

ANNEXURE-C

GUIDELINES FOR PERMITTING CONSTRUCTIONS AROUND ABADI AREA OF VILLAGES

Construction around “*phirni*” shall be permitted, subject to the following conditions:

- (i) A strip of 11 feet around the “*phirni*” will be treated as a “no building zone” and no construction, including a boundary wall, shall be permitted therein.
- (ii) All radial roads emanating from the village will be extended upto the area permitted for construction. A strip of 11 feet on both sides such extended radial roads shall also be treated as a “no building zone” and no construction, including a boundary wall, shall be permitted therein.
- (iii) The buildings permitted shall be governed by the PUDA (Building) Rules, 1996. However, these rules may have to be amended to cater specifically for the requirements of rural areas.

Proposed Charges per gross acre of land to be charged from Developers in Mohali.(igures in Rs./ Lacs)

Sr. No	Type of Category	Residential (Plotted)			Residential (Group Housing)			Commercial			Industrial			Recreational			Institutional		
		Abutting on			Abutting on			Abutting on			Abutting on			Abutting on			Abutting on		
		NH	SH/ Sector Road	Other Road	NH	SH/ tor Road	Other Road	NH	SH/ tor Road	Other Road	NH	SH/ tor Road	Other Road	NH	SH/ tor Road	Other Road	NH	SH/ tor Road	Other Road
1.	EDC	15.09	15.09	15.09	60.36 (FAR D)	60.36 (FAR D)	60.36 (FAR D)	60.36 (FAR D)	60.36 (FAR D)	60.36 (FAR D)	30.18 AR 1.00)	30.18 AR 1.00)	30.18 AR 1.00)	15.09 *(FAR D)	15.09 *(FAR D)	15.09 *(FAR D)	15.09 *(FAR D)	15.09 *(FAR D)	15.09 *(FAR D)
2.	Conversion Charges	6.00	5.00	4.00	9.00	7.50	6.00	48.00	40.00	32.00	6.00	5.00	4.00	6.00	5.00	4.00	6.00	5.00	4.00
3.	Licence Fee	2.00	2.00	2.00	4.00 (FAR D)	4.00 (FAR D)	4.00 (FAR D)	150.00 R 1.50)	150.00 R 1.50)	150.00 R 1.50)	0.50 *(FAR D)	0.50 *(FAR D)	0.50 *(FAR D)	0.50 *(FAR D)	0.50 *(FAR D)	0.50 *(FAR D)	0.50 *(FAR D)	0.50 *(FAR D)	0.50 *(FAR D)
	TOTAL	23.09	22.09	21.09	73.36	71.86	70.36	258.36	250.36	242.36	36.68	35.68	34.68	21.59	20.59	19.59	21.59	20.59	19.59
	Per Sq. Yd.	Rs.477/-	Rs.456/-	Rs.436/-	Rs.1516/	Rs.1485/-	Rs.1454/	Rs.5338/	Rs.5173/	Rs.5007/	Rs.758/	Rs.737/-	Rs.717/-	Rs.446/	Rs.425	Rs.405/	Rs.446/	Rs.425	Rs.405/

Note:

- These rates are liable to increase on compound basis.
- *Rates for EDC and Licence Fee increase proportionately for higher FAR.
- 25% of External Development Charges (EDC) shall be payable upfront and balance 75% in 6 equated bi-annual instalments with 10% compound interest. Penal interest for delayed payment at the rate of 18% per annum shall also be charged.
- The charges have been proposed by keeping Sector (250 acres approx.) as a unit of development.
- For mixed land use, proportionate charges for different categories shall apply.