

**ANNEXURE VI**

**CHARGES FOR RESIDENTIAL PLOTTED,RESIDENTIAL GROUP HOUSING,COMMERCIAL , HOSPITALS,MULTIMEDIA CENTRES, HOTELS , PETROL PUMPS & GAS GODOWNS IN DIFFERENT POTENTIAL ZONES OF PUNJAB**

**CHARGES IN GMADA AREA**

(Rs.in lacs/gross acres)

Sr.No.	CLASSIFICATION OF ZONE	EXTERNAL DEVELOPMENT CHARGES	CONVERSION CHARGES			LICENCE/PERMISSION FEE
			NH	SH/Sector Road	Other Road	
1	2	3	4	5	6	7
1.	<b><u>Local Planning Area SAS Nagar (Category-I)</u></b>  A. Residential Plotted B. Residential Group Housing ( As per notification no. 17/17/2001/5 HG2/PF/1824, dated 22 June,2010, group housing shall be charged @ plotted development subject to the condition that residential density remains the same as notified in the Master Plan) C. Commercial D. Petrol Pumps & Gas Godowns	33.00 105.50 (FAR 1.75 )  115.00 (FAR 1.75 ) 36.95	5.98 8.98  47.99 5.98	5.01 7.48  39.98 5.01	4.00 5.98  32.01 4.00	3.50 5.00(FAR 1.75 )  150.00(FAR 1.75 ) 4.00
2.	<b><u>Local Planning Area Kharar, Zirakpur , Dera Bassi , Banur and Mullanpur(Category-II)</u></b>  A. Residential Plotted B. Residential Group Housing ( As per notification no. 17/17/2001/5 HG2/PF/1824, dated 22 June,2010, group housing shall be charged @ plotted development subject to the condition that residential density remains the same as notified in the Master Plan) C. Commercial D. Petrol Pumps & Gas Godowns	28.00 89.67 (FAR 1.75 )  95.00 (FAR 1.75 ) 31.40	5.98 8.98  47.99 5.98	5.01 7.48  39.98 5.01	4.00 5.98  32.01 4.00	3.25 5.00(FAR 1.75 )  145.00(FAR 1.75 ) 4.00

3.	<u>Area Other than Local Planning Areas in Chandigarh Periphery and area in GMADA outside Periphery (Category-III)</u>  <b>A. Residential Plotted</b> B. Residential Group Housing ( As per notification no. 17/17/2001/5 HG2/PF/1824, dated 22 June,2010, group housing shall be charged @ plotted development subject to the condition that residential density remains the same as notified in the Master Plan) C. Commercial D. Petrol Pumps & Gas Godowns	24.00 <b>76.22 (FAR 1.75 )</b>   <b>85.00 (FAR 1.75 )</b> 26.70	5.98 <b>8.98</b>   <b>47.99</b> 5.98	5.01 <b>7.48</b>   <b>39.98</b> 5.01	4.00 <b>5.98</b>   <b>32.01</b> 4.00	3.00 <b>5.00(FAR 1.75 )</b>   <b>140.00(FAR 1.75 )</b> 4.00
4.	<u>GMADA(FAR 1.00)</u> <b>A. Recreational</b>	<b>52.32771(FAR 1.00)</b>	<b>5.98956</b>	<b>5.01828</b>	<b>4.00653</b>	<b>0.50(FAR 1.00)</b>

**CHARGES IN GMADA AREA**

(Rs.in lacs/gross acres)

Sr.No.	CLASSIFICATION OF ZONE	EXTERNAL DEVELOPMENT CHARGES	CONVERSION /CHANGE OF LAND USE CHARGES	LICENCE/PERMISSION FEE
1	2	3	4	5
1.	<b><u>Local Planning Area SAS Nagar (Category-I)</u></b>  A. Institutional B. Hospitals , Hotels and Multi Media Centre	8.25 16.50	0.00 0.00	0.875 1.75
2.	<b><u>Local Planning Area Kharar, Zirakpur , Dera Bassi , Banur and Mullanpur(Category-II)</u></b>  A. Institutional B. Hospitals , Hotels and Multi Media Centre	7.00 14.00	0.00 0.00	0.8125 1.625
3.	<b><u>Area Other than Local Planning Areas in Chandigarh Periphery and area in GMADA outside Periphery (Category-III)</u></b>  A. Institutional B. Hospitals , Hotels and Multi Media Centre	6.00 12.00	- -	0.75 1.50

**OTHER THAN GMADA AREA**

(Rs. in lacs/gross acres)

Sr.No.	CLASSIFICATION OF ZONE	EXTERNAL DEVELOPMENT CHARGES	CONVERSION CHARGES			LICENCE/PERMISSION FEE
			NH	SH/Sector Road	Other Road	
1	2	3	4	5	6	7
1.	<b><u>High I – Ludhiana (within M.C.Limits)</u></b>  A. Residential Plotted B. Residential Group Housing ( As per notification no. 17/17/2001/5 HG2/PF/1824, dated 22 June,2010, group housing shall be charged @ plotted development subject to the condition that residential density remains the same as notified in the Master Plan) C. Commercial - Marriage Palace/ Restaurant/ Dhaba D. Petrol Pumps & Gas Godowns E. Hospital , Multi Media Centre(not multiplexes) & Hotels F. Institutions G. Industry	24.00 60.25 (FAR 1.75 )  45.00 (FAR 1.75 ) 24.00 12.00 6.00 5.00	5.38 8.09  43.18 5.38 0.00 0.00 0.00	4.53 6.76  35.98 4.53 0.00 0.00 0.00	3.60 5.38  28.81 3.60 0.00 0.00 0.00	2.50 4.00(FAR 1.75 )  50.00(FAR 1.75 ) 2.50 1.25 0.625 0.00
2.	<b><u>High-II</u></b> a)Ludhiana outside MC limits within 15 Kms) b) Jalandhar , Amritsar ,within M.C. limits  A. Residential Plotted B. Residential Group Housing ( As per notification no. 17/17/2001/5 HG2/PF/1824, dated 22 June,2010, group housing shall be charged @ plotted development subject to the condition that residential density remains the same as notified in the Master Plan)	18.00 51.21 (FAR 1.75 )  35.00 (FAR 1.75 ) 18.00	5.38 8.09  43.18 5.38	4.53 6.76  35.98 4.53	3.60 5.38  28.81 3.60	2.25 4.00 (FAR 1.75 )  45.00 (FAR 1.75 ) 2.25

	C. Commercial- Marriage Palace/Restaurant/ Dhaba D. Petrol Pumps & Gas Godowns E. Hospital , Multi Media Centre(not multiplexes) & Hotels F. Institutions G. Industry	<b>9.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1.125</b>
		<b>4.50</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.5625</b>
		<b>5.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>3.</b>	<b>High-III</b> a) Jalandhar & Amritsar outside M.C. Limits within 15 Km A. Residential Plotted B. Residential Group Housing ( As per notification no. 17/17/2001/5 HG2/PF/1824, dated 22 June,2010, group housing shall be charged @ plotted development subject to the condition that residential density remains the same as notified in the Master Plan) C. Commercial - Marriage Palace/ Restaurant/Dhaba D. Petrol Pumps & Gas Godowns E. Hospital , Multi Media Centre(not multiplexes) & Hotels F. Institutions G. Industry	<b>15.00</b> <b>51.21(FAR 1.75)</b>  <b>30.00(FAR 1.75)</b>  <b>15.00</b> <b>7.50</b>	<b>5.38</b> <b>8.09</b>  <b>43.18</b>  <b>5.38</b> <b>0.00</b>	<b>4.53</b> <b>6.76</b>  <b>35.98</b>  <b>4.53</b> <b>0.00</b>	<b>3.60</b> <b>5.38</b>  <b>28.81</b>  <b>3.60</b> <b>0.00</b>	<b>2.00</b> <b>4.00(FAR 1.75)</b>  <b>40.00(FAR 1.75)</b>  <b>2.00</b> <b>1.00</b>
		<b>3.75</b> <b>5.00</b>	<b>0.00</b> <b>0.00</b>	<b>0.00</b> <b>0.00</b>	<b>0.00</b> <b>0.00</b>	<b>0.50</b> <b>0.00</b>
<b>4</b>	<b>Medium-I</b> Patiala, Rajpura, Sirhind, Mandi Gobindgarh, Khanna, and Phagwara within MC limits and 2 K.M. 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  A. Residential Plotted B. Residential Group Housing ( As per notification no. 17/17/2001/5 HG2/PF/1824, dated 22 June,2010, group	<b>12.00</b> <b>40.00 (FAR 1.75 )</b>	<b>2.99</b> <b>4.49</b>	<b>1.98</b> <b>2.99</b>	<b>1.01</b> <b>1.5</b>	<b>1.20</b> <b>3.00(FAR 1.75 )</b>



	<p>A. Residential Plotted  B. Residential Group Housing  ( As per notification no. 17/17/2001/5  HG2/PF/1824, dated 22 June,2010,  group housing shall be charged @ plotted  development subject to the condition that  residential density remains the same as  notified in the Master Plan)  C. Commercial - Marriage Palace/  Restaurant/ Dhaba  D. Petrol Pumps &amp; Gas Godowns  E. Hospital , Multi Media Centre(not  multiplexes) &amp; Hotels  F. Institutions  G. Industry</p>	<p><b>6.00</b>  <b>20.92 (FAR 1.75 )</b></p> <p><b>15.00 (FAR 1.75 )</b></p> <p><b>6.00</b>  <b>3.00</b></p> <p><b>1.50</b>  <b>1.00</b></p>	<p><b>1.50</b>  <b>2.27</b></p> <p><b>12.02</b></p> <p><b>1.50</b>  <b>0.00</b></p> <p><b>0.00</b>  <b>0.00</b></p>	<p><b>1.01</b>  <b>1.50</b></p> <p><b>8.01</b></p> <p><b>1.01</b>  <b>0.00</b></p> <p><b>0.00</b>  <b>0.00</b></p>	<p><b>0.49</b>  <b>0.77</b></p> <p><b>4.00</b></p> <p><b>0.49</b>  <b>0.00</b></p> <p><b>0.00</b>  <b>0.00</b></p>	<p><b>0.30</b>  <b>0.60(FAR 1.75 )</b></p> <p><b>3.00(FAR 1.75 )</b></p> <p><b>0.30</b>  <b>0.15</b></p> <p><b>0.075</b>  <b>0.00</b></p>
<b>7</b>	<p><b><u>Low-II (Part A)</u></b>  Bathinda(outside MC limits within in 15 KM.)  and for Moga , Batala , Pathankot, Barnala ,  Malerkotla and Hoshiarpur all outside MC  limits within 5 kms.  A. Residential Plotted  B. Residential Group Housing  ( As per notification no. 17/17/2001/5  HG2/PF/1824, dated 22 June,2010, group  housing shall be charged @ plotted  development subject to the condition that  residential density remains the same as  notified in the Master Plan)  C. Commercial - Marriage Palace/  Restaurant/ Dhaba  D. Petrol Pumps &amp; Gas Godowns  E. Hospital , Multi Media Centre(not  multiplexes) &amp; Hotels  F. Institutions  G. Industry</p>	<p><b>4.50</b>  <b>20.92 (FAR 1.75 )</b></p> <p><b>11.00 (FAR 1.75 )</b></p> <p><b>4.50</b>  <b>2.25</b></p> <p><b>1.125</b>  <b>1.00</b></p>	<p><b>1.50</b>  <b>2.27</b></p> <p><b>12.02</b></p> <p><b>1.50</b>  <b>0.00</b></p> <p><b>0.00</b>  <b>0.00</b></p>	<p><b>1.01</b>  <b>1.50</b></p> <p><b>8.01</b></p> <p><b>1.01</b>  <b>0.00</b></p> <p><b>0.00</b>  <b>0.00</b></p>	<p><b>0.49</b>  <b>0.77</b></p> <p><b>4.00</b></p> <p><b>0.49</b>  <b>0.00</b></p> <p><b>0.00</b>  <b>0.00</b></p>	<p><b>0.25</b>  <b>0.60(FAR 1.75 )</b></p> <p><b>2.00(FAR 1.75 )</b></p> <p><b>0.25</b>  <b>0.125</b></p> <p><b>0.0625</b>  <b>0.00</b></p>
<b>8.</b>	<p><b><u>Low-II (Part-B)</u></b>  Sangrur,Sunam , Nabha , Faridkot, Kotakpura  ,Ferozepur, Malout,Abohar ,Mukatsar ,</p>					

	<p>Kapurthla Nawan Shahar, Ropar , TarnTaran , Gurdaspur, Samana, Jagraon, Mansa within M.C.limits and 1 KM on both sides of the portion of the following roads not covered under any potential zone:</p> <p>1. Batala – Amritsar road 2. Kurali- Ropar – NawanShahar-Phagwara road</p> <p>A. Residential Plotted B. Residential Group Housing ( As per notification no. 17/17/2001/5 HG2/PF/1824, dated 22 June,2010, group housing shall be charged @ plotted development subject to the condition that residential density remains the same as notified in the Master Plan)</p> <p>C. Commercial - Marriage Palace/Restaurant/Dhaba D. Petrol Pumps &amp; Gas Godowns E. Hospital , Multi Media Centre(not multiplexes) &amp; Hotels F. Institutions G. Industry</p>	<p><b>4.50</b> <b>15.70 (FAR 1.75 )</b></p> <p><b>11.00 (FAR 1.75 )</b> <b>4.50</b> <b>2.25</b></p> <p><b>1.125</b> <b>1.00</b></p>	<p><b>1.50</b> <b>2.27</b></p> <p><b>12.02</b> <b>1.50</b> <b>0.00</b></p> <p><b>0.00</b> <b>0.00</b></p>	<p><b>1.01</b> <b>1.50</b></p> <p><b>8.01</b> <b>1.01</b> <b>0.00</b></p> <p><b>0.00</b> <b>0.00</b></p>	<p><b>0.49</b> <b>0.77</b></p> <p><b>4.00</b> <b>0.49</b> <b>0.00</b></p> <p><b>0.00</b> <b>0.00</b></p>	<p><b>0.25</b> <b>0.45(FAR 1.75 )</b></p> <p><b>2.00(FAR 1.75 )</b> <b>0.25</b> <b>0.125</b></p> <p><b>0.0625</b> <b>0.00</b></p>
--	---	---	---	--	--	---

9.	<p><b>Low-III</b>  Sangrur , Sunam , Nabha , Faridkot, Kotkapura , Ferozepur , Malout , Abohar , Mukatsar , Kapurthala , NawanShahar , Ropar, TarnTaran , Gurdaspur, Samana, Jagraon, Mansa outside M.C.limits within 3 KM and 1 KM on both sides of the portion of the following roads not covered under any potential zone:  1. Pathanakot-Gurdaspur road  2. Gurdaspur-Batala road.  3. Pathankot-Jalandhar road  4. Dasuya-Hoshiarpur-Balachaur-Ropar road  5. Hoshiarpur-Jalandhar road  6. Ludhiana-Malerkotla-Nabha-Patiala road  7.Patiala-Sangrur-Barnala-Bathinda-Mandi Dabwali Road.  8.Bathinda-Malout-Abohar road upto Haryana Border  9. Malout – Fazilka road  10. Malout-Mukatsar road  11. Bathinda- Mukatsar road  12.Bathinda-Kotkapura-Faridkot-Ferozepur road  13. Ferozepur-Jalalabad – Fazilka road  14. Faridkot-Zira-TarnTaran-Amritsar road  15. Kotkapura-Baghapurana –Moga road  16.Barnala-Raikot-Jagraon-Nakodar-Jalandhar road  A. Residential Plotted  B. Residential Group Housing  ( As per notification no. 17/17/2001/5 HG2/PF/1824, dated 22 June,2010, group housing shall be charged @ plotted development subject to the condition that</p>	<p><b>3.00</b>  <b>15.70 (FAR 1.75 )</b></p>	<p><b>1.50</b>  <b>2.27</b></p>	<p><b>1.01</b>  <b>1.50</b></p>	<p><b>0.49</b>  <b>0.77</b></p>	<p><b>0.20</b>  <b>0.45(FAR 1.75 )</b></p>
----	---	--	-------------------------------------	-------------------------------------	-------------------------------------	--

	residential density remains the same as notified in the Master Plan) C. Commercial - Marriage Palace/ Restaurant/ Dhaba D. Petrol Pumps & Gas Godowns E. Hospital , Multi Media Centre(not multiplexes) & Hotels F. Institutions G. Industry	<b>7.50 (FAR 1.75 )</b>	<b>12.02</b>	<b>8.01</b>	<b>4.00</b>	<b>1.25(FAR 1.75 )</b>
		<b>3.00</b>	<b>1.50</b>	<b>1.01</b>	<b>0.49</b>	<b>0.20</b>
		<b>1.50</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.10</b>
		<b>0.75</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.05</b>
		<b>1.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>10.</b>	<b><u>Low-IV</u></b> All other towns and area not covered in any potential zone. A. Residential Plotted B. Residential Group Housing ( As per notification no. 17/17/2001/5 HG2/PF/1824, dated 22 June,2010, group housing shall be charged @ plotted development subject to the condition that residential density remains the same as notified in the Master Plan) C. Commercial - Marriage Palace/Restaurant/ Dhaba D. Petrol Pumps & Gas Godowns E. Hospital , Multi Media Centre(not multiplexes) & Hotels F. Institutions G. Industry	<b>2.50</b> <b>11.78(FAR 1.75)</b>	<b>1.50</b> <b>2.27</b>	<b>1.01</b> <b>1.50</b>	<b>0.49</b> <b>0.77</b>	<b>0.15</b> <b>0.30(FAR 1.75)</b>
		<b>6.50(FAR 1.75)</b>	<b>12.02</b>	<b>8.01</b>	<b>4.00</b>	<b>1.00(FAR 1.75)</b>
		<b>2.50</b>	<b>1.50</b>	<b>1.01</b>	<b>0.49</b>	<b>0.15</b>
		<b>1.25</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.075</b>
		<b>0.625</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0375</b>
		<b>1.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

- NOTE:**
1. These charges are based on notification no. 17/17/2001-5hg2/P.F./1824, dated 22.6.2010 and the different potential zones are as intimated in this notification.(Copy of notification attached). License Fees and EDC on Marriage Palaces , Dhabas/Restaurant and Clubs shall be levied proportionately to the FAR claimed /utilized as commercial . Rest of the project area shall be charged @ residential plotted .
  2. Group Housing shall be charged @ plotted development subject to the condition that the residential density remains the same as notified in the Master Plan .
  3. 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.
  4. In case of discrepancy refer notification no. 17/17/2001-5hg2/P.F./1824, dated 22.6.2010.