



ਡਾਇਰੈਕਟੋਰੇਟ, ਸਥਾਨਕ ਸਰਕਾਰ ਵਿਭਾਗ, ਪੰਜਾਬ
Directorate, Local Government, Punjab
ਪੰਜਾਬ ਮਿਊਨਿਸਪਲ ਕੋਰਪੋਰੇਸ਼ਨ, ਪਲਾਟ ਨੰ: 3, ਸੈਕਟਰ-35ਏ, ਚੰਡੀਗੜ੍ਹ
(ਟਾਊਨ ਪਲੈਨਿੰਗ ਵਿੰਗ)

ਨੰ: ਸੀ.ਟੀ.ਪੀ.(ਸਸ)-2017/2200
ਮਿਤੀ: 06-10-2017

ਫੋਨ 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

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

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 No.	CLASSIFICATION OF ZONE	EDC	CLU			PF	UDC
			NH	SH / Sector Road	Other Road		
1.	Ludhiana & Municipal Towns within 15 Kms radius						
a)	Residential Plotted	18.00	6.75	5.25	3.75	2.25	5% of the total sum of EDC, CLU & PF
b)	Residential Group Housing	45.00	11.25	9.00	7.50	3.75	
c)	Commercial	33.75	30.00	26.25	22.50	11.25	
d)	Marriage Palaces	7.69	27.00	27.00	19.50	1.13	1.69
e)	Petrol Pump	18.00	6.75	5.25	3.75	2.25	5% of the total sum of EDC, CLU & PF
f)	Hospital, Multi Media Centre (not multiplex) & Hotels	9.00	0.00	0.00	0.00	1.13	
g)	Institutions	4.50	0.00	0.00	0.00	0.56	
h)	Industry / Godowns / Warehousing / Cold Store	4.13	0.00	0.00	0.00	0.00	

	i) Sports	Actual charges	0.38	0.38	0.38	0.00	
	j) Recreational	4.50	2.25	1.50	0.75	0.75	
2)	Jalandhar & Municipal Towns within 10 Kms radius.						
	a) Residential Plotted	13.50	6.00	4.50	3.75	1.50	5% of the total sum of EDC, CLU & PF
	b) Residential Group Housing	41.25	9.00	7.50	6.00	2.25	
	c) Commercial	26.25	26.25	22.50	18.75	3.75	
	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 the total sum of EDC, CLU & PF
	f) Hospital, Multi Media Centre (not multiplex) & Hotels	6.75	0.00	0.00	0.00	0.75	
	g) Institutions	3.38	0.00	0.00	0.00	0.38	
	h) Industry / Godowns / Warehousing / Cold Store	4.13	0.00	0.00	0.00	0.00	
	i) Sports	Actual charges	0.38	0.38	0.38	0.00	
	j) Recreational	4.50	2.25	1.50	0.75	0.75	
3)	Amritsar, Patiala, Khanna, Rajpura, Mandi Gobindgarh, Sirhind & Phagwara and municipal towns within 7 kms radius.						
	a) Residential Plotted	10.50	3.00	2.25	1.50	1.50	5% of the total sum of EDC, CLU & PF
	b) Residential Group Housing	28.50	7.50	6.00	4.50	3.75	
	c) Commercial	22.50	18.75	15.00	11.25	3.75	
	d) Marriage Palaces (for Patiala)	2.81	11.25	11.25	7.50	0.38	0.56
	e) Marriage Palaces (for Khanna & Phagwara)	2.25	6.00	6.00	3.00	0.30	0.45
	f) Petrol Pump	10.50	3.00	2.25	1.50	1.50	5% of the total sum of EDC, CLU & PF
	g) Hospital, Multi Media Centre (not multiplex) & Hotels	5.25	0.00	0.00	0.00	0.75	
	h) Institutions	2.63	0.00	0.00	0.00	0.38	
	i) Industry / Godowns / Warehousing / Cold Store	0.83	0.00	0.00	0.00	0.00	
	j) Sports	Actual charges	0.38	0.38	0.38	0.00	

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	k) Recreational	4.50	2.25	1.50	0.75	0.75	
4)	Bathinda, Moga, Pathankot, Hoshiarpur, Barnala, Batala, Malerkotla, Morinda and municipal towns within 5 kms radius.						
	a) Residential Plotted	4.50	1.88	1.50	1.13	1.13	5% of the total sum of EDC, CLU & PF
	b) Residential Group Housing	14.25	3.75	3.00	2.25	2.25	
	c) Commercial	12.75	7.50	5.25	3.75	2.25	
	d) Marriage Palaces (for Bathinda)	2.81	11.25	11.25	7.50	0.38	0.56
	e) Marriage Palaces (for other towns of this zone)	2.25	6.00	6.00	3.00	0.30	0.45
	f) Petrol Pump	4.50	1.88	1.50	1.13	1.13	5% of the total sum of EDC, CLU & PF
	g) Hospital, Multi Media Centre (not multiplex) & Hotels	2.25	0.00	0.00	0.00	0.75	
	h) Institutions	1.13	0.00	0.00	0.00	0.38	
	i) Industry / Godowns / Warehousing / Cold Store	0.83	0.00	0.00	0.00	0.00	
	j) Sports	Actual charges	0.38	0.38	0.38	0.00	
	k) Recreational	4.50	2.25	1.50	0.75	0.75	
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.						
	a) Residential Plotted	3.75	1.50	1.13	0.75	0.75	5% of the total sum of EDC, CLU & PF
	b) Residential Group Housing	9.00	3.00	2.25	1.50	1.50	
	c) Commercial	9.00	4.50	3.00	1.50	1.50	
	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 the total sum of EDC, CLU & PF
	f) Hospital, Multi Media Centre (not multiplex) & Hotels	1.88	0.00	0.00	0.00	0.38	
	g) Institutions	0.94	0.00	0.00	0.00	0.19	
	h) Industry / Godowns / Warehousing / Cold Store	0.83	0.00	0.00	0.00	0.00	
	i) Sports	Actual charges	0.38	0.38	0.38	0.00	

	j)	Recreational	3.00	1.13	0.75	0.75	0.38	
6)	Rest of the Municipal Areas in Punjab							
	a)	Residential Plotted	2.63	1.50	1.13	0.75	0.38	5% of the total sum of EDC, CLU & PF
	b)	Residential Group Housing	8.25	3.00	2.25	1.50	0.75	
	c)	Commercial	7.50	4.50	3.00	1.50	1.50	
	d)	Marriage Palaces	1.13	3.00	3.00	1.50	0.15	
	e)	Petrol Pump	2.63	1.50	1.13	0.75	0.38	5% of the total sum of EDC, CLU & PF
	f)	Hospital, Multi Media Centre (not multiplex) & Hotels	1.31	0.00	0.00	0.00	0.19	
	g)	Institutions	0.66	0.00	0.00	0.00	0.09	
	h)	Industry / Godowns / Warehousing / Cold Store	0.83	0.00	0.00	0.00	0.00	
	i)	Sports	Actual charges	0.38	0.38	0.38	0.00	
	j)	Recreational	2.25	1.13	0.75	0.75	0.38	
7)	S.A.S. Nagar, Zirakpur							
	a)	Residential Plotted	27.00	7.50	6.00	4.50	3.00	5% of the total sum of EDC, CLU & PF
	b)	Residential Group Housing	87.00	10.50	9.00	7.50	3.75	
	c)	Commercial	60.00	30.00	26.25	22.50	41.25	
	d)	Marriage Palaces	8.44	26.25	26.25	18.75	1.13	
	e)	Petrol Pump	27.00	7.50	6.00	4.50	3.00	5% of the total sum of EDC, CLU & PF
	f)	Hospital, Multi Media Centre (not multiplex) & Hotels	13.50	0.00	0.00	0.00	1.50	
	g)	Institutions	6.75	0.00	0.00	0.00	0.75	
	h)	Industry / Godowns / Warehousing / Cold Store	12.38	0.00	0.00	0.00	0.00	
	i)	Sports	Actual charges	0.38	0.38	0.38	0.00	
	j)	Recreational	4.50	2.25	1.50	0.75	0.75	
8)	Kharar, Dera Bassi, Banur, NayaGaon.							
	a)	Residential Plotted	22.50	6.00	4.50	3.75	2.25	5% of the total
	b)	Residential Group Housing	75.00	7.50	6.00	4.50	3.75	

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

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- 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.
 - c) 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 / Godowns / Warehousing / 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