

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

To

The Chief Town Planner,
Punjab, Chandigarh.

Memo No.17/17/01-5HG2/7655
Dated:-19-09-2007

Subject: Policy of minimum area required for setting of Residential/Commercial colony.

Reference: Memo No. 18/182/06-6HG2/5598 dated 17-07-2007.

In partial modification of policy of minimum area requirement for setting of Residential/Commercial colony issued vide letter under reference, the following minimum size criteria has been fixed for the State of Punjab (other than GMADA area) with immediate effect: -

Category	High Potential Zone (I&II)	Medium Potential Zone (I&II)	Low Potential Zone (I&II)	Low Potential Zone III
Residential Plotted	75 Acres	50 Acres	25 Acres	10 Acres*
Group Housing	10 Acres independent	10 Acres independent	5 Acres independent	5 Acres independent

- In category Low III within in Municipal Limits any area of land can be developed as a colony.
2. Categorization of the State on the basis of potential for urban growth has been done as below:-

High Potential Zone	Medium Potential Zone	Low Potential Zone
<p><i>High-I</i> Amritsar, Jalandhar, Ludhiana MC limits and area within radius of 5 Kms outside MC limits.</p> <p><i>High-II</i> Ludhiana, Jalandhar, Amritsar (area outside MC limits within radius of 5 Kms to 15 Kms)</p>	<p><i>Medium-I</i> Patiala, Rajpura, Sirhind, Gobindgarh, Khanna, and Phagwara towns and area upto 5 km outside MC limit.</p> <p><i>Medium – II</i> Area 5 Kms on both sides of GT Road (NH-1)</p>	<p><i>Low-I</i> Bathinda, Moga, Batala, Pathankot, Barnala, Malerkotla and Hoshiarpur towns upto 5 Kms outside MC limits and 15 Kms outside M.Corp of Bathinda.</p> <p><i>Low-II</i> Sangrur, Sunam, Nabha, Faridkot, Kotkapura, Ferozepur, Malout, Abohar, Mukatsar, Kapurthala, Nawanshahar, Ropar, Taran Taran, Gurdaspur, Samana, Jagraon, Mansa (M.C limits & area within</p>

		radius of 3 Km.) <i>Low-III</i> All other towns and areas other than included in Category Low-I and Low-II.
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3. Clubbing of land of two or more promoters shall be permissible provided that the total area becomes equal to 75 Acres, 50 Acres, 25 Acres and 10 Acres as per requirement of particular zone, but facilities shall be counted as per total area limits of respective zone.
4. Extension of already approved colonies shall be permissible if it is contiguous to the already approved colony of the applicant promoter, provided the total area meets the requirement of that zone and facilities shall be counted for the total area specified for that zone.
5. For Commercial activity minimum width of approach road shall be 80 feet instead of 100 feet as mentioned in the memo under reference.
6. For Group Housing minimum width of approach road shall be 60 feet instead of 100 feet as mentioned in the memo under reference but the promoter shall leave space from his own land for widening it to minimum 80 feet and the space so left shall be public space without payment of any compensation.

This issues with the approval of the Chief Minister, Punjab.

Secretary

Department of Housing and Urban Development

DEPARTMENT OF TOWN & COUNTRY PLANNING PUNJAB

Endst.No. 4240-66 CTP(PB)/SC-7

Dt. Chandigarh, the 20.9.07

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

1. Senior Town Planner, Amritsar/Jalandhar/Ludhiana/Patiala/SAS Nagar.
2. District Town Planner, Amritsar/Jalandhar/Ludhiana/Patiala/SAS Nagar/
Gurdaspur/Bathinda/Faridkot/Ferozepur/Fatehgarh Sahib/Sangrur/Hoshiarpur/ Mandi
Divn, Chandigarh.
3. Deputy District Town Planner, Ropar/Kapurthala
4. The Chief Administrator, PUDA, SAS Nagar.
5. The Chief Administrator,
Greater Mohali Area Development Authority.
6. The Chief Administrator,
Amritsar Development Authority.
7. The Chief Administrator,
Greater Ludhiana Area Development Authority.
8. The Chief Administrator,
Bathinda Development Authority.
9. The Chief Administrator,
Patiala Development Authority.
10. The Chief Administrator,
Jalandhar Development Authority.

Chief Town Planner,
Punjab, Chandigarh