲ ਭਵਨ, ਪਲਾਟ ਨੰ: 3, ਸੈਕਟਰ-35ਏ, ਚੰਡੀਗੜ੍ਹ (ਟਾਉਨ ਪਲੈਨਿੰਗ ਵਿੰਗ)

ਨੰ: ਸੀ.ਟੀ.ਪੀ.(ਸਸ)-2017/<u>2200</u> ਮਿਤੀ:<u>06-10</u> -20/7

ਵੋਨ ਨੰ: 0172-2619219 ਈ-ਮੇਲ: tpw.lg.pb@gmail.com

To

Commissioner,
Municipal Corporation,
Amritsar, Jalandhar, Ludhiana, Patiala, Bathinda,
S.A.S. Nagar, Moga, Phagwara, Pathankot and Hoshiarpur.

Regional Deputy Director, Urban Local Bodies, Amritsar, Jalandhar, Ludhiana, Patiala, Bathinda and Ferozepur.

Subject:

Redefining the Municipal Cities / Towns into potential zones to levy External Development Charges (EDC), Change of Land Use charges (CLU), Urban Development Cess (UDC) and Permission Fees (PF), in the Municipal Areas of Punjab.

Local Government Department vide memo no. Dir.TP(LG)–2014–1552 dated 26.08.2014 had redefined the Municipal Cities / Towns into potential zones to levy External Development Charges (EDC), Change of Land Use charges (CLU), Urban Development Cess (UDC) and Permission Fees (PF), in the Municipal Areas of Punjab based on the categorization done by the Housing and Urban Development Department vide memo dated 06.05.2013. The charges of EDC, CLU, PF and UDC in case of Residential Plotted and Residential Group Housing were kept 50% of the charges prescribed by the Housing and Urban Development Department and in all other cases were kept as 100%.

Housing and Urban Development Department vide memo dated 06.05.2016 has reduced the charges. The matter has been reconsidered by the Local Government Department in view of the Housing and Urban Development Department's notification dated 06.05.2016. It has been decided to redefine various Potential Zones, as mentioned at A below and the Potential Zone wise rates of EDC, PF, UDC and CLU (except for conversion of residential plots into non-residential use including Hotels, Hospitals etc in the existing

Page 1 of 8

Schemes, as per memo no. 9/27/06-5LG1/6761-6763 dated 22.08.06) will be as mentioned at **B** below:-

A. Potential Zones - Municipal Areas of Punjab

A.	Potential Zones manifest ruste strain
1.	Ludhiana and municipal towns within 15 kms radius.
2.	Jalandhar and municipal towns within 10 kms radius.
3.	Amritsar, Patiala, Khanna, Rajpura, Mandi Gobindgarh, Sirhind & Phagwara and municipal towns within 7 kms radius.
4.	Bathinda, Moga, Pathankot, Hoshiarpur, Barnala, Batala, Malerkotla, Morinda and municipal towns within 5 kms radius.
5.	Sangrur, Sunam, Faridkot, Kotkapura, Ferozpur, Malout, Abohar, Shri Muktsar Sahib, Gurdaspur, Jagraon, Nabha, Kapurthala, Mansa, Nawan Shahar, Ropar, Samana, Tarn Taran, Kurali, Lalru and municipal towns within 3 kms radius.
6.	Rest of the Municipal Areas in Punjab.

- 7. S.A.S. Nagar, Zirakpur.
- 8. Kharar, Dera Bassi, Banur, NayaGaon.

B. Zone wise Rates of External Development Charges (EDC), Change of Land Use charges (CLU), Processing Fees for Permission Fees (PF) and Urban Development Cess (UDC)

(Rs. in lacs/gross acre i.e. 4840 sq.yds)

Sr	CL	ASSIFICATION OF ZONE	EDC	CLU			PF	UDC
No.				NH	SH/	Other		
		TATE (BOTT NO DESMET	BURY PROS	ornaeCl	Sector	Road		
	1953	has advancing instruments and hear	T Laotti D	ing arm	Road			10.00
1.	Lu	dhiana & Municipal Towns w	ithin 15 K	ms radi	ius	3.4		
# 112013 BB	a)	Residential Plotted	18.00	6.75	5.25	3.75	2.25	5% of
eritens	b)	Residential Group Housing	45.00	11.25	9.00	7.50	3.75	the
99750	c)	Commercial	33.75	30.00	26.25	22.50	11.25	sum of
mg b		于由市场的国界市场自由与市场的	A Buden	2000.5	737000	marks and	r stoc	EDC,
one.b		Albert and Described to Presche	and to 191	100	HOME STATE	and give	Dualing	CLU &
1	d)	Marriage Palaces	7.69	27.00	27.00	19.50	1.13	1.69
s.Ab	e)	Petrol Pump	18.00	6.75	5.25	3.75	2.25	5% of
1.0	f)	Hospital, Multi Media Centre	9.00	0.00	0.00	0.00	1.13	the
TOWN.	i are	(not multiplex) & Hotels	11830 8811	EDITEST III	their Bank		DOUBLE	sum of
roteo	g)	Institutions	4.50	0.00	0.00	0.00	0.56	EDC,
1 36 A	h)	Industry / Godowns /	4.13	0.00	0.00	0.00	0.00	CLU &
ni min	l no	Warehousing / Cold Store	3(123a	unter ex	ut small		-th Suppose	a horal post



	i)	Sports	Actual charges	0.38	0.38	0.38	0.00	
	j)	Recreational	4.50	2.25	1.50	0.75	0.75	576.74
1	Jala	andhar & Municipal Towns w	ithin 10 K	ms rad	ius.	9 Billiobi		
2)	a)	Residential Plotted	13.50	6.00	4.50	3.75	1.50	5% of
	-	Residential Group Housing	41.25	9.00	7.50	6.00	2.25	the
	b) c)	Commercial	26.25	26.25	22.50	18.75	3.75	sum of EDC, CLU & PF
	d)	Marriage Palaces	6.75	21.00	21.00	12.00	0.90	1.35
	e)	Petrol Pump	13.50	6.00	4.50	3.75	1.50	5% of
	f)	Hospital, Multi Media Centre (not multiplex) & Hotels	6.75	0.00	0.00	0.00	0.75	the total sum of
	g)	Institutions	3.38	0.00	0.00	0.00	0.38	EDC,
	h)	Industry / Godowns / Warehousing / Cold Store	4.13	0.00	0.00	0.00	0.00	CLU &
			Actual	0.38	0.38	0.38	0.00	
	i)	Sports	charges		d HOS I	D name		
	i	Recreational	charges	2.25	1.50	0.75	0.75	
3)	j) An		charges 4.50 ipura, Ma ms radius	2.25 andi Go	bindgar	h, Sirhin	d & Ph	
3)	j) An	Recreational nritsar, Patiala, Khanna, Raj	charges 4.50 pura, Ma	2.25 andi Go 3.00	bindgar 2.25	1.50	d & Ph	5% of
3)	j) An	Recreational nritsar, Patiala, Khanna, Raj d municipal towns within 7 k	charges 4.50 ipura, Ma ms radius 10.50 28.50	2.25 andi Go s. 3.00 7.50	2.25 6.00	1.50 4.50	1.50 3.75	5% of the total
3)	j) An an a)	Recreational nritsar, Patiala, Khanna, Raj d municipal towns within 7 k Residential Plotted	charges 4.50 ipura, Ma ms radius 10.50	2.25 andi Go 3.00	2.25 6.00	1.50	d & Ph	5% of the total sum of EDC,
3)	j) An an a) b)	Recreational nritsar, Patiala, Khanna, Raj d municipal towns within 7 k Residential Plotted Residential Group Housing Commercial Marriage Palaces (for	charges 4.50 ipura, Ma ms radius 10.50 28.50	2.25 andi Go s. 3.00 7.50	2.25 6.00 15.00	1.50 4.50	1.50 3.75 3.75	5% of the total sum of EDC, CLU 8 PF
3)	j) An an a) b)	Recreational nritsar, Patiala, Khanna, Raj d municipal towns within 7 k Residential Plotted Residential Group Housing Commercial Marriage Palaces (for Patiala)	charges 4.50 ipura, Ma ms radius 10.50 28.50	2.25 andi Go s. 3.00 7.50	2.25 6.00 15.00 11.25 6.00	1.50 4.50 11.25 7.50 3.00	1.50 3.75 3.75 0.38	5% of the total sum of EDC, CLU & PF 0.56
3)	j) An an a) b) c) d)	Recreational nritsar, Patiala, Khanna, Raj d municipal towns within 7 k Residential Plotted Residential Group Housing Commercial Marriage Palaces (for Patiala) Marriage Palaces (for	charges 4.50 ipura, Ma ms radius 10.50 28.50 22.50	2.25 andi Go s. 3.00 7.50 18.75	2.25 6.00 15.00	1.50 4.50 11.25 7.50 3.00	1.50 3.75 3.75 0.38 0.30	5% of the total sum of EDC, CLU 8 PF 0.56
3)	j) An an a) b) c)	Recreational nritsar, Patiala, Khanna, Raj d municipal towns within 7 k Residential Plotted Residential Group Housing Commercial Marriage Palaces (for Patiala) Marriage Palaces (for Khanna & Phagwara) Petrol Pump	charges 4.50 ipura, Ma ms radius 10.50 28.50 22.50 2.81	2.25 andi Go s. 3.00 7.50 18.75 11.25	2.25 6.00 15.00 11.25 6.00	7.50 3.00 1.50 0.00	1.50 3.75 3.75 0.38 0.30 1.50 0.75	5% of the total sum of EDC, CLU & PF
3)	j) An an a) b) c) d) e) f) g)	Recreational nritsar, Patiala, Khanna, Raj d municipal towns within 7 k Residential Plotted Residential Group Housing Commercial Marriage Palaces (for Patiala) Marriage Palaces (for Khanna & Phagwara) Petrol Pump Hospital, Multi Media Centre (not multiplex) & Hotels	charges 4.50 ipura, Mams radius 10.50 28.50 22.50 2.81 2.25	2.25 andi Go 3.00 7.50 18.75 11.25 6.00 3.00	2.25 6.00 15.00 11.25 6.00	1.50 4.50 11.25 7.50 3.00	1.50 3.75 3.75 0.38 0.30	5% of the total sum of EDC, CLU & PF 0.56 0.45 5% of the total sum of EDC,
3)	j) An an a) b) c) d)	Recreational nritsar, Patiala, Khanna, Raj d municipal towns within 7 k Residential Plotted Residential Group Housing Commercial Marriage Palaces (for Patiala) Marriage Palaces (for Khanna & Phagwara) Petrol Pump Hospital, Multi Media Centre (not multiplex) & Hotels	charges 4.50 ipura, Ma ms radius 10.50 28.50 22.50 2.81 2.25 10.50 5.25	2.25 andi Go s. 3.00 7.50 18.75 11.25 6.00 3.00 0.00	2.25 6.00 15.00 11.25 6.00 2.25 0.00	7.50 3.00 1.50 0.00	1.50 3.75 3.75 0.38 0.30 1.50 0.75	5% of the total sum of EDC, CLU 8 PF 0.56 0.45



Page 3 of 8

	k)	Recreational	4.50	2.25	1.50	0.75	0.75	
4)	1	athinda, Moga, Pathankot, H	CONTRACTOR OF STREET					Morinda
7)		d municipal towns within 5 k			aia, batai	a, iviale	rkotia,	woringa
	a)	Residential Plotted	4.50	1.88	1.50	1.13	1.13	5% of
	b)	Residential Group Housing	14.25	3.75	3.00	2.25	2.25	the
	c)	Commercial	12.75	7.50	5.25	3.75	2.25	- total
	0,	Commercial	12.70	7.50	0.20	3.73	2.25	sum of
						William	0.00	EDC, CLU &
333			ding-is di				A Address	PF
	d)	Marriage Palaces (for	2.81	11.25	11.25	7.50	0.38	0.56
13.0		Bathinda)					1 2 3 3 1 1	5555
20 31 3	(e)	Marriage Palaces (for other	2.25	6.00	6.00	3.00	0.30	0.45
970		towns of this zone)						
	f)	Petrol Pump	4.50	1.88	1.50	1.13	1.13	5% of
100	g)	Hospital, Multi Media Centre	2.25	0.00	0.00	0.00	0.75	the total
	1->	(not multiplex) & Hotels	110	T. Control				sum of
	h)	Institutions	1.13	0.00	0.00	0.00	0.38	EDC,
	i)	Industry / Godowns /	0.83	0.00	0.00	0.00	0.00	CLU &
	:\	Warehousing / Cold Store	A	0.00	ne lejer 6			PF
	j)	Sports	Actual	0.38	0.38	0.38	0.00	
1000	k)	Recreational	charges 4.50	0.05	4.50	0.75	0.75	
5)	,			2.25	1.50	0.75	0.75	
3)	Sa	ngrur, Sunam, Faridkot, Kot hib, Gurdaspur, Jagraon, Na	hha Kan	erozpur	, iviaiout,	Abona	r, Shri i	Muktsar
Harris.	Sa	mana, Tarn Taran, Kurali, La	Iru and m	urmana, unicipa	Iviansa,	Nawan 3	Snanar,	Ropar,
a terms	a)	Residential Plotted	3.75	1.50	1.13	0.75	0.75	5% of
	b)	Residential Group Housing	9.00	3.00	2.25	1.50	1.50	the
	c)	Commercial	9.00	4.50	3.00	1.50	1.50	total
	,		0.00	4.50	3.00	1.50	1.50	sum of
			133775	30.00		100000	3-1-0	EDC, CLU &
			36.5				13 1	PF
	d)	Marriage Palaces	1.69	5.25	5.25	2.25	0.23	0.34
	e)	Petrol Pump	3.75	1.50	1.13	0.75	0.75	5% of
orit	f)	Hospital, Multi Media Centre	1.88	0.00	0.00	0.00	0.38	the
CONTROL -		(not multiplex) & Hotels			100			total sum of
	g)	Institutions	0.94	0.00	0.00	0.00	0.19	EDC,
0.15	h)	Industry / Godowns /	0.83	0.00	0.00	0.00	0.00	CLU &
30		Warehousing / Cold Store						PF
	i)	Sports	Actual	0.38	0.38	0.38	0.00	
Lucia			charges					



Page 4 of 8

	j)	Recreational	3.00	1.13	0.75	0.75	0.38	ump
	Re	est of the Municipal Areas in	Punjab					2
	a)	Residential Plotted	2.63	1.50	1.13	0.75	0.38	5% of
8	b)	Residential Group Housing	8.25	3.00	2.25	1.50	0.75	the total
9	c)	Commercial	7.50	4.50	3.00	1.50	1.50	EDC, CLU 8
	d)	Marriage Palaces	1.13	3.00	3.00	1.50	0.15	0.23
	e)	Petrol Pump	2.63	1.50	1.13	0.75	0.38	5% of
	f)	Hospital, Multi Media Centre (not multiplex) & Hotels	1.31	0.00	0.00	0.00	0.19	the total
	g)	Institutions	0.66	0.00	0.00	0.00	0.09	sum of
	h)	Industry / Godowns / Warehousing / Cold Store	0.83	0.00	0.00	0.00	0.00	CLU &
me	i)	Sports	Actual charges	0.38	0.38	0.38	0.00	ПОИ
	j)	Recreational	2.25	1.13	0.75	0.75	0.38	-
	S.A	.S. Nagar, Zirakpur	De manie			00	0.00	
	a)	Residential Plotted	27.00	7.50	6.00	4.50	3.00	5% of
	b)	Residential Group Housing	87.00	10.50	9.00	7.50	3.75	the
	c)	Commercial	60.00	30.00	26.25	22.50	41.25	total sum of EDC, CLU & PF
(d)	Marriage Palaces	8.44	26.25	26.25	18.75	1.13	1.69
6	e)	Petrol Pump	27.00	7.50	6.00	4.50	3.00	5% of
f	f)	Hospital, Multi Media Centre (not multiplex) & Hotels	13.50	0.00	0.00	0.00	1.50	the total
9	g)	Institutions	6.75	0.00	0.00	0.00	0.75	sum of EDC,
ŀ	h)	Industry / Godowns / Warehousing / Cold Store	12.38	0.00	0.00	0.00	0.00	CLU &
i))	Sports	Actual charges	0.38	0.38	0.38	0.00	
j))	Recreational	4.50	2.25	1.50	0.75	0.75	
K	Kha	rar, Dera Bassi, Banur, Naya	Gaon.	ari estate i	Try topos	100 ST 500 K		
		Residential Plotted	22.50	6.00	4.50	3.75	2.25	5% of
)	Residential Group Housing	75.00	7.50	6.00	4.50	3.75	the

Page 5 of 8



100 Let 0	c)	Commercial	56.25	26.25	22.50	18.75	30.00	sum of EDC, CLU & PF
0 1933	d)	Marriage Palaces	2.25	6.00	6.00	3.00	0.30	0.45
la transf	e)	Petrol Pump	22.50	6.00	4.50	3.75	2.25	5% of
ES.01	f)	Hospital, Multi Media Centre (not multiplex) & Hotels	11.25	0.00	0.00	0.00	1.13	the total sum of EDC, CLU
	g)	Institutions	5.63	0.00	0.00	0.00	0.56	
enti	h)	Industry / Godowns / Warehousing / Cold Store	8.25	0.00	0.00	0.00	0.00	
0.000	i)	Sports	Actual charges	0.38	0.38	0.38	0.00	& PF
78	j)	Recreational	4.50	2.25	1.50	0.75	0.75	

NOTE:

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.

Other terms and conditions:-

- 1. The Urban Local Body shall remit the UDC to the Director, Local Government Department every month.
- 2. In case of overlapping of two zones in a Municipal Council / Nagar Panchayat area, the rates of higher zone shall be applicable in the entire Municipal area.
- 3. a) The PF shall be at the rate as on the date of submission of application for grant of permission for CLU and the same shall be payable up front.
 - b) The CLU charges shall be at the rate as on the date of grant of permission for CLU and the same shall be payable up front.
 - c) The EDC shall be at the rate as on the date of grant of permission / sanction and shall be payable for Residential Plotted, Group Housing, Commercial and Multiplex on a plot of 1 acre & above and mode of payment shall be as under:
 - i) 15% of the EDC shall be charged up front.
 - ii) Rest of the EDC shall be recovered in ten equal half yearly installments with 10% interest, payable half yearly, along with installment on the balance amount.
 - iii) 3% penal interest (compounded) will be charged in case of default on the defaulted amount.



- iv) The landowner can opt to deposit the balance 85% of the amount in lump sum by availing 5% rebate.
- v) In case of installments, the landowner shall deposit bank guarantee equal to the balance amount or mortgage / hypothecate plots / building:
 - a) To mortgage the plots, the developer will obtain the collector's rate.
 - b) The total quantum of plots taking 75% value of the collector's rate will be hypothecated to the concerned Authority.
 - The developer will execute hypothecation deed in favor of the concerned Authority.
 - d) The developer will get the necessary details regarding the mortgaged area entered in the revenue record.
 - e) The mortgaged plots along with the Khasra numbers will be depicted in the Layout Plan and a copy of the layout Plan will also be displayed at site.
 - f) The developer can get the plots released in full or in parts, in accordance with the payment of balance amount along with interest.
 - g) Or any other condition that the concerned Competent Authority may deem fit to ensure recovery of the balance amount.
- vi) In case the landowner fails to deposit the amount of installment on due date, the ULB shall be entitled to recover the default amount without any notice from the bank guarantee or mortgaged / hypothecated plots / buildings.
- 4. In case of standalone Building Plans of Commercial and Multiplexes (on a Plot less than 1 acre), Petrol Pumps, Hospitals, Multimedia Centre, Hotels, Institutions, Industry I Godowns / Warehousing I Cold Store, Sports, recreational and Marriage Palaces the EDC shall be payable in two installments i.e. first installment along with CLU charges and second installment at the time of approval of Building Plan.
- 5. 5% of the total proceeds of charges from regulation of Building Activity shall be submitted to the Directorate for credit to 'Processing Fee Fund Account' to be maintained and utilized for the Town Planning Wing of Local Government Department, Punjab.
- 6. These instructions / charges shall be applicable from the date of issue of these instructions and shall be applicable for the CLU / Building Plans to be approved after issue of these instructions.
- 7. In case the promoter / land owner has already paid CLU, EDC, Permission Fee, UDC 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, Permission Fee, UDC are higher than the already paid charges, then the promoter has to pay the difference of these charges are less than the already paid charges, then the difference shall not be payable by the Government / Urban Development Authority

8. These instructions will supercede all the instructions / circulars issued from time to time by the Local Government Department regarding rates / charges for bulk connectivity, CLU charges in non- scheme areas, Levy of development charges for sanction of Building Plans in already established unauthorized colonies, cost of providing basic trunk services to TP Schemes / Colonies / Group Housing projects, CLU charges for permission u/s 81 of PRTPD Act 1995 etc except the charges prescribed vide memo no. 9/27/06–5LG1/6761–6763 dated 22.08.06 for conversion of residential plots into non-residential use including Hotels, Hospitals etc in the existing Residential TP Scheme / Development Schemes / Rehabilitation Scheme areas etc abutting on identified / already notified roads.

Director