



ਡਾਇਰੈਕਟੋਰੇਟ, ਸਥਾਨਕ ਸਰਕਾਰ ਵਿਭਾਗ ਪੰਜਾਬ

Directorate, Local Government, Punjab

ਪੰਜਾਬ ਮਿਊਨਿਸਪਲ ਭਵਨ, ਪਲਾਟ ਨੰ: 3, ਸੈਕਟਰ-35-ਏ, ਚੰਡੀਗੜ੍ਹ

(ਟਾਊਨ ਪਲੈਨਿੰਗ ਵਿੰਗ)

ਨੰ: ਸੀ.ਟੀ.ਪੀ. (ਸਸ)-2025/ 2818

ਫੋਨ ਨੰ: 0172-2619219

ਮਿਤੀ: 24/11/25

ਈ-ਮੇਲ:-stp-tpw-lg@punjab.gov.in

To

1. All Commissioners of Municipal Corporations in the State; and
2. All Additional Deputy Commissioners (Urban/ General) in the State.

Subject: Levy of Change of Land Use (CLU) Charges, External Development Charges (EDC) and License Fee/ Permission Fee (LF/PF) in the Municipal Areas of Punjab.

On the subject cited above, Department of Housing & Urban Development vide notification dated 04.06.2025 has notified the rates of Change of Land Use (CLU) Charges, External Development Charges (EDC) and License Fee / Permission Fee (LF/PF) being charged for approval of various Real Estate Projects in the State of Punjab. Further vide subsequent notification of 16.07.2025, these charges have been made applicable for all the projects which have been submitted on or after 04.06.2025. The notification dated 04.06.2025 has been issued with the approval of the Council of Ministers and includes municipal areas of the State.

2. It has come to the notice of the Government that the Competent Authorities within Municipal Areas are levying EDC, CLU, LF/PF as per the old rates issued by the Department of Local Government vide instructions dated 06.10.2017.

3. Accordingly, it is directed that the notifications dated 04.06.2025 and 16.07.2025 must be complied with in letter and spirit. All ULBs must prepare list of cases where old charges have been wrongly levied and demand notices must be issued and action taken report sent by 15.12.2025 positively.

4. A copy of the above-mentioned notification dated 04.06.2025 and 16.07.2025 issued by the Department of Housing and Urban Development are sent herewith for information and further necessary action.


Director

Encl: Two as above

ਨੰ: ਸੀ.ਟੀ.ਪੀ. (ਸਸ)-2025/ 2819

ਮਿਤੀ: 24/11/25

A copy of the above is forwarded to Chief Executive Officer, Punjab Bureau of Investment Promotion for information and necessary action please.


Director

ਨੰ: ਸੀ.ਟੀ.ਪੀ. (ਸਸ)-2025/ 2820-2822

ਮਿਤੀ: 24/11/25

A copy of the above is forwarded to the following for information please:-

1. PS/LGM for kind information of Local Government Minister.
2. PS/ACS (LG) for kind information of Additional Chief Secretary (LG).
3. PS/PSHUD for kind information of Principal Secretary (HUD).


Director

GOVERNMENT OF PUNJAB
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
(HOUSING II BRANCH)
NOTIFICATION

Dated: 4th June 2025

No. 17/17/2001-5Hg2/ P.F./560 In the partial amendment of Notification No. 17/17/2001-5Hg2/ P.F./ 748168/1 dated 06.05.2016 and in supersession various notifications issued in this regard, the Governor of Punjab is pleased to notify the rates of Change of Land Use charges (CLU), External Development Charges (EDC) and License Fee/ Permission Fee (LF/PF) etc being charged for approval of various real estate projects in the State of Punjab to the extent as mentioned in this policy as under:-

Potential Zones in Punjab

- 1) Ludhiana within and outside M.C Limits upto 15 Kms.
- 2) Jalandhar within and outside M.C Limits upto 10 Kms.
- 3) Amritsar, Patiala, Khanna, Rajpura, Mandi Gobindgarh, Sirhind and Phagwara within and outside M.C Limits upto 7 Kms.
- 4) Bathinda, Moga, Batala, Pathankot, Barnala, Malerkotla, Morinda, Hoshiarpur, within and outside M.C Limits upto 5 Kms.
- 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.
- 6) a) NH-1 upto 2 km on both sides, outside any potential zone.
b) All other NH (except NH1)/SH/Scheduled Roads upto 1 km both sides, outside any potential zone.
- 7) Rest of Punjab
- 8) Master Plan Area of S.A.S.Nagar, New Chandigarh, Zirakpur
- 9) Master Plan Area of Kharar, Dera Bassi, Banur

Rates of EDC, CLU, PF/LF zone wise in the entire State of Punjab

(Rs. in lacs/gross acres)

Sr. No.	CLASSIFICATION OF ZONE	EDC	CLU (NH)	CLU (SH/SR)	CLU (Others)	LF/PF
1	Ludhiana within and outside M.C Limits upto 15 Kms.					
	0) Residential Plotted	47.83	17.94	13.95	9.97	5.98
	1) Residential Group Housing	119.58	29.90	23.92	19.93	9.97
	2) Commercial	89.69	79.72	69.76	59.79	29.90
	3) Marriage Palaces	20.43	71.75	71.75	51.82	3.00
	4) Petrol Pumps	47.83	17.94	13.95	9.97	5.98
	5) Hospital, Multi Media Centre (not multiplexes) & Hotels	23.92	0.00	0.00	0.00	3.00
	6) Institutions	11.96	0.00	0.00	0.00	1.49
	7) Industry / Godowns / Warehousing / Cold Store	10.97	0.00	0.00	0.00	0.00
	8) Sports	Actual Charges	1.01	1.01	1.01	0.00
	9) Recreational	11.96	5.98	3.99	1.99	1.99
2	Jalandhar within and outside M.C Limits upto 10 Kms.					
	10) Residential Plotted	35.87	15.94	11.96	9.97	3.99
	11) Residential Group Housing	109.62	23.92	19.93	15.94	5.98
	12) Commercial	69.76	69.76	59.79	49.83	9.97
	13) Marriage Palaces	17.94	55.80	55.80	31.89	2.39
	14) Petrol Pumps	35.87	15.94	11.96	9.97	3.99
	15) Hospital, Multi Media Centre (not multiplexes) & Hotels	17.94	0.00	0.00	0.00	1.99
	16) Institutions	8.98	0.00	0.00	0.00	1.01

	17) Industry / Godowns / Warehousing / Cold Store	10.97	0.00	0.00	0.00	0.00
	18) Sports	Actual Charges	1.01	1.01	1.01	0.00
	19) Recreational	11.96	5.98	3.99	1.99	1.99
3	Amritsar, Patiala, Khanna, Rajpura, Mandi Gobindgarh, Sirhind and Phagwara within and outside M.C Limits upto 7 Kms.					
	20) Residential Plotted	27.90	7.97	5.98	3.99	3.99
	21) Residential Group Housing	75.73	19.93	15.94	11.96	9.97
	22) Commercial	59.79	49.83	39.86	29.90	9.97
	23) Marriage Palaces (for Patiala)	7.47	29.90	29.90	19.93	1.01
	Marriage Palaces (for Khanna, Phagwara)	5.98	15.94	15.94	7.97	0.80
	24) Petrol Pumps	27.90	7.97	5.98	3.99	3.99
	25) Hospital, Multi Media Centre (not multiplexes) & Hotels	13.95	0.00	0.00	0.00	1.99
	26) Institutions	6.99	0.00	0.00	0.00	1.01
	27) Industry / Godowns / Warehousing / Cold Store	2.21	0.00	0.00	0.00	0.00
	28) Sports	Actual Charges	1.01	1.01	1.01	0.00
	29) Recreational	11.96	5.98	3.99	1.99	1.99
4	Bathinda, Moga, Batala, Pathankot, Barnala, Malerkotla, Morinda, Hoshiarpur, within and outside M.C Limits upto 5 Kms.					
	30) Residential Plotted	11.96	5.00	3.99	3.99	3.00
	31) Residential Group Housing	37.87	9.97	7.97	5.98	5.98
	32) Commercial	33.88	19.93	13.95	9.97	5.98
	33) Marriage Palaces (for Bathinda)	7.47	29.90	29.90	19.93	1.01
	Marriage Palaces (for other towns of this zone)	5.98	15.94	15.94	7.97	0.80
	34) Petrol Pumps	11.96	5.00	3.99	3.00	3.00
	35) Hospital, Multi Media Centre (not multiplexes) & Hotels	5.98	0.00	0.00	0.00	1.99
	36) Institutions	3.00	0.00	0.00	0.00	1.01
	37) Industry / Godowns / Warehousing / Cold Store	2.21	0.00	0.00	0.00	0.00
	38) Sports	Actual Charges	1.01	1.01	1.01	0.00
	39) Recreational	11.96	5.98	3.99	1.99	1.99
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	9.97	3.99	3.00	1.99	1.99
	41) Residential Group Housing	23.92	7.97	5.98	3.99	3.99
	42) Commercial	23.92	11.96	7.97	3.99	3.99
	43) Marriage Palaces	4.49	13.95	13.95	5.98	0.61
	44) Petrol Pumps	9.97	3.99	3.00	1.99	1.99
	45) Hospital, Multi Media Centre (not multiplexes) & Hotels	5.00	0.00	0.00	0.00	1.01
	46) Institutions	2.50	0.00	0.00	0.00	0.50
	47) Industry / Godowns / Warehousing / Cold Store	2.21	0.00	0.00	0.00	0.00
	48) Sports	Actual Charges	1.01	1.01	1.01	0.00
	49) Recreational	7.97	3.00	1.99	1.99	1.01
6	50) NH-1 upto 2Kms on both sides, outside any potential zone.	50 The rates for each permissible land use shall be as mentioned in Zone-4 above.				

51) All other NH (except NH 1)/ SH/ Scheduled Roads upto 1 Kms both sides, outside any potential zone.		50 The rates for each permissible land use shall be as mentioned in Zone-5 above.				
7	Rest of Punjab					
	54) Residential Plotted	6.99	3.99	3.00	1.99	1.01
	55) Residential Group Housing	21.92	7.97	5.98	3.99	1.99
	56) Commercial	19.93	11.96	7.97	3.99	3.99
	57) Marriage Palaces	3.00	7.97	7.97	3.99	0.40
	58) Petrol Pumps	6.99	3.99	3.00	1.99	1.01
	59) Hospital, Multi Media Centre (not multiplexes) & Hotels	3.48	0.00	0.00	0.00	0.50
	60) Institutions	1.75	0.00	0.00	0.00	0.24
	61) Industry / Godowns / Warehousing / Cold Store	2.21	0.00	0.00	0.00	0.00
	62) Sports	Actual Charges	1.01	1.01	1.01	0.00
	63) Recreational	5.98	3.00	1.99	1.99	1.01
Master Plan Area of GMADA Region						
1	Master Plan Area of S.A.S.Nagar, Mullanpur, Zirakpur					
	64) Residential Plotted	95.66	26.57	21.26	15.94	10.63
	65) Residential Group Housing	308.25	37.20	31.89	26.57	13.29
	66) Commercial	212.59	106.29	93.01	79.72	146.15
	67) Marriage Palaces	29.90	93.01	93.01	66.43	4.00
	68) Petrol Pumps	95.66	26.57	21.26	15.94	10.63
	69) Hospital, Multi Media Centre (not multiplexes) & Hotels	47.83	0.00	0.00	0.00	5.31
	70) Institutions	23.92	0.00	0.00	0.00	2.66
	71) Industry / Godowns / Warehousing / Cold Store	43.86	0.00	0.00	0.00	0.00
	72) Sports	Actual Charges	1.35	1.35	1.35	0.00
	73) Recreational	15.94	7.97	2.66	2.66	2.66
2	Master Plan Area of Kharar, Dera Bassi, Banur					
	74) Residential Plotted	79.72	21.26	15.94	13.29	7.97
	75) Residential Group Housing	265.73	26.57	21.26	15.94	13.29
	76) Commercial	199.30	93.01	79.72	66.43	106.29
	77) Marriage Palaces	7.97	21.26	21.26	10.63	1.06
	78) Petrol Pumps	79.72	21.26	15.94	13.29	7.97
	79) Hospital, Multi Media Centre (not multiplexes) & Hotels	39.86	0.00	0.00	0.00	4.00
	80) Institutions	19.95	0.00	0.00	0.00	1.98
	81) Industry / Godowns / Warehousing / Cold Store	29.23	0.00	0.00	0.00	0.00
	82) Sports	Actual Charges	1.35	1.35	1.35	0.00
	83) Recreational	15.94	7.97	5.31	2.66	2.66

Other Charges:-

Processing Fees	Rs. 7500/- for first acre and Rs. 1500/- for subsequent acres.
Building Plan Scrutiny Fee and Boundary Wall charges	<ul style="list-style-type: none"> For Residential Building = Rs. 45 per square meter of total covered area of the proposed building. For other category of buildings = Rs 90 per square meter of total covered area of the proposed building. In case of revised/ superseded plans, the fee chargeable shall be half of the rates charged for fresh plans for such category of plots as mentioned above.
Layout Plan Scrutiny Fee	Rs 7.5 per sqm in case of fresh and Rs. 5 for revision of Layout Plan.

Charges of means of access for Scheduled Roads

- National Highway = Rs. 15,000
- State Highways = Rs. 8,000
- Major District Roads and other roads = Rs. 5,000

- CLU charges, EDC and LF shall be increased by 10% compounded on 1st April every year starting from 1st April 2026.
- The SIF Charges for other land uses it shall be calculated at the rate of 5% of the total sum of EDC, CLU and PF/LF.
- 5% of total plot area of Petrol Pump shall be permissible for commercial purposes.
- 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 to each zone shall be applicable.
- The above said charges shall be applicable on all new real estate projects to be set up in the State of Punjab and shall also be applicable on new extensions to ongoing projects w.e.f. 01.04.2025.
- 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 if the CLU, EDC, License/ Permission Fee, SIF charges are higher than the already paid charges, then the promoter 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.

Dated: 04-06-2025
Chandigarh

Vikas Garg, IAS
Principal Secretary to Government of Punjab
Department of Housing and Urban Development

Endst. No. 17/17/2001-SHg2/P.F./561

Dated:- 4-06-2025

A copy is forwarded to the Controller, Printing & Stationery, Punjab, SAS Nagar with a request to publish this notification in the Punjab Govt. Gazette (Extra Ordinary)

Additional Secretary

**GOVERNMENT OF PUNJAB
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
(HOUSING II BRANCH)
NOTIFICATION**

Dated: 16th July 2025

No. 17/17/2001-5Hg2/ P.F./ 791 In the partial amendment of Notification No. 17/17/2001-5Hg2/ P.F./560 dated 04.06.2025 the Governor of Punjab is pleased to notify that Projects submitted upto the date of notification i.e. 04.06.2025 be charged as per the previous policy and all applications submitted on and after 04.06.2025 be charged under the new rates effective from 04.06.2025. Clause 8(a) and 8(b) of the notification issued by the Department of Housing and Urban Development, Punjab on 22/29.06.2010 will be applicable to project applications submitted on or after 04.06.2025.


Dated: 16.07.2025
Chandigarh

Vikas Garg, IAS
Principal Secretary to Government of Punjab
Department of Housing and
Urban Development

Endst. No. 17/17/2001-5Hg2/P.F./ 792

Dated:- 16.07.2025

A copy is forwarded to the Controller, Printing & Stationery, Punjab, SAS Nagar with a request to publish this notification in the Punjab Govt. Gazette (Extra Ordinary)


Principal Secretary

Endst. No. 17/17/01-5Hg2/793-807

Dated: 16/7/2025

A copy of above is forwarded to the following for information and necessary action please:-

1. Additional Chief Secretary, Local Govt., Punjab.
2. Principal Secretary, Industries and Commerce, Punjab
3. CEO, Punjab Investment Bureau, Chandigarh.
4. Director, Town and Country Planning, Punjab.
5. Chief Administrator, PUDA, SAS Nagar.
6. Chief Administrator, GMADA, SAS Nagar
7. Chief Administrator, JDA, Jalandhar.
8. Chief Administrator, PDA, Patiala
9. Chief Administrator, ADA, Amritsar
10. Chief Administrator, BDA, Bathinda
11. Chief Administrator, GLADA, Ldhiana
12. Director, Local Govt., Punjab
13. Secretary, RERA.
14. Superintendent Cabinet Affair Branch, Punjab Civil Sectt.
Chandigarh w.r.t. ID No. 01/2/2025-1cabinet/4182 dated
10.07.2025 for information
15. G.M. (IT) PUDA, SAS Nagar.


Superintendent