

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

To

The Chief Town Planner,  
Punjab, Chandigarh  
Memo No. 18/182/06-6HG2/5598  
Dated 17.07.2007.

**Subject: Policy of minimum area requirement for setting of Residential / Commercial Colony.**

It has been decided to adhere to the following minimum size criteria for development of colonies in the State of Punjab (other than Chandigarh periphery area) with immediate effect:-

Category	High Potential zone	Medium Potential Zone	Low Potential Zone
Residential (Plotted)	100 Acres	50 Acres	25 Acres
Group Housing	10 Acres independent  & 5 acre as a part of plotted colony	10 Acres independent  & 5 acre as a part of plotted colony	5 Acres
Commercial	2 Acres	2 Acres	2 Acres
Knowledge Park e.g. Information technology Park or as per definition decided by the Department of Industries.	10 Acre	10 Acre	10 Acre
Industrial Park for manufacturing (Industries other than Knowledge Park)	50 Acre	50 Acre	50 Acre

Categorization of State of the basis of potential for urban growth has been done as below :-

High Potential Area	Medium Potential Area	Low Potential Area
1. Amritsar 2. Jalandhar	5 Kms. Belt along both sides of NH-1 i.e. GT road in the state of Punjab.	All other areas of the state of Punjab

3. Ludhiana  (Area upto 15 Kms. From the limit of Municipal Corporation)		
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The minimum area of plotted development within jurisdiction of urban local bodies shall be 5 acre and it shall be 4000 Sq. meters in case of Group Housing and commercial use. However, development norms of local Body in terms of setbacks, parking, height, ground coverage, FAR etc. shall be applicable.

**Frontage and Road width for Commercial Complexes / Group Housing projects within and outside the local bodies limit shall be as follows:-**

**Commercial activity**

Minimum Frontage -- 30 mts.

Minimum Road width -- 100 Ft.

**Group Housing**

Minimum Frontage -- 20 mts.

Minimum Road width -- 100 ft.

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

**Sd\ Special Secretary**

**Endst.No.3291-3323-CTP(Pb)/SC-7**

**Dated: 8, August, 2007**

## **(Housing Branch –II)**

To

**The Chief Town Planner,  
Punjab, Chandigarh.**

**Memo No. 17/17/01-5HG2/7655**

**Dated:- 19-09-2007**

**Sub:- Revised Policy of minimum area requirement 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 the 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**

**High-I**

Amritsar, Jalandhar, Ludhiana, MC limits and area within radius of 5 Kms outside MC limits.

**High –II**

Ludhiana, Jalandhar, Amritsar (area outside MC limits within radius of 5 Kms to 15 Kms)

**Medium –I**

Patiala, Rajpura, Sirhind, Gobindgarh, Khanna, and Phagwara towns and area upto 5KM outside MC limit.

**Medium –II**

Area 5 Kms on both sides of GT Road (NH-1).

**Low-I**

Bathinda, Moga, Batala, Pathankot, Barnala, Malerkotla and Hoshiarpur towns upto 5 Kms outside MC limits and 15 Kms outside M.Corp. of Bathinda.

**Low-II**

Sangrur, Sunam, Nabha, Faridkot, Kotkapura, Ferozepur, Malout, Abohar, Mukatsar, Kapurthala, Nawanshahar, Ropar, Taran Taran, Gurdaspur, Samana, Jagraon, Mansa (M.C. limits & area within radius of 3 Km.).

**Low-III**

All other towns and areas other than included in Category Low-I and Low-II.

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.

**Sd/- Secretary**

**Department of Housing and Urban Development**

**Government of Punjab,  
Department of Housing and Urban Development  
(Housing branch-II)**

To

The Chief Town Planner  
Punjab, Chandigarh.

Memo No.17/17/01-5HG2/1640

Dated:18-06-2009

**Subject: Minimum area requirement for setting of Residential / Commercial colony.**

Ref: Please refer to this office previous Memo No.17/17/01-5HG2/7655 dated 19.09.2007. In partial modification of policy of minimum requirement for setting of Residential / Commercial colonies issued vide memo referred to above, henceforth the following norms shall be followed.

- 1) In GMADA area, High Potential Zone category 1 and 2, and Medium Potential / Zone category 1 and 2 where zonal / sector plan has been notified, the minimum area for residential colony shall be 25 acres provided that such chunk of land is Compact and contiguous, of regular shape and having proper connectivity (existing and proposed) to civic amenities.
- 2) In Low potential Zone category 1 & 2 the minimum area for residential colony shall be 10 acres.
- 3) In case of left out pocked i.e when on all the sides the construction has already taken place that left out area, without any minimum stipulation, can be developed into residential colony.
- 4) In case of Group Housing projects out side GMADA area the minimum area for projects shall be 5 acres. In case of financially weaker sections as notified by the Housing and Urban Development Department, govt of Punjab, Notification dated 7.11.2008, the minimum area shall be 2.5 acres.

This issues with the approval of Chief Minister, Punjab.

**Endst No.17/17/01/5HG2/1641-47**

**Joint Secretary  
Dated: 18.06.2009**

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

- 1) The Chief Administrator, PUDA, SAS Nagar.
- 2) The Chief Administrator, Greater Mohali Area Development Authority, Mohali..
- 3) The Chief Administrator, Amritsar Development Authority, Amritsar..
- 4) The Chief Administrator, Greater Ludhiana Area Development Authority, Ludhiana.
- 5) The Chief Administrator, Bathinda Development Authority, Bathinda.
- 6) The Chief Administrator, Patiala Development Authority, Patiala.
- 7) The Chief Administrator, Jalandhar Development Authority, Jalandhar.

**Joint Secretary**

**Government of Punjab,  
Department of Housing and Urban Development  
(Housing branch-II)**

To

The Chief Town Planner  
Punjab, Chandigarh.

Memo No. **18/182/06-6HG2/1656**  
Dated: 18-06-2009

**Subject: Minimum area requirement for setting of Commercial Project  
outside GMADA area.**

Ref: 2007. Please refer to this office previous Memo No. **18/182/06-6HG2/5598** dated 17-7-

In partial modification of the policy issued vide memo referred to above the minimum area for commercial projects, outside GMADA area, shall henceforth be as under.

“Minimum plot area 100 sq.mtr having frontage of at least 20 mtrs. Subject to conditions imposed in the respective master plan.”

Minimum area norms within the municipal limits shall be the same as notified by the Department of Local Government.

This issues with the approval of Chief Minister, Punjab.

**Endst No. 18/182/06-6HG2/1657-63**

**Joint Secretary  
Dated: 18.06.2009**

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

1. The Chief Administrator, PUDA, SAS Nagar.
2. The Chief Administrator, Greater Mohali Area Development Authority, Mohali..
3. The Chief Administrator, Amritsar Development Authority, Amritsar.
4. The Chief Administrator, Greater Ludhiana Area Development Authority, Ludhiana
5. The Chief Administrator, Bathinda Development Authority, Bathinda.
6. The Chief Administrator, Patiala Development Authority, Patiala.
7. The Chief Administrator, Jalandhar Development Authority, Jalandhar.

**Joint Secretary**