



# Punjab Government Gazette

## EXTRAORDINARY

*Published by Authority*

CHANDIGARH, THURSDAY, NOVEMBER 20, 2025 (KARTIKA 29, 1947 SAKA)

### GOVERNMENT OF PUNJAB

#### DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

#### (HOUSING-1 BRANCH)

#### NOTIFICATION

The 20th November, 2025

**No.H-U-11020/183/2025-4H1/I/1248240/2025.-** Whereas, in order to regulate the development and ensure environmental compliance for residential habitats on specific delisted lands in the State, the Governor of Punjab is pleased to issue the "Policy for Approval/Regularization of Low Impact Green Habitats (LIGH) in the State of Punjab, 2025" as under:-

1. The units allowed/regularized under this policy shall be termed as Low Impact Green Habitats (LIGH).
2. Minimum area required for setting up Low Impact Green Habitats (LIGH) will be 4000 Sq. yds.
3. The control norms such as Height of the Building, Maximum Floor Area Ratio (FAR) permissible, Maximum Hard Surface, Site Coverage, Setbacks, Parking norms shall be as under or as amended from time to time through Building Bye Laws:-

#### Development Control/Norms

| Category | Plot Size       | Site Coverage | F.A.R. | Height/ No. of Storey's |
|----------|-----------------|---------------|--------|-------------------------|
| LIGH     | 4000 sq. yards  | 10%           | 1:0.20 | G+1                     |
|          | Additional Area | 5%            | 1:0.10 | G+1                     |

4. All other Controls including setbacks and parking etc. will be applicable as per PUDA Building Bye Laws-2025 or as amended from time to time.
5. Temporary structure or building like Cattle Shed, Motor Room, Covered Parking etc., shall be exempted from ground coverage and Floor Area Ratio (FAR). However, such structures including Swimming Pool shall not be exempted from Hard Surface Restriction.
6. Security Room and Servant Quarter shall be considered as a part of Ground Coverage and FAR.
7. No further FAR shall be purchasable.

( 8291 )

| Sl. No. | Area                       | Regularization fees    |
|---------|----------------------------|------------------------|
| 1       | SAS Nagar                  | 4 times the base rate. |
| 2       | Roopnagar                  | 2 times the base rate. |
| 3       | Nawanshahar and Hoshiarpur | Applicable base rate.  |
| 4       | Pathankot                  | Applicable base rate.  |
| 5       | Gurdasspur                 | Applicable base rate.  |

Base rate once fixed shall be valid for one year and shall increase @10% of the existing base rate on 1st of every April.

- Note: Other Statutory Charges applicable for regularization of existing structures shall also be applicable apart from above.
10. A approach of minimum 2 karam is required for LIGH. It should be revenue Rasta. No permission shall be permitted on GIAR MUMKIN RASTA.
  11. Only Native Species Plants of Punjab will be planted by the applicant in the concerned LIGH/dwelling unit. A NOC/Report from Forest Department in this regard shall be necessary. Apart from this, in case of cutting of trees from the LIGH/Dwelling unit site by the landowners, it will be necessary to take approval from the concerned department/committee and the landowners will be required to submit a report in this regard. Furthermore, if the established LIGH/Dwelling unit is in the proximity of Delisted Land or Eco Sensitive Zone, then mandatorily clearances from the Competent Authority of Forest and Wildlife Department of Punjab or any other Department is required. Furthermore, the provision of the Eco Tourism Policy, 2009 may also be considered. Monitoring in this regard will be done by the Forest Department. The Owner shall also plant 20 trees per acre additionally in the site area only.
  12. The applicant will be bound to use Environmental Sustainable Material only. Apart from the above, Elevation & Slope Management, Solar System, Rain water Harvesting System, Storm Water Drainage, Fire Safety Measures, Septic Tank and Soil Conservation and Slope Protection etc. will also be the responsibility of the landowner. An affidavit in this regard is required from the land owner that these shall be his sole responsibility. In case of Elevation & Slope Management, NOC/report is required from Mining and Geology Department, Punjab. Apart from this, the department has to take care of Soil Erosion and the applicant will be bound to take action through the concerned department to ensure that there is no obstruction in the flow of water of the natural drain falling in the place of the LIGH/dwelling unit. Mining/quarrying from LIGH/ Dwelling unit is not allowed. In case any natural drain passes from within the site or from 150 m radius of the site, mandatory NOC of the Drainage Department shall be obtained by the applicant.
  13. Any other charges applicable for such regularization shall also be applicable.

14. In any case, no commercial activity is permitted on such delisted land.  
Note: Commercial activities or services means any type of commercial activity, sub-letting whole or part thereof, rental, AIR BNB, functions like marriages, birthday parties, Farm Stays, paying Guests, remote work while travelling, consultancy services, etc or any other future foreseen activities.
15. The de-listed land shall be used only for bona fide use for agriculture and for sustaining the livelihood of the people/owner of the land.
16. The area under the Eco Sensitive Zone shall be determined by the Wildlife Wing of the Forest Department through its Competent Authority. Apart from above, in zones defined by the Master Plan/Regional plan applicable provisions shall also prevail.
17. In the case of Delisted areas, the Forest Department will not have any role in monitoring the subject land and only the concerned department with jurisdiction over such delisted land will oversee these lands as per the decision taken in the meeting Chaired by the Chief Secretary, Punjab dated 26.4.2010.
18. The existing rules under the Punjab Urban Planning and Development Building Rules, 2021, already contain detailed provisions for the grant of CLU and other clearances for Farm Houses. The scope of commercial use and activity is also defined in these rules and same can be utilized under this policy.
19. Any directions issued by Hon'ble Courts or Competent Authority in this regard shall also be applicable. This notification issues in accordance with the decision of Council of Minister taken in its meeting held on dated 15.11.2025 which conveyed by the Department of General Administration (Cabinet Affairs) vide letter no.1/258/2025-1CAB/6508 dated 15.11.2025.

Sd/-

VIKAS GARG, IAS

Principal Secretary to Govt. of Punjab

Department of Housing and Urban Development

Chandigarh

The 19th November, 2025



**GOVERNMENT OF PUNJAB**  
**DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**  
**(HOUSING-1 BRANCH)**

**NOTIFICATION**

The 20<sup>th</sup> November, 2025

**No.H-U-11020/183/2025-4H1/I/1248240/2025.-** Whereas, In order to regulate the development and ensure environmental compliance for residential habitats on specific delisted lands in the State, the Governor of Punjab is pleased to issue the "Policy for Approval/Regularization of Low Impact Green Habitats (LIGH) in the State of Punjab, 2025" as under:-

1. The units allowed/regularized under this policy shall be termed as Low Impact Green Habitats (LIGH).
2. Minimum area required for setting up Low Impact Green Habitats (LIGH) will be 4000 Sq. yds.
3. The control norms such as Height of the Building, Maximum Floor Area Ratio (FAR) permissible, Maximum Hard Surface, Site Coverage, Setbacks, Parking norms shall be as under or as amended from time to time through Building Bye Laws:-

**Development Control/Norms**

| Category | Plot Size       | Site Coverage | F.A.R. | Height/ No. of Storey's |
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4. All other Controls including setbacks and parking etc. will be applicable as per PUDA Building Bye Laws-2025 or as amended from time to time.
5. Temporary structure or building like Cattle Shed, Motor Room, Covered Parking etc., shall be exempted from ground coverage and Floor Area Ratio (FAR). However, such structures including Swimming Pool shall not be exempted from Hard Surface Restriction.
6. Security Room and Servant Quarter shall be considered as a part of Ground Coverage and FAR.
7. No further FAR shall be purchasable.

consultancy services etc. or any other future foreseen activities.

9. Base rate for 4000 square yards will be Rs. 300/- per square yards One Time Regularization fees of existing Low Impact Green Habitats (LIGH) will be as under:-

| Sr. No. | Area                       | Regularization Fees    |
|---------|----------------------------|------------------------|
| 1       | SAS Nagar                  | 4 times the base rate. |
| 2       | Roopnagar                  | 2 times the base rate. |
| 3       | Nawanshahar and Hoshiarpur | Applicable base rate.  |
| 4       | Pathankot                  | Applicable base rate.  |
| 5       | Gurdasspur                 | Applicable base rate.  |

Base rate once fixed shall be valid for one year and shall increase @10% of the existing base rate on 1<sup>st</sup> of every April.

Note: Other Statutory Charges applicable for regularization of existing structures shall also be applicable apart from above.

10. A approach of minimum 2 karam is required for LIGH. It should be revenue Rasta. No permission shall be permitted on GIAR MUMKIN RASTA.
11. Only Native Species Plants of Punjab will be planted by the applicant in the concerned LIGH/dwelling unit. A NOC/Report from Forest Department in this regard shall be necessary. Apart from this, in case of cutting of trees from the LIGH/Dwelling unit site by the landowners, it will be necessary to take approval from the concerned department/committee and the landowners will be required to submit a report in this regard. Furthermore, if the established LIGH/Dwelling unit is in the proximity of Delisted Land or Eco Sensitive Zone, then mandatorily clearances from the Competent Authority of Forest and Wildlife Department of Punjab or any other Department is required. Furthermore, the provision of the Eco Tourism Policy, 2009 may also be considered. Monitoring in this regard will be done by the Forest Department. The Owner shall also plant 20 trees per acre additionally in the site area only.


12. The applicant will be bound to use Environmental Sustainable Material only. Apart from the above, Elevation & Slope Management, Solar System, Rain water Harvesting System, Storm Water Drainage, Fire Safety Measures, Septic Tank and Soil Conservation and Slope Protection etc. will also be the responsibility of the landowner. An affidavit in this regard is required from the land owner that these shall be his sole responsibility. In case of Elevation & Slope Management, NOC/report is required from Mining and Geology Department, Punjab. Apart from this, the department has to take care of Soil Erosion and the applicant will be bound to take action through the concerned department to ensure that there is no obstruction in the flow of water of the natural drain falling in the place of the LIGH/dwelling unit. Mining/quarrying from LIGH/ Dwelling unit is not allowed. In case any natural drain passes from within the site or from 150 m radius of the site, mandatory NOC of the Drainage Department shall be obtained by the applicant.
13. Any other charges applicable for such regularization shall also be applicable.
14. In any case, no commercial activity is permitted on such delisted land.  
Note: Commercial activities or services means any type of commercial activity, sub-letting whole or part thereof, rental, AIR BNB, functions like marriages, birthday parties, Farm Stays, paying Guests, remote work while travelling, consultancy services, etc or any other future foreseen activities.
15. The de-listed land shall be used only for bona fide use for agriculture and for sustaining the livelihood of the people/owner of the land.
16. The area under the Eco Sensitive Zone shall be determined by the Wildlife Wing of the Forest Department through its Competent Authority. Apart from above, in zones defined by the Master Plan/Regional plan applicable provisions shall also prevail.
17. In the case of Delisted areas, the Forest Department will not have any role in monitoring the subject land and only the concerned department with jurisdiction over such delisted land will oversee these lands as per the decision taken in the meeting chaired by the Chief Secretary, Punjab dated 26.4.2010.
18. The existing rules under the Punjab Urban Planning and Development Building Rules, 2021, already contain detailed provisions for the grant of CLU and other clearances for Farm Houses. The scope of commercial use and activity is also defined in these rules and same can be utilized under this policy.
19. Any directions issued by Hon'ble Courts or Competent Authority in this regard shall also be applicable.



The 19<sup>th</sup> November, 2025 Department of Housing and Urban Development

No. H-U-11020/183/2025-4H1/I/1248240/2025/1 Date, Chandigarh: 20.11.2025

A copy of the above is forwarded to Controller, Printing and Stationery, Punjab with a request to kindly publish this notification along with annexure attached herewith in the Punjab Govt. Gazettee (Extra Ordinary).

  
Special Secretary

No. H-U-11020/183/2025-4H1/I/1248240/2025/2-15 Date, Chandigarh: 20.11.2025

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

1. Chief Secretary, Punjab.
2. Principal Secretary to Chief Minister, Punjab.
3. Additional Chief Secretary, Department of Revenue, Rehabilitation & Disaster Management.
4. Additional Chief Secretary, Department of Mines & Geology, Punjab.
5. Principal Secretary, Department of Water Resources, Punjab.
6. Principal Secretary, Department of Forests & Wildlife Preservation, Punjab.
7. Principal Secretary, Department of Science, Technology & Environment, Punjab.
8. Administrative Secretary, Department of Rural Development and Panchayats, Punjab.
9. Administrative Secretary, Department of Agriculture & Farmers Welfare, Punjab.
10. Administrative Secretary, Department of Soil & Water Conservation, Punjab.
11. Director, Town & Country Planning, Punjab.
12. Chief Administrators, PUDA, GMADA, GLADA, PDA, BDA, ADA, JDA.
13. General Manager (IT), PUDA, SAS Nagar.
14. Superintendent, Cabinet Affairs Branch, Punjab Civil Secretariat, Chandigarh.

  
Special Secretary

**APPLICATION FOR REGULARIZATION OF EXISTING STRUCTURES  
UNDER "LOW IMPACT GREEN HABITATS (LIGH)" POLICY, 2025**

To

The Chief Administrator,  
\_\_\_\_\_ (Name of the Authority),  
\_\_\_\_\_ (Station).

**Subject: Application for Regularization OF EXISTING STRUCTURES UNDER Low Impact Green Habitat (LIGH) under Notification No. H-U-11020/183/2025-4H1/I/1248240/2025 dated 20.11.2025, Issued by Department of Housing and Urban Planning, Punjab.**

Respected Sir/Mam,

I \_\_\_\_\_ S/o \_\_\_\_\_, R/o

\_\_\_\_\_ Intends to apply for regularization of existing structures under Low Impact Green habitat (LIGH), Located at \_\_\_\_\_, Distt:- \_\_\_\_\_, Punjab. Particulars of the applicant and sites are as under:-

|           | Application for                    |   | Regularization of Existing Structures. |
|-----------|------------------------------------|---|--|
| <b>A.</b> | <b>Particulars of Applicant</b>    |   |  |
| 1         | Name of Applicant /Landowner       | : |  |
| 2         | Father's / Husband's Name          | : |  |
| 3         | Permanent Address                  | : |  |
| 4         | Contact Number                     | : |  |
| 5         | Email ID                           | : |  |
| 6         | Aadhaar / PAN No                   | : |  |
| <b>B</b>  | <b>Particulars of Land / Site</b>  |   |  |
| 1         | Location / Village                 | : |  |
| 2         | Tehsil                             | : |  |
| 3         | District                           | : |  |
| 4         | Khasra No.(s)                      | : |  |
| 5         | Total Area of Land<br>(In sq. yds) | : |  |



**APPLICATION FOR APPROVAL OF FRESH LIGH UNDER "LOW  
IMPACT GREEN HABITATS (LIGH)" POLICY, 2025**

To

The Chief Administrator,  
\_\_\_\_\_ (Name of the Authority),  
\_\_\_\_\_ (Station).

**Subject: Application for Approval of fresh Low Impact Green  
Habitat (LIGH) under Notification No. H-U-  
11020/183/2025-4H1/I/1248240/2025 dated  
20.11.2025, Issued by Department of Housing and  
Urban Planning, Punjab.**

Respected Sir/Mam ,

I \_\_\_\_\_ S/o \_\_\_\_\_, R/o  
\_\_\_\_\_ intends to apply for approval of fresh Low Impact Green  
habitat (LIGH), Located at \_\_\_\_\_, Distt:-  
\_\_\_\_\_, Punjab. Particulars of the applicant and sites are as  
under:-

|           | Application for                   |   | Approval for Fresh LIGH |
|-----------|-----------------------------------|---|-------------------------|
| <b>A.</b> | <b>Particulars of Applicant</b>   |   |                         |
| 1         | Name of Applicant /Landowner      | : |                         |
| 2         | Father's / Husband's Name         | : |                         |
| 3         | Permanent Address                 | : |                         |
| 4         | Contact Number                    | : |                         |
| 5         | Email ID                          | : |                         |
| 6         | Aadhaar / PAN No                  | : |                         |
| <b>B</b>  | <b>Particulars of Land / Site</b> |   |                         |
| 1         | Location / Village                | : |                         |
| 2         | Tehsil                            | : |                         |
| 3         | District                          | : |                         |
| 4         | Khasra No.(s)                     | : |                         |
| 5         | Total Area of Land (In sq. yds )  | : |                         |
| 6         | Whether Delisted Land<br>(Yes/No) | : |                         |

|          |  |   |  |
|----------|--|---|--|
|          | applicable)  |   |  |
| <b>C</b> | <b>Details of Proposed / Fresh LIGH</b>                |   |  |
| 1        | Area (to be utilized)                                  |   |  |
| 2        | FAR (to be achieved)                                   |   |  |
| 3        | Site Coverage (to be achieved)                         |   |  |
| 4        | FAR (to be achieved)                                   |   |  |
| 5        | Setbacks / Parking (to be achieved)                    |   |  |
| 6        | Copy of Proposed Layout Plans                          |   |  |
| 7        | Copy of Building Layout / Elevation / Section Drawings |   |  |
| <b>D</b> | <b>Fee and Charges</b>                                 |   |  |
| 1        | Base rate applicable                                   | : | Rs. 300 per sq. yd.  |
| 2        | Applicable multiplier as per area (Please Tick)        | : | <input type="checkbox"/> 1 <input type="checkbox"/> 2<br><input type="checkbox"/> 3 <input type="checkbox"/> 4 |
| 3        | Total Approval Fees                                    | : |  |
| 4        | Mode of Payment  | : | <input type="checkbox"/> DD <input type="checkbox"/> Online  |
| 5        | Ref. Number  | : |  |
| 6        | Date   | : |  |
| 7        | Bank   | : |  |

I/we hereby undertake and solemnly affirm that:

1. I/we shall comply by the provisions of Environmental and Forest Department regarding use of site as LIGH.
2. I/we shall plant the mandatory number of native species within the site and maintain them as required under Para 11 of the policy (minimum 20 trees per acre).

3. I/we shall obtain NOC from Forest, Mining & Geology and other related Departments, wherever applicable and shall submit a copy of the same to the office.
4. I/we undertake to use environmentally sustainable materials, provide rainwater harvesting, solar system, storm-water drainage, septic tank, and other features mentioned In Clause 12 of the policy.
5. The land shall not be subdivided, clubbed, or used for any commercial activity, including rental, farm-stay, Airbnb, or consultancy use in future.
6. The land is free from any legal dispute, encumbrance, or pending litigation.
7. I/We shall not undertake any further FAR purchase or commercial construction in violation of the Low Impact Green Habitat Policy 2025.
8. I/We shall adhere to all directions of the Department of Housing & Urban Development, Forest Department, and other statutory bodies.
9. I/we shall construct the proposed LIGH as per Notification No. H-U-11020/183/2025-4H1/I/1248240/2025 dated 20.11.2025, Issued by Department of Housing and Urban Planning, Punjab.
10. Any misrepresentation shall render the approval / regularization liable to cancellation and initiation of criminal proceedings against me/us.

Enclosures:

1. Copy of Jamabandi / Fard / Ownership Proof
2. Location Plan & Site Plan (scale 1:500)
3. Proposed Building Layout / Elevation / Section Drawings
4. Photographs

Place:

Dated:

Signatures of the Applicant(s)

Name of the Applicant(s)

