

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	2.25	100.00
	3) Marriage Palaces	10.25	36.00	36.00	26.00	1.50		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 28.00
	14) Petrol Pumps	18.00	8.00	6.00	5.00	2.00		10.00
	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		60.00
	23) Marriage Palaces (for Patiala)	3.75	15.00	15.00	10.00	0.50	0.75	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		20.00
	43) Marriage Palaces	2.25	7.00	7.00	3.00	0.30	0.45	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. 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	Ropar - Balachaur-	For						

	Nawanshshar-Banga-Phagwara road(upto NH-1) (One K.M both sides) a)Portion of road within and outside MC limits upto 3 Km of Ropar & Nawanshahr. b)Portion of road within and outside MC limit up to 7 Km of Phagwara. c)Portion of road falling in the rest of Punjab Zone	residential plotted only 7.50	2.00	1.50	1.00	1.00		
		17.00	4.00	3.00	2.00	2.00		
		5.00	2.00	1.50	1.00	0.50		
8	Ropar-Neelon Pul-Doraha-Ludhiana road along Sirhand Canal/ Sidhwan Canal. i) <u>From Ropar to Neelon Bridge</u> a)Portion of road within and outside MC limit of Ropar up to 3 Km and up to 1 Km on both sides of NH 95 b)Portion of road falling in the rest of Punjab Zone ii) <u>From Neelon Bridge to Ludhiana-Ferozepur road via Doraha (along Sidhwan Canal).</u> Portion of road within and outside MC limits upto 15 Km of Ludhiana	7.50	2.00	1.50	1.00	1.00		
		5.00	2.00	1.50	1.00	0.50		
		30.00	9.00	7.00	5.00	3.00		
9	Ladhowal Bye Pass road (linking NH-95 with NH-1) via Ladhowal Seed Farm, Ludhiana.	32.00	9.00	7.00	5.00	3.00		
10	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		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	0.30	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								
		EDC	CLU			LF/PF	SIF	Total
			NH	SH/ Sector Road	Other Road			
1	Master Plan Area of S.A.S.Nagar, Zirakpur							
	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	2.25	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 New Chandigarh								
	74) Residential Plotted	41.00	10.00	8.00	6.00	4.00		55.00	
	75) Mixed Land use	41.00	As per the land use as specified in respective zones as notified in Notification dated 6/5/2013						
	76) Residential Group Housing*	116.00	14.00	12.00	10.00	5.00		135.00	
	77) Commercial	90.00	40.00	35.00	30.00	55.00		185.00	
	78) Marriage Palaces	11.25	35.00	35.00	25.00	1.50	2.25	50.00 / 40.00	
	79) Petrol Pumps	36.00	10.00	8.00	6.00	4.00		50.00	
	80) Health and medical care	23.00	0.00	0.00	0.00	2.00		25.00	
	81) Multi Media Centre (not multiplexes) & Hotels	18.00	0.00	0.00	0.00	2.00		20.00	
	82) Institutions	12.00	0.00	0.00	0.00	1.00		13.00	
	83) Industry / Godowns / Warehousing / Cold Store	18.00	0.00	0.00	0.00	0.00		18.00	
	84) Sports	Actual charges	0.50	0.50	0.50	0.00		-	
	85) Recreational	7.00	3.00	2.00	1.00	1.00		11.00	
3	Master Plan Area of Kharar , Dera Bassi, Banur								
	86) Residential Plotted	30.00	8.00	6.00	5.00	3.00		41.00	
	87) Residential Group Housing*	100.00	10.00	8.00	6.00	5.00		115.00	
	88) Commercial	75.00	35.00	30.00	25.00	40.00		150.00	
	89) Marriage Palaces	3.00	8.00	8.00	4.00	0.40	0.60	12.00 / 8.00	
	90) Petrol Pumps	30.00	8.00	6.00	5.00	3.00		41.00	
	91) Hospital, Multi Media Centre (not multiplexes) & Hotels	15.00	0.00	0.00	0.00	1.50		16.50	
	92) Institutions	07.50	0.00	0.00	0.00	0.75		08.25	
	93) Industry / Godowns / Warehousing / Cold Store	11.00	0.00	0.00	0.00	0.00		11.00	
	94) Sports	Actual charges	0.50	0.50	0.50	0.00		-	
	95) 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.

- Rs.5.50 lac per acre cess shall be chargeable on Projects falling on and within one km of PR-4 and PR-7 (.....) roads falling in GMADA region.

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 01-04-2014 to 31-03-2015.
- 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.