

ਮੁਕਤ ਸਰਕਾਰ ਦਾ ਨਾਮ

ਚੰਡੀਗੜ੍ਹ

154 ਮਿਤੀ 16-2-11
Government of Punjab
Department of Local Government

7/10-5-11

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To

Commissioner,
Municipal Corporation,
Amritsar, Jalandhar, Ludhiana, Patiala, Bathinda and SAS Nagar
Mohali.

Regional Deputy Director,
Local Government Department, Punjab,
Amritsar, Jalandhar, Ludhiana, Patiala, Bathinda and Ferozepur.

Executive Officer,
All the Municipal Councils/Nagar Panchayat in the State.

Memo No. CTP[LG]-241/134-280
Dated, Chandigarh the 07-2-2011

Subject:- Recovery of cost of providing basic trunk services in scheme areas/
group housing projects.

In order to ensure the timely execution of infrastructural development works for providing the basic civic services at door step of the area bounded by Town Planning, other schemes & non-scheme areas the Government has decided that the cost of providing the basic infrastructure shall be recovered in the form of fee by the Urban Local Body from the applicant concerned landowner, at the prescribed rates in the following manner, namely:-

Residential Scheme for the areas

Amount of fee
chargeable
Per Standard
acre(4840 Sq. yds)

- i) Falling in the municipal limits of Towns situated in the periphery of Chandigarh i.e. to say Dera Bassi, Zirakpur, Kharar and Banur Rs. 15 Lacs

*For the schemes sanctioned for the areas situated within the municipal limit of N.P. Naya Gaon, the fee prescribed in the duly notified Master Plan of Naya Gaon shall be charged.

- ii) Falling within the limits of MC Ludhiana Rs. 10 Lacs
Falling within the limits of MC Jalandhar and Amritsar Rs. 7 Lacs
iv) Falling within the limits of MC Patiala, Rajpura, Sirhind, Gobindgarh, Khanna, Sahnewal and Phagwara Rs. 5 Lacs

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| v) | Falling within the limits MC of Bhatinda, Moga, Batala, Pathankot, Barnala, Malerkotla & Hoshiarpur | Rs. 3 Lacs |
| vi) | Falling within the limits MC of Sangrur, Sunam, Nabha, Faridkot, Kotkapura, Kapurthala, Ferozepur, Malout, Abohar, Mukatsar, Nawanshahar, Ropar, Tarantaran, Gurdaspur, Samana, Jagraon, Mansa. | Rs. 2 Lacs |
| vii) | Falling in all other MCs/NPs, not specified above. | Rs. 1 Lacs |

Schemes for Commercial use for the areas

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|----|---|--------------|
| a) | Falling in the towns situated in the periphery of Chandigarh namely; Dera Bassi, Zirakpur, Kharar and Banur | Rs. 130 Lacs |
| b) | Falling in Corporation/Council and NPs situated on NH-1 from Shambu Barrier to Attari Boarder | Rs. 75 Lacs |
| c) | Falling in Corporation/Class-I and II councils except at serial no. (a) and (b) above | Rs. 30 Lacs |
| d) | Falling in all other Class-III councils and NPs. | Rs. 10 Lacs |

Other Terms and Conditions

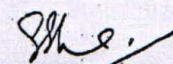
1. The above fee shall be increased by 10% compounded every year and 1st increase shall be applicable from 1st April 2012.
2. For group housing projects, the fee shall be charged double the rate prescribed for residential areas.
3. In addition to the fee prescribed above, the landowner of all the schemes including the group housing project shall deposit Urban Development cess @ 4% of the total amount of fee payable by landowner to ULB. The ULB will remit this amount of Urban Development cess to the Director, Local Govt. Deptt. Every month.

4(a) The landowner shall be required to deposit 25% of the total amount of fee at the time of submission of request for sanction of scheme/group housing project / commercial project. Another 15% of fee plus the amount of urban development cess described in para no. 3 above, shall be payable at the time of final adoption of the scheme/ sanction of project by the ULB. The landowner can opt to deposit the balance 60% of the amount in lump sum within 30 days of the issuance of notification of sanction of scheme/ approval of project by the Govt. /ULB by availing 5% rebate. In alternative, subject to deposit of the bank guarantee equal to balance 60% of amount of recoverable fee, the balance fee can be deposited in 4 six monthly equal installments with 10% simple interest. 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.

4(b) If the ULB has already adopted the scheme lay out/ accepted the application and submitted the same to the Govt. for final approval/notification, prior to implementation of these instructions, in that case, the landowner shall immediately deposit 25% of the total fee amount with the ULB and the amount of Urban Development cess, referred in para No. 3 above, to be remitted with the Directorate of Local Govt. Deptt and further if the landowner does not opt for deposit of lump sum payment of the balance 75% of the fee amount with the 5% rebate, he can subject to deposit of the bank guarantee equal to the balance 75% of the fee amount with the ULB can deposit the balance 75% amount in 5 six monthly equal installments carrying 10% simple interest. 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.

4(c) In case, the applicant applies for withdrawal of request for framing of scheme /sanction of project over his land or abandons the proposal, at any stage prior to final adoption of scheme/ approval by ULB, 10% of the total amount of fee shall be forfeited.

These instructions shall substitute the instructions issued vide memo no CTP(LG)- 2011/ 12-22 dated 4-1-11, on the subject noted above.


Director cum Special Secretary
