

**PUNJAB URBAN PLANNING AND  
DEVELOPMENT AUTHORITY, S.A.S. NAGAR**

No. PUDA-Accounts (Works)/2017/

Dated No.2408

Dated 6/10/17

To

Additional Chief Administrator,  
PUDA, Patiala, Jalandhar, Amritsar, Bathinda, Ludhiana,  
GAMADA, SAS Nagar.

Subject: Calculation of Reserve Price for Institutional Sites  
under Development agencies.

On the subject cited above, As per the decision  
taken under Agenda Item No. 55.09 in 55<sup>th</sup> Meeting of Punjab  
Urban Planning and Development Authority (PUDA) held on  
01.09.2017, copy of the amended agenda & proceeding of  
meeting has being sent for further action.

Enclosure/As above

Sd/-  
Chief Accounts Officer

No.: PUDA-Accounts (Works)/2017/528/Dated 4/10/2017A  
copy is forwarded to the following for information and  
necessary action:

1. Additional Chief Administrator (Project) SAS Nagar
- 2) Establishment Officer (Policy), PUDA, SAS Nagar.

Sd/- 3/10/17  
Chief Accounts Officer

PUNJAB URBAN PLANNING AND DEVELOPMENT AUTHORITY

Agenda item no. 55.19  
(Authority Meeting)  
(Accounts Branch)

Subject:- Calculation of reserve price for institutional sites under development authorities.

Authority in its 49<sup>th</sup> meeting held on 28.05.2013 vide agenda item no. 49.21 and subsequent amendment in the 54<sup>th</sup> Meeting held on 09-11-2016 vide agenda item no 54.08 had approved the policy for fixation of prices of institutional sites on the basis of prices of residential plots.

2. Subsequently, PDA Patiala has proposed changes in the fixation of reserve price for sites mentioned at 1 (b & c),3(a), 4(c), 5 (d & e) and 8. Accordingly the Proposal of revised rate has been prepared and placed at Annexure-1.
3. The matter was placed before the Finance and Accounts Committee in 81<sup>st</sup> meeting held on 10.08.2017 vide agenda item no 81.01 and the same was approved with the remarks that all those sites which are to be sold through allotment may also be put to auction, if required.
4. The matter is now placed before the Authority for ratification of the decision taken by Finance and Accounts Committee vide Agenda Item no. 81.01

## PUNJAB URBAN PLANNING AND DEVELOPMENT AUTHORITY

Sr. No.	Particulars	Purpose	Mode of Disposal	New Rate w.e.f 01-09-2017	Remarks
1	2	3	4	5	7
<b>1</b>	<b>EDUCATIONAL (FAR 1:1.0)</b>				
a)	State Government	School/Collegse/Professional Colleges/ITI's/ Technical Training Institutions/ Research Institutions	Allotment	Reserve Price shall be 5% of the prevailing highest residential price fixed for the Urban Estate/ Sector/ Scheme	
b)	Central Government including all Autonomous/ Statutory Bodies/ Universities set up by a Statute of Central/ State Government as well as Societies and Trusts promoted by them	School/Collegse/Professional Colleges/ITI's/ Technical Training Institutions/ Research Institutions	Allotment	Reserve Price shall be 50% of the prevailing highest residential price fixed for the Urban Estate/ Sector/ Scheme	
c)	Others (Private)	School/Collegse/Professional Colleges/ITI's/ Technical Training Institutions/ Research Institutions	Auction	Reserve Price shall be 50% of the prevailing highest residential price fixed for the Urban Estate/ Sector/ Scheme	
<b>2</b>	<b>HEALTH (FAR 1: 1.5)</b>				
a)	State Government	Sites for Dispensaries/ Primary Health Centres etc.	Allotment	Reserve Price shall be 5% of the prevailing highest residential price fixed for the Urban Estate/ Sector/ Scheme	
b)	Central Government	Land for Dispensaries/Primary Health Centre etc.	Allotment	Reserve Price shall be 20% of the prevailing highest residential price fixed for the Urban Estate/ Sector/ Scheme	
c)	Autonomus/ Statutory Bodies such as Punjab Health Systems Corporation Promoted by State/Central Government	Land for Dispensaries/Primary Health Centre etc.	Allotment	Reserve Price shall be 20% of the prevailing highest residential price fixed for the Urban Estate/ Sector/ Scheme	
d)	Private	Multi-Super Speciality Hospitals/ Other Hospitals	Auction	First Reserve Price to be 50% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme	
e)	Others	Nursing Home	Auction	First Reserve Price to be 75% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme	
<b>3</b>	<b>SERVICE DEPARTMENTS (FAR 1: 1.0)</b>				
a)	Essential Services - Police, Fire and Simrilar Services	Police Station/Fire Station and other Similar Services	Allotment	Free of Cost	
b)	For Other Services (Government Departments- State and Central and Statutory Bodies constituted under any Act)	Telephone (BSNL)/ Post & Telegraph Department/ State Power Utilikies like Punjab Powercom & Punjab Transco/ Water Supply & Sewerage Board/ Bus Stand	Allotment	Reserve Price to be 50% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme	

Sr. No.	Particulars	Purpose	Mode of Disposal	New Rate w.e.f 01-09-2017	Remarks
1	2	3	4	5	7
4	<b>OFFICE BUILDINGS (FAR 1: 1.5)</b>				
a)	State Government	For Office Use including District/Tehsil Administrative & Judicial Complexes	Allotment	Reserve Price to be 25% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme	
b)	Central Government	For Office Use	Allotment	Reserve Price to be 75% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme	
c)	All Boards/Corporations (i) State Government (ii) Central Government Including PSU's	For Office Use	Allotment	(i) Reserve Price to be 75% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme. (ii) Reserve Price to be 100% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme.	
d)	All Public Limited Companies including Public Sector & Private Sector Banks	For Office Use	Allotment	Reserve Price to be 200% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme	
5	<b>RESIDENTIAL BUILDINGS</b>				
a)	State Government	Residential Colonies including Group Housing Sites for renting out to Officers/ Officials of Executive & Judiciary	Allotment	Reserve Price to be 50% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme	
b)	Central Government	Residential Colonies including Group Housing Sites for renting out to Officers/ Officials of Executive & Judiciary	Allotment	Reserve Price to be 75% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme	
c)	All Boards/Corporations (i) State Government (ii) Central Government Including PSU's	Residential Colonies including Group Housing Sites for renting out to Officers/ Officials	Allotment	(i) Reserve Price to be 75% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme. (ii) Reserve Price to be 100% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme.	
d)	All Public Limited Companies including Public Sector & Private Sector Banks	Residential Colonies including Group Housing Sites for renting out to their Officers/ Officials	Allotment	Reserve Price to be 150% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme	
e)	Private Builders/ Co-operative Societies	Multi- Storey Group Housing Sites	Allotment	First Reserve Price to be 150% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme.	Reserve price in case of Auction will be calculated as per previous Policy.
6	<b>COMMERCIAL SITES</b>				
a)	Multiplex/ Chunk Sites	Commercial	Auction	First Reserve Price shall be 135% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme (Inbuilt FAR 1:2)	<b>*DELETED*</b>

Sr. No.	Particulars	Purpose	Mode of Disposal	New Rate w.e.f 01-09-2017	Remarks
1	2	3	4	5	7
b)	Booth Sites Including Built-Up	Commercial	Auction	First Reserve Price to be 300% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme	*DELETED*
c)	SCO/SCF/ Single Storey Shop	Commercial	Auction	First Reserve Price to be 400% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme	*DELETED*
<b>7</b>	<b>CHARITABLE INSTITUTIONS</b>				
a)	Government Owned Orphanages, Asylums, Nari Niketan, Pingalwara, Old Age Homes, Schools for Disabled Etc.	Charitable Purposes	Allotment	Free of Cost	
b)	Others- Governments Aided or Private (For Other Purpose)	Charitable Purposes	Allotment	Allotment on Leasehold basis with Lease Premium @ Rs 1000 per sq Yds and Annual Ground Rent @ 10% of the lease premium with cumulative increase of 7% per annum. Permission to sub let an area of 5% on Ground Floor and 5% on First Floor. Lease period for 30 years only.	
c)	Cultural & Literacy Activities (Owned by Government Only)		Allotment	Free of Cost	
d)	Cultural & Literacy Activities (By Other Organisations- Government Aided or Private)	Minimum Area to be 4000 sq yds	Allotment	Allotment on Leasehold basis with Lease Premium @ Rs 1000 per sq Yds and Annual Ground Rent @ 10% of the lease premium with cumulative increase of 7% per annum. Permission to sub let an area of 5% on Ground Floor and 5% on First Floor. Lease period for 30 years only.	
<b>8</b>	<b>RELIGIOUS INSTITUTIONS</b>				
		Religious Purpose. (The maximum area to be given for religious purpose not to exceed 1000 sq. yd. per site. However, Chairperson, PJDA is authorized to consider request for enhancing area up to a maximum of 2000 sq. yd. as per agenda item no. 25.05/25.10.2000	Allotment	Allotment on Freehold basis at 20% of the prevailing highest residential reserve price. 50% of the consideration money shall be deposited at the time of allotment and balance can be deposited either in lump sum or 4 equal annual installments along with prevailing rate of interest.	

- Note:-
- Prevailing highest residential reserve price means the rate at which plots/sites sold in the last auction or reserve price for the last auction of that area/sector/scheme with 5% escalation for every year since the last auction.
  - The Rates for allotment of land for Educational, Health, Service Department and Office Building will increase proportionately if higher FAR than mentioned against these is allowed.
  - For sites to be allotted on 'Free of Cost' basis or below 'Collector Rate', the 'Income Tax' liability of Authority, if any, shall be recovered from the allottee.