

**PUNJAB GOVERNMENT**  
**DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, PUNJAB**  
**(Housing Branch-II)**  
**PUNJAB AFFORDABLE HOUSING POLICY, 2023**  
**Notification**

No.18/03/2023-1HG2 501

Dated 22/3/2023

With a view to facilitate 'Affordable Housing' for lower middle and lower-income families, Governor of Punjab is pleased to notify comprehensive 'Punjab Affordable Housing Policy 2023' in supersession of the earlier policy issued vide notification No. 12/01/18-5hg2/25 dated 04/01/2022.

**THIS POLICY WILL BE APPLICABLE TO:**

- (i) Areas within the jurisdiction of Department of Housing and Urban Development.
- (ii) In Residential and Mixed Land Use Zones in Master Plans/Proposed Land Use Plan Lalru (except Master Plan New Chandigarh)
- (iii) In 3 km belt around Municipal Limits even if it is outside Master Plan (Except Regional Plan GMADA).

**APPLICATION & APPROVAL PROCESS**

- (i) **Single Competent Authority for grant of CLU, License, Layout Plan for all categories of colonies and Building Plans for Group Housing is Chief Administrator of the Concerned Authority.**
- (ii) Single application will suffice for CLU and License which will be granted within 45 days of application.
- (iii) Prior NOC of NHAI is required to be submitted with application if site falls on National Highway.
- (iv) NOC from Drainage department, PPCB, PSPCL, Forest Department and any other department will be obtained within three weeks by the concerned Competent Authority. Periodical meetings will be held by the competent authority for clearance of all the NOCs within stipulated period with the concerned departments.

**OWNERSHIP OF LAND OR DEVELOPMENT AGREEMENT IN SPECIFIED FORMAT**

- (v) Minimum 25% ownership and for remaining area irrevocable consent (duly verified by the Executive Magistrate) along with a copy of Collaboration Agreement, Development Agreement, Joint Development Agreement or any other agreement, as case may be, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land proposed to be developed.
- (vi) Title and type of land verified by CRO will be submitted with the application as prescribed.

## CHARGES

- (vii) 50% of the prevailing CLU/EDC/LF/SIF/UDF charges shall be chargeable in respective zones in the state of Punjab (except in GMADA Regional Plan and Master Plans/Proposed Land Use Plan Lalru in GMADA Region).
- (viii) Within GMADA Regional Plan and Master Plans/Proposed Land Use Plan Lalru in GMADA Region, the prevailing CLU/EDC/LF/SIF/UDF charges shall be chargeable in respective zones.

## BASIC AMENITIES TO BE PROVIDED

- (ix) Basic amenities such as Water Supply, Sewerage Network, Electricity, STP or consent from nearest authority/MC to allow to use its STP, Rain Water Drainage System, paving of streets with paver blocks of adequate strength to take load of fire tender/trucks. Street lights will be provided as per drawing to be submitted with application duly prepared by a qualified Architect/Town Planner/Civil Engineer. In case space isn't available in colony to absorb treated water from STP, consent of some owners owing adequate land will be submitted.

Requirements of Site	
<p><b>Minimum Site Area</b></p> <p>a) Plotted or Plotted &amp; Group Housing Mixed.</p> <p>b) Plotted</p> <p>c) Group Housing only</p>	<p>a)</p> <p>i. 7.5 Acres (for Amritsar, Jalandhar, Ludhiana, Bathinda and Patiala Master Plans) with Minimum 2.5 acres pocket to be kept for group housing.</p> <p>ii. Minimum 5 acres for rest of the area. (Minimum 2.5 acres pocket to be kept for group housing).</p> <p>b) 5 acres.</p> <p>c) 2.5 Acres</p> <p>(In Master Plan, SAS Nagar): Residential Zone- Min. 25 acres Mixed Land Use- Min. 10 acres (Only Group Housing)</p>
<p><b>Minimum width of access road and main road</b></p>	<p>Minimum 22'-0" for plotted and 40'-0" for Group Housing further widened to:</p> <p>60' or as specified in the master plans whichever is more</p> <p><b>Note: -</b> At least a loop of minimum 60' wide internal road is required if the area of the colony is above 10 acres.</p>
<p><b>Density</b></p>	<p>400 PPA</p>

### Apportionment of Plotted Area

Minimum area under parks	<ul style="list-style-type: none"> <li>• 7.5% of site area (at least one park shall be of 50% of total park area).</li> <li>• No parks shall be less than 50'-0" wide.</li> </ul>
Minimum internal roads	30'-0"
Maximum total saleable area	65 % of site area
Maximum Saleable commercial component (SCO's/Shops/Booths) within overall total saleable area.	upto 5% of site area excluding parking area.

### Plot Sizes

**(Clubbing of plots will not be allowed) (Other Relevant Building Bye Laws shall apply)**

Maximum Plot size: -	150 sq.yd (125.42 sq.m)
Plot dimensions: - Minimum Frontage Minimum Depth	16'-0" 45'-0"
Maximum Ground Coverage	70%.
Maximum FAR	1:2.1
Maximum Height of Building	<u>11 meters (excluding Stilt, Mumty and Parapet wall)</u>
Maximum No. of Floors	G+2 Floors (Basement allowed as per building rules)
Minimum setback a) Front b) Rear	a) 7'-6" b) 7'-6"
Maximum Projections in the front and rear setback only	3'-0"
Boundary Wall	The front boundary wall of plots shall be optional for providing easy access for parking in front setback.

**INDEPENDENT FLOORS (as marked in layout plan) with common staircase**  
**Independent floors shall be in complete row and the back row as well if back of the plot is shared. Other Building bye laws shall apply. Clubbing of plots not allowed.**

Plot Size	150 sq yard
Minimum Frontage	25'-0"
Maximum Ground Coverage	70%
Maximum FAR	1:2.1
Maximum Height of Building	11 meters (excluding Stilt, mumty and Parapet wall)
Maximum No. of Floors	Stilt +3 Floors (Stilt is mandatory for parking only and clear height of stilt shall not be more than 2.7 meter) Basement not allowed.

Minimum Front and Rear Setback	7'-6"
<b>Apportionment of Group Housing Area</b>	
Minimum Area Under Parks	25% of site area (15% shall be contiguous green with minimum 15m width and 10% can be distributed)
Minimum internal roads	25'-0"
Community Centre (Minimum)	2.5% of the covered floor area of the apartments (built up)
Maximum Ground Coverage	35% of site area
Maximum FAR	1:3 of site area
Maximum Height of Building.	No restriction, subject to fulfilment building rules/ norms, and clearance from A.A.I, if required.
Minimum Setback along the site boundary	As per Building Rules or minimum 6m whichever is more.
Minimum Setback Around Building	As per Building Rules.
Maximum Carpet area of Dwelling Unit (DU):	upto 90 sq.m.
Minimum Parking to be provided: - upto 60sq.m above 60sq.m	0.75 ECS per dwelling unit 1.0 ECS per dwelling unit
Saleable Commercial Area excluding Parking	5% of site area
<b>Mixed Plotted and Group Housing Projects</b>	Site Apportionment norms of plotted and Group housing areas will apply separately. However, the areas can be combined / clubbed as in case of Community Centre and Open Spaces and Utilities.

**Note:-**In case of sector roads Government notification no.17/17/01-5HG2/P.F/408991/1-8 dated 6/2/2015 shall prevails or as amended from time to time.

**Place: - Chandigarh**

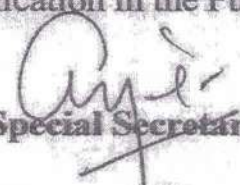
**Dated: 17.03.2023**

**Ajoy Kumar Sinha, IAS**  
**Principal Secretary, Govt. of Punjab**  
**Department of Housing and Urban Development**

Endst. No.18/03/2023-1HG2/ 502

Dated 22/3/2023

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

  
**Special Secretary**

Endst. No.18/03/2023-1Hg2/503-515 Dated, Chandigarh: 22/3/2023

A copy is forwarded to the following for information and necessary action.

1. Principal Secretary, Local Govt., Punjab.
2. Chairperson, Real Estate Regulatory Estate, Punjab.
3. Chief Administrator, PUDA, SAS Nagar.
4. Director, Town and Country Planning, Punjab.
5. Chief Administrator, GMADA, SAS Nagar
6. Chief Administrator, JDA, Jalandhar.
7. Chief Administrator, GLADA, Ludhiana.
8. Chief Administrator, PDA, Patiala.
9. Chief Administrator, ADA, Amritsar.
10. Chief Administrator, BDA, Bathinda.
11. Director, Local Govt., Punjab.
12. Chief Town Planner, Punjab.
13. G.M. (I.T.), PUDA, SAS Nagar.

  
**Superintendent**