

From

The Secretary to Government of Punjab,
Department of Industries & Commerce,
Chandigarh.

To

1. The Chief Secretary to Government Punjab,
Chandigarh
2. The Principal Secretary to Government Punjab
Department of Finance, Chandigarh.
3. The Secretary to Government Punjab
Department of Housing & Urban Development,
Chandigarh.

Memo No. US/Mega/Empowered Committee/1899
Dated, Chandigarh the 24 March 2008

Subject:- Minutes of the Meeting of the Empowered Committee for consideration of Special package of concessions/Incentives for the Mega Projects of Special Significance held under the Chairmanship of Hon'ble Chief Minister, Punjab on 27-2-2008.

A copy to the minutes of the meeting of Empowered committee for consideration of special package of incentives to the projects of special significance held under the Chairmanship of Hon'ble chief minister, Punjab on 27-2-2008 is sent herewith for kind information and necessary action.

Encl : As above

Joint Director (Policy)
For secretary Industries & Commerce, Punjab

Endst. No. US/Mega/Empowered Committee/ Dated:

A copy of the above is forwarded to additional Principal Secretary (M) to C.M., Punjab for kind information of Hon'ble Chief Minister, Punjab.

Encl : As above

Joint Director (Policy)
For secretary Industries & Commerce, Punjab

Endst. No. US/Mega/Empowered Committee/ Dated:

A copy of the above is forwarded to PS/SPSCM for kind information of Spl. Principal Secretary to Hon'ble Chief Minister, Punjab.

Encl : As above

Joint Director (Policy)
For secretary Industries & Commerce, Punjab

Endst. No. US/Mega/Empowered Committee/

Dated:

A copy of the above is forwarded to:-

1. Spl. Secretary to PSIC for kind information of Principal Secretary, Industries & Commerce, Punjab.
2. PS/SIC for kind information of Secretary, Industries & Commerce, Punjab.

Encl : As above

Joint Director (Policy)
For secretary Industries & Commerce, Punjab

ਪੰਜਾਬ ਸਰਕਾਰ
ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ
(ਮਕਾਨ ਉਸਾਰੀ-2 ਸਾਖਾ)

ਸੇਵਾ ਵਿਖੇ

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ
ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ।

ਮੀਮੋ 17/17/01-5ਮਉ2/ਪਾਰਟ ਫਾਇਲ/1869
ਮਿਤੀ, ਚੰਡੀਗੜ੍ਹ, 29/06/10

ਵਿਸ਼ਾ: **Concession in External Development Charges, Permission/Licence fee CLU Charges and relief to Promoters/Developers in the State of Punjab.**

ਪ੍ਰਮੋਟਰਾਂ ਦੀਆਂ ਮੰਗਾਂ ਸਬੰਧੀ ਇਕ ਮੈਮੋਰੈਂਡਮ ਮੰਤਰੀ ਮੰਡਲ ਦੀ ਮਿਤੀ 17-06-2010 ਨੂੰ ਹੋਈ ਮੀਟਿੰਗ ਵਿਚ ਪ੍ਰਵਾਨ ਕੀਤਾ ਗਿਆ ਸੀ। ਜਿਸ ਵਿੱਚ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਫੈਸਲਾ ਲਿਆ ਗਿਆ:-

1. Promoters were allowed to develop Residential colony/Mega Residential Project/Mega Industrial project in phases vide office memo no 17/17/2001-5HG2/Part file /157 dated 13-01-2009 but minimum area for phasing was not prescribed. Now it has been decided that phasing shall be allowed subject to the condition that the first phase shall not be less than half of the area of the project, which shall be compact and contiguous.

In case of Super mega mixed use integrated project, the phase shall not be less than 100 acres i.e the layout plan shall be got approved for minimum 100 acres of compact and contiguous area.

2. Planning Norms/Area norms for different activities such as educational institutions shall be as per NBC norms or norms of the affiliating agencies for entire state except the area falling within the periphery controlled area of Chandigarh.

In the area falling within the controlled periphery of Chandigarh the provision of Master Plans shall apply within the respective LPAs and for the remaining area the provisions of the periphery policy shall continue to apply.

3. Saleable area norms for Mega/Super Mega projects exempted from PAPRA and licenced projects under PAPRA will be same which will be upto 55%.

Superintendent

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

To

1. The Director,
Town & Country Planning Department,
Punjab, Chandigarh.
2. The Chief Administrator,
PUDA, SAS Nagar (Mohali).
3. The Chief Administrator,
GMADA, SAS Nagar (Mohali).
4. The Chief Administrator,
GLADA, Ludhiana.
5. The Chief Administrator,
JDA, Jalandhar.
6. The Chief Administrator,
ADA, Amritsar.
7. The Chief Administrator,
BDA, Bathinda.
8. The Chief Administrator,
PDA, Patiala.

Memo No. 17/17/01-5Hg2/P.F./1486

Dated, Chandigarh, the 16.04.2012

Subject: Modifications in guidelines for Mega Projects.

At the time of grant of CLU to Mega Projects, the Promoter Company along with its **Subsidiary Companies** must own at least 50% of the project land and must have development agreements with farmers/land owners for 25% of the land and agreement to sell with the land owners to the tune of 15%. The promoter will also submit the detail of 10% (maximum) land of the project, which may be acquired by the State Government only to fill the critical gaps at the cost of the developers.

2. These instructions shall supersede the instructions issued on this subject vide memo No. 17/81/07-3Hg2/07/3450-57 dated 20-05-08.

Special Secretary

Endst. No. 17/17/2001-5Hg2/P.F/

Dated:

A copy is forwarded to the following:-

1. Principal Secretary to Chief Minister for kind information of Hon'ble Chief Minister
2. Secretary to Chief Secretary for kind information of worthy Chief Secretary.
3. Financial Commissioner, Revenue, Punjab for information..
4. Principal Secretary to Industries & Commerce, Punjab for information and necessary action.

Special Secretary

GUIDELINES FOR PLANNING OF MEGA RESIDENTIAL TOWNSHIP PROJECTS

6.10.06

With a view to attract investment, generate employment and leverage economy, state of Punjab has approved Industrial Policy 2003. Under this policy, Mega Projects in the housing, urban development, commercial, fashion technology, IT & ITES sectors involving investment over Rs. 100 crores have been approved by offering numerous incentives.

In order to ensure the successful implementation of Mega Projects on priority in the given timeframe and to help promoters in preparing plans of the project areas without any delay, it has been thought prudent to put in place detailed guidelines for planning and designing of residential township projects. Accordingly, detailed guidelines have been framed for planning of mega township projects which inter-alia provide for, defining the land utilization pattern in the project including area under different components; parameters for planning of residential/commercial areas; provision of institutions and norms for such facilities; area norms for open spaces, road network pattern and detailed norms for group housing, smaller commercial sites and larger commercial sites.

These guidelines would ensure that planning and development of mega projects gels with the existing planning and development framework/Master Plan envisioned for the city. Where such framework is not available, these guidelines would ensure the planning of mega projects based on the latest town planning principles. In addition, it would also ensure development in these projects on the prescribed norms and standards in order to achieve the desire quality of life for the future residents of these townships.

A. LAND UTILIZATION PATTERN:

The land utilization pattern to be followed for the planning of the mega township projects shall be as detailed below;

A-1 AREA UNDER RESIDENTIAL AND COMMERCIAL USE

The area under residential and commercial components permitted in the project shall be governed by following area norms.

- i 5% of the area of the project shall be earmarked for EWS housing (for simplification of calculations, area is being provided on the basis of gross project area instead of net residential component).
- ii. With a view to make available maximum number of ready to occupy dwelling units of affordable cost within minimum time span, the housing for EWS shall be provided in the shape of flatted development. Provision of EWS housing in the shape of flatted development instead of plotted development will help in minimizing speculation and ensuring optimum use of available land besides making housing affordable and cost effective.

- iii Promoter shall provide EWS housing in the shape of flatted development subject to the covered area norms of not less than 20 sq. meters and not more than 40 sq. meters per flat. However, such flats shall be sold/leased to such persons of EWS category, in such manner and on such terms and conditions, as may be prescribed by the Competent Authority.

Explanation: For the project area of 100 acres, area under EWS housing to be provided shall be 5 acres.

- iv. Subject to the provision contained in **sub-para vi, net residential component**, including plotted and flatted development, shall not exceed 45% of the project area excluding the area under the EWS housing.

Explanation: For the project area of 100 acres, area under residential development excluding the area under EWS housing not exceed 42.75 acres (@ 45% of 95 acres.)

- v. Subject to the provision contained in **sub-para vi, net commercial component** (including local level shopping and convenient shopping) shall not exceed 5% of the project area excluding the area under EWS housing. Out of which maximum area earmarked for convenient shopping, shall not be more than 0.5%. Site for Petrol Pump, wherever provided, shall form part of the commercial component and the area of the site would be included while calculating the area under the commercial use, subject to the limit defined above.

Explanation: For the project area of 100 acres, area under commercial use including convenient shopping shall not exceed 4.75 acres (@ 5% of 95 acres). Area under convenient shopping shall not exceed 0.475 acres.

- a. **Only area under the plots** earmarked for commercial use shall be calculated for determining the overall quantum of commercial component.
- a. Area categorized as **‘General Business and Retail Shopping’** or commercial area provided at the city/sub-city level in the master plan falling within a sector shall not form part of the Sector level commercial component. Such areas, wherever provided, shall be allowed as per the provisions of Master Plan in addition to the extent of commercial area permitted at the sector level as defined in sub para (iii) above. While calculating the area to be provided for the local level shopping, area under general business and retail shopping to be provided at city level and area provided under EWS housing shall be deducted.

- vi Promoter will have the option of varying inter-se the quantum of residential component and commercial component, provided the commercial area within the sector shall not be more than the area defined in sub para (iii) above including the area under convenient shopping.

A-2 AREA UNDER ROADS, OPEN SPACES, PUBLIC/ COMMUNITY BUILDINGS AND OTHER USES.

The overall area in the project under roads, parks, play grounds & open spaces, public and community buildings/institutions, water works, electric grid station, parking, pavements etc., shall be subject to following norms.

- i) Overall **area shall not be less than 50%** of the project area excluding the area under EWS housing.

Explanation: For the project area of 100 acres, area under this category shall not be less than 47.5 acres (@ 50% of 95 acres).

Unless otherwise specified the area under **Institutional Category** shall not exceed 10% of the project area excluding the area under EWS housing.

Explanation: For the project area of 100 acres, area under this category shall not be less than 9.5 acres (@ 50% of 95 acres).

Area under **Parks, Open spaces and Play grounds** shall not be less than 6% of the project area excluding the area under EWS housing.

Explanation: For the project area of 100 acres, area under this category shall not be less than 5.70 acres (@ 6% of 95 acres).

Area under **Roads, Parking, Pavement, Utilities** like water works, EGS, STP, Rain Water Harvesting etc, shall not be less than 34% of the project area excluding the area under EWS housing.

Explanation: For the project area of 100 acres, area under this category shall not be less than 32.30 acres (@ 34% of 95 acres).

Notes:

- i) The project area to be considered for calculating the area under different components, as defined above, shall comprise of the area contained within the Sector Roads (R1,R2&R3) excluding the area under EWS housing.
- ii) For the area of the project falling under sector Roads (R1,R2 & R3), The promoter would be required to transfer the land owned by him and falling within the sector roads to the Punjab Urban & Development Authority at the time of approval of the layout plan. On approval of the layout plan the land under sector roads shall vest with PUDA free from all encumbrances. However, promoter shall be given the benefit of the area under residential and commercial uses on the area thus transferred to the PUDA on the norms prescribed above within the sector itself. In case the ownership of the area of the promoter falls in two adjoining sectors, in such cases the benefit of such area may be apportioned in the sectors.
- iii) In case where the area under the ownership of the Promoter is less than a sector, then area under different uses will be worked out on the prorata basis as per the proportions indicated above.

- iv) While working out the area under different components, area under facilities/uses etc. required to be provided at city/sub-city level (as defined in the Master Plan) and falling within the sector shall be excluded from the project area.
- v) Subject to the limits prescribed above, proportions of area within the above two broad categories can be varied by the Competent Authority, keeping in view the special Factors governing land ownership pattern, location, size, shape, existence of physical features like water bodies/HT lines, presence of existing settlements/abadies, religious structures etc. in the project area.
- vi) In case of SAS Nagar, where the city planning is, primarily and essentially, guided by the concept of Sector, the area under different uses shall be determined on the basis of individual Sector of which the project area forms the part. In case, the area of mega project falls in number of Sectors, then the salability component shall be calculated separately for each Sector.
- vii) In case of SAS Nagar or other towns where the concept of sector/any defined unit is followed, in such cases for facilitating the integrated planning and development of planning and development of planning unit, Developer/Promoter would be required to prepare the plan for the entire sector/unit, irrespective of the fact whether the Developer owns part of the land comprising the unit or not. For the area owned by the promoter, detailed layout plan shall be worked out whereas for the remaining area of the sector not owned by the promoter, Concept Plan indicating the major road network shall be defined in the sector plan for integration of planning and services of both the areas.

B RESIDENTIAL COMPONENT

The planning of the residential component provided in the mega project shall be governed by following factors:

- (i) The Developer would be free to plan the residential area as plotted development, flatted development or as a combination of plotted and flatted development subject to the overall limit of the area prescribed in Para “A” above. However, in all cases promoter/developer would be required to reserve 5% of the project area for EWS category of housing. Promoter shall provide EWS housing in the shape of flatted development subject to the covered area norms of not less than 20Sq.meters and not more than 40Sq. meters per flat. However, such flats shall be sold/leased to such persons of EWS category, in such manner and on such terms and conditions, as may be prescribed by the Competent Authority.

Explanation: For the project area of 100 acres, area under EWS housing to be provided shall be 5 acres.

- (ii) In case where promoter intends to provide entire residential component as Plotted Development, he would be free to determine the size and number of plots under each category. In such cases the area to be permitted for housing shall be worked out on the prescribed norms of 45% of the project area excluding the area under EWS housing.

Explanation : For the project area of 100 acres, after excluding the area of EWS housing (5acres), area under plotted development shall be 42.75 acres (@45% of 95 acres).

- (iii) In case of projects having **both plotted and Flatted Development**, the Promoters shall be free to determine the proportion of area under flatted development group housing and plotted development subject to the overall limit of residential area prescribed. Overall residential area (Including plotted and flatted development) permitted shall be worked out based on the norms of 45% of project area excluding the area provided under EWS housing. However, amenities to be provided shall be worked out based on the prescribed population norms for the entire population including that of EWS Housing. In case the area under public building increases beyond 10% then the area under residential use shall be correspondingly reduced. All sites of group housing will have one road of minimum width of 18meters . with individual site area not less than 10,000 Sq. meters.

Explanation : For the project area of 100 acres , after excluding the area of EWS housing (5Acres), area under plotted and flatted development shall not exceed 42.75 acres (@ 45% of 95 acres). Within this limit the Promoter shall have the freedom and flexibility to determine the area under plots and flats

- iv. In case the entire residential component is provided as **Flatted Development**, in such cases the residential area permitted shall be worked out the prescribed norm of 45% of the project area excluding the area of EWS housing subject to the condition defined above. However, no plot reserved for group housing/flatted development shall be less than 10,000 Sq.meters and the entire area of the pocket earmarked for group housing/flatted development shall be taken into account for calculating the quantum of residential component. However, FAR permitted would be only on the area worked out for group housing and not on the entire project area. All such sites of group housing will have one road of minimum width of 18 meters. In case the institutional area works out to be on the higher side then the area under residential use shall be correspondingly reduced without reduction in the area under open space, roads, amenities and other uses.

Explanation: For the project area of 100 acres, after excluding the area of EWS housing (5 acres), area under flatted development permitted shall be 42.75 acres (@ 45% of 95 acres). In all 47.75 acres shall be available for flatted development in the project and FAR shall be worked out on the residential component of 47.75 acres and not the entire project area 100 acres.

- v In case of flatted development/group housing, except in the area earmarked for EWS housing, the Developer/Promoter would be free to determine the size and number of flats. In case of EWS housing the covered area norms shall be not less than 20 Sq. meters and not more than 40 Sq. meters per flat.
- vi. In case of mega projects falling within SAS Nagar Master Plan Area/within & outside Municipal limits, construction on residential plotted development

including FAR, ground coverage, height etc. shall be as per the provisions made in the PUDA Building Rules 1996.

- vii. **Unless otherwise specified by the Empowered Committee**, norms guiding the planning, designing and parking requirements of group housing/flatted development, shall be as defined in the **Annexure A**, irrespective of the fact whether the Mega Project falls within/outside the Master Plan.

C COMMERCIAL AREAS

The planning of the commercial area within the project shall be governed by the following norms:

- (i) **Sector level commercial area** shall be provided along on e side of the shopping street subject to overall area limit defined in the **Para A** above.
- (ii) Commercial area i.e. under the category of **‘General Business and Retail Shopping’ or any other commercial use, provided to meet the needs of the city**, as defined in the Master Plan, shall not form part of the Sector level commercial component. Such area, to the extent defined in the master plan, shall be allowed in addition to commercial area permitted for Sector level shopping.
- (iii) **The width of the shopping street** shall not be less 25 metres.
- (iv) Promoters would be free to determine the size, shape, area, height of the commercial plots subject to the provision of parking area as per norms defined in **sub para viii below** and norms defined in the **Annexure B&C**.
- (v) Subject to overall area limit of 0.5% **convenient shopping** shall be located only on roads having width of 18 meters or at the junction of 12 meters wide roads.
- (vi) **In case of convenient shopping**, appropriate mix of small and larger shops shall be provided in order to cater to the local requirements of various trades. However, the height of such shops shall be restricted to only single-storey (3.5meters).
- (vii) The parking norms for commercial component shall be provided @ 2.5 ECS per 100Sq. meters of the total built up area. While working out the total built up area, the area under basement shall be excluded when used exclusively for parking. However, in case area under basement is not being used for parking, then the extent of extent area used for purposes other them parking shall be included in the built up area.
- (viii) For the provision of parking, the **space standards for ECS** shall be as under:
 - 23Sq.meters per ECS for open parking.**
 - 28Sq. meters per ECS for covered parking at ground level.**
 - 33Sq.meters per ECS for parking at basement level.**
- (ix) **Planning norms for smaller and larger commercial sites** shall be as per **Annexure B & C**. FAR shall not exceed 1.5. It shall be calculated on the

entire salable area limited to the extent of 5% of the project area excluding the area under EWS housing. However, in case of city **General Business and Retail Shopping'** or any other commercial use, provided to meet the needs of the city, the planning shall be as defined in the Master plan or by the Competent Authority. Further, in case of multiplexes, the planning norms shall be as defined in the policy laid down by the State Government under the **Industrial policy 2003**.

D INSTITUTIONAL FACILITIES

Institutional facilities in terms of **education, health, community, heritage and cultural buildings etc.** shall be provided individually and severally based on the norms prescribed below and within the overall area limits as defined in **Para A-2 (ii) above**.

D-1 EDUCATIONAL FACILITIES

Subject to the provisions made above, educational facilities in the mega project shall be provided based on **population norms defined below. All categories of such facilities mentioned below shall be provided individually and severally.**

- i. **One Nursery cum Primary School** for a **population of 5000** with minimum area of **0.3 Hectare** and
- ii. **One High/Higher Secondary School** for **population of 15,000** with minimum area of **1.6 Hectare** and
- iii. **One college** for a **population of 1,00,000** with a minimum area of **4 Hectare** and
- iv. However, in projects where population works out to be merely 50% of the norms specified above, even in such cases individual sites in each category shall be provided based on the norms above, **Additional Schools** shall be provided in case of population exceeds **50% of the standards prescribed above**.
- v. **One crèche** for a population of **25,000** in an area of **0.05 Hectare**.
- vi. **Unless otherwise specified, maximum ground coverage shall be restricted to 40% of the site area, with maximum Floor Area Ratio 1(one) for High/Higher Secondary School and 0.75 for Primary/Nursery School. Maximum height for High/Higher Secondary School shall be 15 meters and 8 meters in case of Primary/Nursery School.**
- vii. Adequate arrangements for **parking of buses, vehicles of staff/students** shall be made.
- viii. **Minimum 25% of the site area shall be earmarked as play area.**

- ix. **Additional higher level of educational facilities**, if any, specified in the statutory or non-statutory master plan shall be provided in the planning of the sector in addition to facilities mentioned above, for which **adequate adjustment in the proportion of the area shall be made.**

D-2 HEALTH FACILITIES

Health facilities in the project area shall be provided at the following norms individually and severally:

- i. **One Dispensary** for population of **15000** in an area of **0.2 Hectare and**
- ii. **One Health Center** for a population **50,000** in an area of **0.6 Hectare and**
- iii. **One Poly Clinic** for a population of **1,00,000** in an area of **1.0 Hectare and**
- iv. **One Hospital** for a population of **1,00,000** in an area for **3.7 Hectare**
- v. The above facilities will be in addition to sites, if any, marked in the master plan for providing **higher order of health facilities.**
- vi. **Unless otherwise specified by the Empowered Committee, Ground coverage, in such cases shall not exceed 40% whereas FAR shall be limited to 1.5, provision related to height, setback, distance between two buildings and parking shall be as defined in the case of norms of group housing placed at Annexure A.**

D-3 COMMUNITY BUILDINGS

Community Buildings in the project area shall be provided at the following norms individually and severally:

- I. **One Community Center** for a population of **30,000** or part thereof in a minimum area of **0.6 hectare and**
- II. **One Religious Site** for a population of **15,000** in an area of **0.1 Hectare and**
- III. **One Police Post** for a population of **30,000** in an area of **0.2 Hectare and**
- IV. **One police Station** for a population of **1,00,000** in an area of **0.8 Hectare and**
- V. **One Sub-Post Office** for a population of **25,000** in an area of **80Sq. meter**
- VI. **One site for Telephone Exchange** for a population of **1,00,000** in an area of **0.8 Hectare.**

- VII. Unless otherwise specified by the Empowered Committee, Ground coverage, in such cases shall not exceed 40% whereas FAR shall be limited to 1.5, provision related to height, setback, distance between two buildings and parking shall be as defined in the case of norms of group housing placed at Annexure A.

D-4 OTHER BUILDINGS

1. In addition to above **Other Community/ Public/ Cultural/ Heritage Buildings** may be considered for provision by the Developer/Promoter, keeping in view the larger interest and welfare of the residents, subject to overall ceiling of area under the institutional category as specified in the **Para A-2 (ii) above**.

D-5 DETERMINING OF POPULATION IN PROJECT AREA

While calculating the area for the above facilities, population in the project shall be taken as the **highest figure arrived at based on A plus the figure arrived at B (A+B)**

- A. (i) **Gross Density** -@ 100 persons per gross area of the project
OR
(ii) **For Plotted Development** @ 15 persons for each plot provided in the plan **OR**.
(iii) **For Flatted Development** @ 300 persons per acre for the area under flatted development.

Note: In case of projects having both plotted and flatted development population shall be calculated for each component based on norms prescribed above.

- B (i)** In case of **commercial/institutional areas**, the population density shall be considered @ **100 persons per acre** of commercial/institutional area.

E PARKS OPEN SPACES AND PLAY GROUNDS

Provision of park, open spaces and playgrounds shall be provided as per norms specified below. However, where the land ownership of the promoter is less than a sector, in such cases competent authority may allow interse variation in the area of specific categories including green belt/sector level park depending upon the pattern and location of land ownership, subject to the overall area limit defined below.

- (i) Total area earmarked for **Parks/Open Spaces, Playgrounds** shall not be less than 6%. However, open spaces with less than 15 meter width shall not be counted in the area under green parks.
- (ii) **Open spaces coming under the HT lines and less than 15 meter** in width shall not be counted towards parks/open spaces.

- (iii) **Open area/ Play area attached to institutions/Public buildings** shall also not count towards area under parks/open spaces.
- (iv) **Open spaces** shall be distributed over the entire Sector/project area in order to optimize the utilization of such spaces by the majority of residents.
- (v) **One Sector level/major park** with minimum area of **1.25 hectare** should be provided, preferably along the shopping street in the center of the sector.
- (vi) In case of SAS Nagar, **Green Belt** running in the North-South direction shall be provided as integral part of Planning of open spaces.
- (vii) **Play Ground/s** of appropriate size may be provided in each sector. The area wherever provided, shall be in the shape of single chunk with length and width fixed in a manner so as to facilitate the use of the site as a play ground for various games.

F ROAD NETWORK:

- (i) **The major road network**, in case of mega projects forming part of statutory/non-statutory master plans, shall be as defined in the said master plans. In case of projects falling outside the statutory master plans/ non-statutory master plans, the internal road network to be provided shall be as defined in **Sub Para IX below**.
- (ii) No **outer/peripheral road** in such areas shall be less than **30 meters** in width.
- (iii) All **External Sector roads** having width of **30 meters** shall, in addition, be provided **with 8 meter service roads** on either side along the entire length of such roads.
- (iv) Unless other wise permitted, **one entry from each side** of the sector shall be allowed with a minimum width of **18 meters**.
- (v) **Shopping street** shall have a minimum width of **25 meters**.
- (vi) **Major inner loop** within the sector shall have a minimum width of **18 meters**.
- (vii) **Intermediate horizontal and vertical junctions** between two sectors on the sector road, wherever provided, shall be cross junctions. However, where T-junctions are provided, then the center line distance between such roads shall not be less than **75 meters**.
- (viii) **No internal road** shall be less than **12 meters** in width.
- (ix) **Hierarchy of internal roads** to be followed within the sector shall be **25 meters, 18 meters and 12 meters**.

- (x) **The width of carriage way** shall be as defined in the road cross-sections. However, the width of the carriage way to be followed in the internal roads shall be **10 meters in case 25 meters wide shopping street 8 meters in case of 18 meters wide roads and 5 meters wide in case of 12 meters wide street.**
- (xi) All roads will have **carriage way** positioned in the center of the road reservation.
- (xii) All **outer sector roads** would be dual carriageway with width of the carriageway as defined in the road cross-section. However, keeping in view the specific conditions of shape, position and size of the sector, location of any physical barrier or existing settlements etc., the internal and external road network can be suitably modified.

G OTHER AMENITIES

- (i) Appropriate sites for **Taxi stand** shall be marked in each sector as part of parking provided in the sector level shopping/convenient shopping and
- (ii) Site for **petrol pump @** one petrol pump for 100 hectare of gross residential area shall be provided and shall form part of the commercial component.
- (iii) Sites for **milk booth @** one milk booth for 5000 population shall be provided. Such sites shall be made integral part of the convenient shopping

H UTILITY NETWORK

- i. **Suitable sites**, as per norms specified, **for water works, EGS, solid waste management, sewerage treatment plant and recycling of treated water shall be** provided as part of the project planning.
- ii. Appropriate arrangements for **rain water harvesting** shall be made within the project area.

GENERAL

- i. State government shall have the power to change/relax the guidelines in case of hardship or existence of special circumstances.
- ii. In case of dispute in interpretation of guidelines, the decision of the competent Authority shall be final and binding.

ANNEXURE –A

UNLESS OTHERWISE SPECIFIED BY THE EMPOWERED COMMITTEE NORMS FOR GROUP HOUSING UNDER THE MEGA TOWNSHIP PROJECT

i)	Minimum plot size	Not less than 10,000 sq. meters
ii)	Maximum ground coverage	Not exceeding 40% of the site area
iii)	Maximum FAR	Not exceeding 1.5
iv)	Basement	Basement shall be permitted under the entire area of building envelop (zoned area). The area under basement shall not be counted towards FAR. Basement shall not be used for habitable purposes.
v)	Maximum height	As prescribed in the zoning plan subject to the condition that maximum height shall not exceed 30 meters. Further, the height of the building shall not exceed the width of the front road plus the front setback.
vi)	Stilts	Stilts shall be permitted within the zoned area subject to the condition that area under stilts shall not exceeds the maximum area permitted at the ground level. However, area under stilts, when used for parking, shall not be counted towards FAR.
vii)	Setbacks	As defined in the zoning plan. However, minimum setback on all sides shall not be less than $1/3^{\text{rd}}$ of the height of the building on each side or 6 meter which ever is more.
viii)	Distance between buildings	Minimum distance between two buildings within a site or adjoining sites shall not be less than $2/3^{\text{rd}}$ of the average height of buildings in case air, light and ventilation is drawn but not less than $2/5^{\text{th}}$ of the average height of buildings when no air, light and ventilation is drawn.
ix)	Open spaces and organized parks	Minimum 25% of the area of the site shall be used for landscaping. Minimum area of the organized park area shall be 15%.
x)	Parking	Parking shall be provided @ 1.33 ECS (Equivalent Car Space) for every 100 Sq. meters of built up area on all floors in case of housing other than LIG/EWS. However, for LIG/EWS housing the norms shall be 0.66 ECS. Space standards for ECS shall be as under: a) 23 sq. meters per ECS for open parking at ground level b) 28 sq. meters per ECS for covered parking at ground level. c) 33Sq. meters per ECS for parking at basement level. However, area of the site to be used for Roads and Parking

		at ground level shall be restricted to 20%
xi)	Balconies	Area under balcony/balconies shall not exceed 15% of the plinth area of the flat. The maximum depth of balconies shall not exceed 1.8 meters. Area of balcony over and above 15% shall be counted towards FAR. No balcony shall project beyond the setback lines.
xii)	Common facilities	Area for common facilities such as recreation hall, library, consumer store, reading room, maintenance store, society office shall not exceed 2.5% of the site areas subject to the maximum of 6000 sq. feet. The area shall count towards FAR.
xiii)	Fire safety	As per BIS standards. However, all buildings with height 15 meters or above would require prior clearance for fire safety.
xiv)	Lifts and stair-cases	Number and size of lifts and staircases to be provided, shall be as per BIS standards.
xv)	Structural stability	Building shall be made structurally safe so as to withstand any natural disaster and shall be designed by a qualified Structural Engineer as per the provisions of National Building Code.
xvi)	Accessibility	Site shall atleast have accessibility from a road of minimum 18 meters width. Building shall be made accessible to physically challenged persons.
xvii)	Rain water harvesting	Adequate arrangement, shall be made for rain water harvesting as per the norms specified by the Central Ground Water Board or by the Competent Authority.
xviii)	General	a) All buildings shall be designed by qualified Architects registered with the Council of Architecture. b) Construction of water tanks, solar panels, machine rooms for lifts, mumetersi for staircase and water tanks shall be permitted, on the top floor subject to the following conditions: 1.The construction shall be recessed by minimum of 3 meters from the outer line of the parapet. 2.The maximum height of such portion of buildings shall not exceed 3 meters above the parapet. 3.No habitable construction shall be allowed in the area. 4. No toilet shall be permitted on the terrace. 5. The area of such construction shall neither be counted towards the FAR nor shall the height count towards the overall height of the building.

ANNEXURE –B
UNLESS OTHERWISE SPECIFIED BY THE EMPOWERED COMMITTEE,
NORMS FOR LARGER INDEPENDENT COMMERCIAL SITES FALLING
IN THE MEGA TOWNSHIP PROJECT

Following planning and development norms shall be followed for the larger independent commercial sites provided with a minimum area of 2000Sq. meters in the mega township project except the multiplexes which will be governed by the policy laid down for them.

Sr. No.	Item	Prescribed norms
1.	Plot size	Not less than 2000Sq. meters
2.	Ground coverage	Not to exceed 35%
3.	Zoned area at ground level	Not to exceed 45%
4.	Floor area Ratio	Not to exceed 1.5.
5.	Set backs	As specified in the zoning plan. However, minimum setbacks on all sides shall not be less than 1/3rd of the height of the building on each side or 6 meters whichever is more.
6.	Height of building	As specified in the zoning plan subject to the restrictions otherwise applicable in the area due to fire safety or structural safety regulations and restrictions due to civil aviation requirements.
7.	Basement	(i) Twin level basement shall be permitted within the zoned area. (ii) Total area of basement on both levels shall not exceed the area of the plot. (iii) Basement shall not be used for habitable purposes. (iv) Basement shall be used for parking, storage and services with minimum of 75% area earmarked for parking (v) Basement area provided beyond the ground coverage shall be kept at ground level with adequate provision made for air, light & mechanical ventilation. (vi) Basement shall satisfy the public health & structural safety requirement. (vii) No toilet shall be permitted in the basement area. (viii) Area of basement shall not be counted towards FAR. (ix) Provision of air, lighting and

		ventilation shall be made @ 10% of the basement area at the upper level with mechanical ventilation and artificial lights provided for lower basement. (x) No generator shall be permitted to be installed in the basement. (xi) Height of the basement shall be as per PUDA building bye laws. (xii) 10% of the basement area shall be permitted for depression for installation of AC plants.
8.	Parking	a) Parking area to be provided shall be @ 2.5 ECS for every 100 sq. meters of built up area provided on all floors. b) 1ECS shall be equivalent to:- 23 sq. meters for open parking at ground level, 28 sq. meters for covered parking at ground level. 33.sq. meters for parking at basement level. (c) Parking at ground floor level shall be restricted to 50% of the area available at the ground level excluding the built up area. (d) In case the required parking area on the above norms works out to be more than the area provided within the layout, then the covered area shall be scaled down to the level of available parking as per norms prescribed above notwithstanding the lower realization of FAR.
9.	Fire Safety	All buildings having height of 15 meter or above, shall conform to fire safety regulation and would require prior clearance from the Fire Authorities.
10	General	(i) Construction of water tanks, solar panels, machine rooms for lifts, mumetersi for staircase and water tanks shall be permitted, on the top floor subject to the following conditions: (a) The construction shall be recessed by minimum of 3 meters from the outer line of the parapet . (a) The maximum height of such portion

		of buildings shall not exceed 3 meters. above the parapet. (b) No habitable construction shall be allowed in the area. (c) No toilet shall be permitted on the terrace. (d) The area of such construction shall neither be counted towards the FAR nor shall the height count towards the overall height of the building. (ii) Open area available at the ground level excluding the area under building, parking and roads shall be used for landscaping. (iii) Building shall be made accessible to physically challenged persons. (iv) Adequate arrangements shall be made for rain water harvesting. (v) All buildings shall be designed by qualified Architects registered with the Council of Architectures.
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ANNEXURE-C

UNLESS OTHERWISE SPECIFIED BY THE EMPOWERED COMMITTEE, NORMS FOR SMALLER COMMERCIAL SITES FALLING IN THE MEGA TOWNSHIP PROJECTS

Sr.No.	Item	Prescribed Norms
1.	Plot size	As determined in the layout plan.
2.	Ground coverage	As specified in the zoning plan. In case of building having main openings on both front and rear, the ground coverage in such cases shall be 100% of the plot area subject to the condition that corridors shall be provided on both the sides.
3.	Zoned area at ground level	As specified in the zoning plan
4.	Floor area ratio	As specified in the zoning plan
5.	Set backs	As specified in the zoning plan
6.	Height of building	i. As specified in the zoning plan. However in case of booths the building height shall not exceed 3.5 meter/ 7.5 meters in case of double stroyed shops and 11 metre/15 meters in case of $\frac{3}{4}$ storied shop cum offices. ii. In case of buildings where no basement is provided, depressing of ground floor up to a maximum of 1 meter is permitted subject to the condition that the depressed floor is made accessible to the physically challenged parsons. The additional height of the ground floor shall in no way be used for creating additional space in the shape of mezzanine floor.
7.	Clear width of corridor (compulsory)	2.25 meters in case of booths and 3 meters in case of shops
8.	Parking	(a) Parking area to be provided shall be @ 2.5 ECS for every 100Sq. meters of built up area provided on all floors. (b) 1ECS shall be equivalent to:- i) 23 sq. meters for open parking at ground level, ii) 28sq. meters for covered parking at ground level. iii) 33.sq. meters for parking at basement level. (c) In case the required parking area on the above norms works out to be more than the area provided within the layout, then the covered area shall be scaled down to the level of available parking as per norms prescribed above notwithstanding the lower realization of FAR

9.	Fire safety	All buildings having height of 15 meter or above, shall conform to fire safety regulations and would require prior clearance from the fire authorities.
10.	Basement	i. Permitted for storage only and allowed where technically feasible. ii. Basement permitted to the extent of covered area at Ground Floor except the area under the public corridor. iii. Basement to be accessible from within the shops. No direct access from the public corridor permitted. iv. Provision for air, light and ventilation to be made @5% of the basement area in case of booths and 10% in case of shops and SCO/SCF. v. Area of the basement shall not be counted towards FAR. vi. Basement shall have a clear height of 7'-6" from floor to soft of the beam and height of ceiling shall not exceed 8'-3". vii. 10% of the basement area shall be permitted for depression for installation of AC plants. However, no generator shall be permitted to be installed in the basement.
11.	General	i. Approach to upper floors in case of double storey shops, shop-cum-shop/offices shall be permitted from the public corridor. ii. Adequate provision for public toilets(with minimum one set of toilet each for ladies, gents and handicapped) shall be made in the commercial area as per norms prescribed in the National building code. iii. Adequate advertisement/display areas shall be provided in the building controls. However, provision for such display areas shall be made integral part of building design. iv. All buildings shall be designed by qualified Architects registered with the Council of Architecture.

**Subject: Guidelines For Planning of Mega Residential
Township Projects**

With reference to telephonic discussions held with Mr. Pawan Sharma, Architect, PUDA, in pursuance of the meeting held on 20.12.2006 in the office room of PSHUD, guidelines for planning of mega residential township projects have been modified (by way of additions/alternations) in respect of the following:

- i Regarding the proportion of area under the category plotted and flatted development, the provision has now been made in the guidelines giving flexibility to the Promoter to determine the proportion of area to be provided under plotted development and flatted development. Accordingly, overall ceiling of 20% provided earlier for flatted development has now been removed.
- ii Land use table providing for proportion of areas under different uses have also been modified in light of i above.
- iii However, the width of the service lane from 8 mts. to 11 mt. on either side of the sector roads have not been amended considering its implication for the road width and area which will go under the sector roads. Under the present guidelines, minimum road width has been kept as 150 ft. (46 mts.) as compared to (100 ft.) 30 mts. provided in the existing sectors. The width of the service road has been kept as 8 mts. instead of 11 mts. considering that berms on either side of the road between the sector road and the service road shall be shared, reducing the requirement of overall width of the road. The vehicle carrying capacity of the road in either case will remain unchanged (52 mt. & 46 mt) and there will be no reduction even when road width of 150 ft. (46 mts.) is provided.

Modified guidelines are enclosed for favour of further action please.

Principal Secretary
Housing and Urban Development Department

J.K. Gupta
Date: 20.12.2006

**LAND USE TABALES FOR DIFFERENT CATEGORIES OF RESIDENTIAL
DEVELOPMENT FOR A PROJECT AREA OF 100 ACRES UNDER MEGA
RESIDENTIAL TOWNSHIP**

S.NO.	Land Use	Plotted Development	Plotted + flatted development	Faltted development
1.	Residential a) EWS housing b) Under Plots c) Under Flats	47.75 acres 5 acres * 42.75 acres** Nil	47.75 acres 5 acres* b+c 42.75 acres++	47.75 acres* 5 acres* Nil 42.75 acres*
2.	Commercial *** a) Sector Level Shopping b) Convenient Shopping	4.75 acres 4.275 acres 0.475 acres	4.75 acres 4.275 acres 0.475 acres	4.75 acres 4.275 acres 0.475 acres
3.	Institutional****	9.5 acres	9.5 acres	9.5 acres
4.	Parks, Open Spaces	5.70 acres	5.70 acres	5.70 acres
5.	Roads , Parking, Utilities etc.	32.30 acres	32.30 acres	32.30 acres

* In case of flatted development, FAR shall be calculated on the entire area earmarked under EWS housing and flats.

** In case of plotted development FAR shall be calculated on the individual plot based on the covered area norms provided in the PUDA Building Rules 1995.

++ In case of plotted + flatted development, promoter shall be free to determine the proportion of areas under plots and flats subject to the overall limit of 42.75 acres defined above. FAR on plotted development and flatted development shall be as defined in * & ** above.

*** Commercial area shall be calculated on the basis of the area provided under commercial plots.

**** If institutional area works out to be higher based on the norms prescribed, then the area under residential component shall be correspondingly reduced.

Promoter will have the option of varying inter-se the quantum of residential component and commercial component, provided the commercial area within the sector shall not be more than the area defined in Sr. No.2 above including the area under convenient shopping.

ਪੰਜਾਬ ਸਰਕਾਰ
ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ,
(ਮਕਾਨ ਉਸਾਰੀ-2 ਸ਼ਾਖਾ)

ਸੇਵਾ ਵਿਖੇ,

1. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਪੁੱਡਾ, ਮੋਹਾਲੀ।
2. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਗਮਾਡਾ, ਮੋਹਾਲੀ।
3. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਪੀ.ਡੀ.ਏ., ਪਟਿਆਲਾ।
4. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਬੀ.ਡੀ.ਏ., ਬਠਿੰਡਾ।
5. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਗਲਾਡਾ, ਲੁਧਿਆਣਾ।
6. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਜੇ.ਡੀ.ਏ., ਜਲੰਧਰ।
7. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਏ.ਡੀ.ਏ., ਅੰਮ੍ਰਿਤਸਰ।

ਮੀਮੋ ਨੰ: 17/17/2001-5ਮਉ2/ਪ.ਫ./2462

ਮਿਤੀ, ਚੰਡੀਗੜ੍ਹ: 21/6/12

ਵਿਸ਼ਾ:- ਮੈਗਾ ਹਾਊਸਿੰਗ ਪ੍ਰੋਜੈਕਟਾਂ ਦੀ ਡਿਵੈਲਪਮੈਂਟ ਸਬੰਧੀ ਪ੍ਰਾਪਤ ਕੀਤੀ ਜਾਣ ਵਾਲੀ ਭੌ ਸਬੰਧੀ ਕੀਤੇ ਜਾਣ ਵਾਲੇ ਐਗਰੀਮੈਂਟ ਕਰਨ ਬਾਰੇ।

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਤੇ ਸਰਕਾਰ ਦੇ ਮੀਮੋ ਨੰ:17/17/2001-5ਮਉ2/ਪ.ਫ./2265-71 ਮਿਤੀ 13.6.2012 ਦੇ ਹਵਾਲੇ ਵਿੱਚ।

2. ਹਵਾਲੇ ਅਧੀਨ ਦਰਸਾਏ ਪੱਤਰ ਰਾਹੀਂ ਪ੍ਰਮੋਟਰ ਵੱਲੋਂ ਸਰਕਾਰ ਨਾਲ ਜੋ ਐਗਰੀਮੈਂਟ ਕੀਤਾ ਜਾਂਦਾ ਹੈ, ਉਸ ਐਗਰੀਮੈਂਟ ਉਪਰ ਸਰਕਾਰ ਦੀ ਤਰਫੋਂ ਹਸਤਾਖਰ ਕਰਨ ਦੇ ਜੋ ਅਖਤਿਆਰ ਸਬੰਧਤ ਵਿਕਾਸ ਅਥਾਰਟੀਆਂ ਦੇ ਸਮੂਹ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕਾਂ ਨੂੰ ਦਿੱਤੇ ਗਏ ਸਨ ਨੂੰ ਵਾਪਸ ਲੈਂਦੇ ਹੋਏ, ਇਹ ਅਖਤਿਆਰ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਪੁੱਡਾ, ਮੋਹਾਲੀ ਨੂੰ ਦਿੱਤੇ ਜਾਂਦੇ ਹਨ।

ਵਿਸ਼ੇਸ਼ ਸਕੱਤਰ

ਪਿੱਠ ਐਕਟ ਨੰ:17/17/2001-5ਮਉ2/ਪ.ਫ./

ਮਿਤੀ:

ਉਤਾਰਾ ਡਾਇਰੈਕਟਰ, ਨਗਰ ਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ, ਪੰਜਾਬ, ਪੁੱਡਾ ਭਵਨ, ਮੋਹਾਲੀ ਨੂੰ ਸੂਚਨਾ ਅਤੇ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।

ਵਿਸ਼ੇਸ਼ ਸਕੱਤਰ

**DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
(HOUSING-I BRANCH)**

NOTIFICATION

No.3/151/95-6HGI/4210

The 17th August, 1995

In partial modification of Punjab Government Notification dated 1st July, 1995 bearing No. 3/151/6HGI/3162, exercising the powers conferred under Clause (m) of Section 2 of the Punjab Regional & Town Planning and Development Act, 1995 (Punjab Act No.11 of 1995), the Government of Punjab is further pleased to appoint all Executive Engineers, PWD (B&R) in the State of Punjab, to perform the functions of competent authority under Section 146 of the said Act for the Scheduled Roads as per the Schedule under the said Act, falling under their jurisdiction.

J.N.D. SRIVASTAVA
Principal Secretary to Govt. Punjab
Housing and Urban Dev. Department

Endst. No.3/151/95/6HGI/4211

Dated: Chd. the 17.8.95

A copy is forwarded to the Controller Printing & Stationery Punjab, Chandigarh for publishing this Notification in the next issue of the Punjab Government Gazette. He is also requested to supply 100 copies of the Notification to this department.

Sd/- O.P. POPLI
17.8.95
Under Secretary

Endst. No.3/151/96-6HGI/4212-15

Dated: Chd. the 17.8.95

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

1. Chief Administrator, Punjab Urban Planning & Development Authority, Chandigarh.
2. Chief Engineer, PWD (B&R), Patiala. He is requested to circulate this notification to all the Executive Engineers in the state for information & strict compliance.
3. Director, Local Govt. Punjab, Chandigarh.
4. Chief Town Planner, Punjab, Chandigarh.

Sd/- O.P. POPLI
Under Secretary

CTP
24/11/17
STR(MA)

GOVERNMENT OF PUNJAB
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
(HOUSING II BRANCH)
Notification

No. 18/53/2017-5hg2

Dated: 1st November 2017

Whereas the Industrial Policy provides concessions for setting up of Mega Housing Projects in the State as circulated by Department of Industries vide Memo No. CC/ JDP/ Mega/ Procedure/ Manufacturing Projects/4146 dated 29-10-2007. As per Mega Policy, Mega Housing Projects shall be eligible for concessions under the Policy on fulfillment of conditions of agreement signed between government and promoter.

2. Whereas Mega Housing Project of M/S Janpath Estate (P) Ltd., SCO.No. 15, Near Nehru Sidhant Kendra, Pakhowal Road, Ludhiana-141001 for an area of 112.82 acres falling in Villages Birmi and Bains, Distt. Ludhiana was approved by Empowered Committee in its meeting held on 29-10-2010 for grant of special package of incentives to projects of special significance. According, LOI was issued by Chief Administrator, PUDA, SAS Nagar vide Memo No. PUDA/MHP/2010/5560 dated 02-12-2010 and agreement was signed on behalf of Government through Additional Secretary, Department of Housing & Urban Development and Promoter on dated 08-03-2011.

3. And, whereas the completion period of Five years from the date of signing of agreement dated 08-03-2011 was given to this project which was extended for one year i.e upto dated 07-03-2017 through Supplementary Agreement signed on 27-09-2016. The completion period was further extended by Two years i.e upto dated 05-02-2019 vide letter no. PUDA/MEGA/2017/589 dated 27-06-2017.

4. And, Whereas the company has been granted change of land use for an area measuring 107.062 acres and revised layout plan, Drawing No. MP_LA_01 Revision R-103 dated 17-06-2016 of Net Planned area 103.06 acres(Excluding revenue rastas) has been approved by the Chief Town Planner, Punjab vide letter No. 2048-CTP(Pb.)MPL-54 dated 22-05-2017.

5. And, Whereas an area of 88.13 acres has already been granted exemption under section 44(2) of PAPRA Act 1995 vide Notification no. 18/13/2014-5Hg2/226232/1 dated 22-05-2014. The Promoter has transferred an area of 5.28 acres reserved for EWS Houses to Government of Punjab, Department of Housing and Urban Development, vide Vasika no. 8137 dated 19-09-2016, as per notification no. 17/17/01-5Hg2/PF/4255 dated 31-12-2013 and memo no. 17/46/14-Hg2/966-73 dated 15-05-2015.

6. Whereas the Governor of Punjab is of the opinion that company has fulfilled all the conditions, which are required to be fulfilled before the grant of exemptions under Section 44(2) of the Punjab Apartment & Property Regulation Act, 1995.

7. Now, therefore, in exercise of the powers vested in him under section-44 (2) of the Punjab Apartment & Property Regulation Act, 1995 (Punjab Act. No. 14 of 1995) and all other powers enabling him to act in this behalf, the Governor of Punjab is pleased to exempt the balance 14.93 acres area (net planned area 103.06 acres minus 88.13 acres already exempted area) from all the provisions of the Punjab Apartment & Property Regulation Act, 1995 (Punjab Act No. 14 of 1995) except Section 5(9)(amended as 5(11)), Section 6 to Section 20, Section 32 and Section 36 to Section 39 of Punjab Apartment and Property Regulation Act, 1995, subject to the following terms and conditions that:-

(i) The development works shall be carried out in accordance with the revised lay-out plan sanctioned by the Chief Town Planner, Punjab (Competent Authority) keeping in view such general guidelines as the Department of Housing and Urban Development may issue in respect of such Housing Projects from time to time

and shall obtain the required permission as specified in the CLU order and the order of approval of Lay Out Plan before undertaking any development at the site.

(ii) The promoter of the Mega Housing Project shall strictly abide by the aforesaid legal agreement dated 08-03-2011, supplementary agreement dated 27-09-2016 signed by them as well as the policy decisions and various Notifications issued by the Department of Housing and Urban Development enunciating and enumerating the policy parameters governing such Projects.

(iii) The promoter shall complete the project upto 05-02-2019 as per the decision conveyed vide letter no. PUDA/MEGA/2017/589 dated 27-06-2017.

(iv) The promoter shall deposit the entire amount in respect of the contribution to the Punjab Urban Development Fund, created under section 32 of the PAPRA, 1995 (Act No. 14 of 1995), within a period of 30 days of the sanctioning of their layout plan.

(v) The promoter shall acquire the ownership of project land in its name including land under agreement to develop and land under agreement to sell. The houses falling under land proposed to be acquired through Govt. acquisition and through which revenue rasta passes shall not be developed and sold till these pockets are acquired and ownership is transferred in the name of the Promoter.

(vi) The promoter shall be responsible for obtaining the final NOC from Punjab Pollution Control Board.

(vii) Before starting the development of the proposed land under the project, promoter shall obtain environmental clearance from the Ministry of Environment & Forest, Government of India as required under EIA notification dated 14-9-2006 as well as consent to establish (NOC) from the Punjab Pollution Control Board.

(viii) Promoter shall not use the under ground water for construction purpose, in the areas notified by the Central Ground Water Board and use alternative sources such as surface water source or treated sewage water from nearby Sewage Treatment Plant and shall comply the guidelines issued by the Nodal Agency/Govt. from time to time.

(ix) The Oustee Policy approved by the Government and issued vide memo No. 10/38/2010-6Hg1/1554 dated 25-5-2011 as amended from time to time shall be applicable on acquisition of any land by the Government for critical gaps and the promoter/Developer shall be bound to extend all benefits under this policy to the Oustees.

(x) Since the agreement for this Mega Housing Project has been signed on 08-03-2011, the promoter shall be bound to pay the Cancer Relief Fund, as per the decision to be taken by the Government for such projects approved between the period of 25-10-2010 to 22-03-2013.

(xi) Promoter shall abide all the instructions/notifications issued by Department of Housing and Urban Development or Government from time to time relating to Mega Housing Projects.

Place: Chandigarh
Dated: 13-11-2017

Vini Mahajan, IAS
Additional Chief Secretary to Government of Punjab
Department of Housing and Urban Development

Endst. No. 18/53/2017-5hg2/

Dated:

A copy with a spare copy is forwarded to the Controller, Printing & Stationery, Punjab, SAS Nagar with a request to publish this notification in the Punjab Govt. Gazette (Ordinary) and 50 copies thereof may be supplied to this Department for official use.

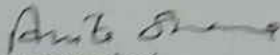

Special Secretary

Endst. No. 18/53/2017-5hg2/ 5035

Dated: 21/11/17

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

1. Chief Administrator, PUDA, SAS Nagar
2. Director, Town and Country Planning, Punjab, SAS Nagar
3. Chief Town Planner, Punjab, SAS Nagar.
4. M/s Janpath Estate (P) Ltd. SCO No. 15, Near Nehru Sidhant Kendra,
Pakhawal Road, Ludhiana.


Superintendent

ਪੰਜਾਬ ਸਰਕਾਰ
ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ, ਪੰਜਾਬ
(ਮਕਾਨ ਉਸਾਰੀ-2 ਸ਼ਾਖਾ)

ਨੋਟੀਫਿਕੇਸ਼ਨ

ਮਿਤੀ: 15/3/2018

ਨੰ: 18/05/2018-5ਮਉ2 837 ਮੰਤਰੀ ਪ੍ਰੀਸ਼ਦ ਦੀ ਮਿਤੀ 30-4-2016 ਨੂੰ ਹੋਈ ਮੀਟਿੰਗ ਵਿੱਚ ਲਏ ਗਏ ਫੈਸਲੇ ਅਨੁਸਾਰ ਮੈਗਾ/ਨਾਨ ਮੈਗਾ/ਸੁਪਰ ਮੈਗਾ ਇੰਡਸਟਰੀਅਲ ਪਾਰਕ ਪ੍ਰੋਜੈਕਟ, ਮੈਗਾ/ਨਾਨ ਮੈਗਾ ਮਲਟੀਪਲੈਕਸ, ਮੈਗਾ ਮਲਟੀਪਲੈਕਸ-ਕਮ-ਹੋਟਲ ਪ੍ਰੋਜੈਕਟ ਅਤੇ ਮੈਗਾ ਰੈਜ਼ੀਡੇਂਸੀਅਲ ਪ੍ਰੋਜੈਕਟਾਂ ਲਈ ਪੁੱਛਾ ਨੂੰ ਨੋਡਲ ਏਜੰਸੀ ਬਣਾਇਆ ਗਿਆ ਹੈ। ਉਦਯੋਗ ਤੇ ਕਮਰਸ ਵਿਭਾਗ ਵਲੋਂ ਜਾਰੀ ਉਦਯੋਗਿਕ ਬੜਾਵੇ ਲਈ ਵਿੱਤੀ ਰਿਆਇਤਾਂ-2013 (FIIP-2013) ਦੇ ਪੈਰਾ 5.2.1 ਅਤੇ ਉਦਯੋਗਿਕ ਬੜਾਵੇ ਲਈ ਵਿੱਤੀ ਰਿਆਇਤਾਂ (ਰੀਵਾਈਜਡ)-2013 (FIIP(R)-2013) ਦੇ ਪੈਰਾ 1.5 ਅਨੁਸਾਰ ਉਕਤ ਪ੍ਰੋਜੈਕਟਾਂ ਨੂੰ ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ ਅਤੇ ਸਥਾਨਕ ਸਰਕਾਰ ਵਿਭਾਗ ਦੇ ਬਾਈਲਾਜ਼, ਰੂਲਜ਼, ਰੈਗੂਲੇਸ਼ਨਜ਼ ਅਤੇ ਪਾਲਿਸੀਆਂ ਅਨੁਸਾਰ ਡੀਲ ਕੀਤਾ ਜਾਣਾ ਹੈ। ਮੰਤਰੀ ਪ੍ਰੀਸ਼ਦ ਦੀ ਮੀਟਿੰਗ ਵਿੱਚ ਲਏ ਗਏ ਫੈਸਲੇ ਦੇ ਸਨਮੁੱਖ ਉਦਯੋਗ ਤੇ ਕਮਰਸ ਵਿਭਾਗ ਵਲੋਂ ਉਕਤ ਪ੍ਰੋਜੈਕਟਾਂ ਦੀਆਂ ਮਿਸਲਾਂ ਪੁੱਛਾ ਨੂੰ ਭੇਜੀਆਂ ਜਾ ਚੁੱਕੀਆਂ ਹਨ ਪਰੰਤੂ ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ/ਪੁੱਛਾ ਵਿੱਚ ਇਨ੍ਹਾਂ ਪ੍ਰੋਜੈਕਟਾਂ ਦੀ ਪ੍ਰੋਸੈਸਿੰਗ ਸਬੰਧੀ ਕੋਈ ਪਾਲਿਸੀ ਹੋਂਦ ਵਿੱਚ ਨਾ ਹੋਣ ਕਰਕੇ ਪੇਸ਼ ਆ ਰਹੀਆਂ ਮੁਸ਼ਕਲਾਂ ਦੇ ਸਨਮੁੱਖ ਪੰਜਾਬ ਦੇ ਰਾਜਪਾਲ ਪ੍ਰਸੰਨਤਾ-ਪੂਰਵਕ ਹੇਠ ਲਿਖੀਆਂ ਪਾਲਿਸੀ ਦੀ ਪ੍ਰਵਾਨਗੀ ਦਿੰਦੇ ਹਨ:-

ਮੈਗਾ/ਸੁਪਰ ਮੈਗਾ ਇੰਡਸਟਰੀਅਲ ਪਾਰਕ ਪ੍ਰੋਜੈਕਟ, ਮੈਗਾ ਮਲਟੀਪਲੈਕਸ/ਮੈਗਾ ਮਲਟੀਪਲੈਕਸ-ਕਮ-ਹੋਟਲ ਪ੍ਰੋਜੈਕਟ	
ਲੜੀ ਨੰ:	ਪਾਲਿਸੀ
1.	(i) ਮੈਗਾ/ਸੁਪਰ ਮੈਗਾ ਇੰਡਸਟਰੀਅਲ ਪਾਰਕ ਪ੍ਰੋਜੈਕਟ, ਮੈਗਾ ਮਲਟੀਪਲੈਕਸ/ਮੈਗਾ ਮਲਟੀਪਲੈਕਸ-ਕਮ-ਹੋਟਲ ਪ੍ਰੋਜੈਕਟਾਂ ਦਾ ਇਮਪਲੀਮੈਂਟੇਸ਼ਨ ਸਮਾਂ ਮੈਗਾ ਹਾਊਸਿੰਗ ਪ੍ਰੋਜੈਕਟਾਂ ਦੀ ਤਰਜ਼ ਤੇ 3 ਸਾਲ ਦੇ ਸਮੇਂ ਦੀ ਬਜਾਏ 5 ਸਾਲ ਕਰ ਦਿੱਤਾ ਜਾਵੇ। (ii) ਜਿਨ੍ਹਾਂ ਪ੍ਰੋਜੈਕਟਾਂ ਦਾ ਇਮਪਲੀਮੈਂਟੇਸ਼ਨ ਸਮਾਂ (3 ਸਾਲ ਦੀ ਬਜਾਏ 5 ਸਾਲ ਦਿੰਦੇ ਹੋਏ) ਮਿਤੀ 30-06-2015 ਤੱਕ ਪੂਰਾ ਹੋ ਚੁੱਕਾ ਹੈ, ਉਨ੍ਹਾਂ ਪ੍ਰੋਜੈਕਟਾਂ ਨੂੰ ਕੰਪਲੀਟ ਕਰਨ ਲਈ ਯਕਮੁਸ਼ਤ ਮਿਤੀ 30-06-2015 ਤੱਕ ਦਾ ਸਮਾਂ ਬਿਨਾਂ ਕਿਸੇ ਪੈਨਲਟੀ ਤੋਂ ਦੇ ਦਿੱਤਾ ਜਾਵੇ। ਨੋਟ: ਜਿਨ੍ਹਾਂ ਕੇਸਾਂ ਵਿੱਚ ਇਮਪਾਵਰਡ ਕਮੇਟੀ ਵੱਲੋਂ ਪਹਿਲਾਂ ਹੀ ਸਮਾਂ ਵਾਧਾ ਕੈਂਸਰ ਰਲੀਫ ਫੰਡ ਜਮ੍ਹਾਂ ਕਰਵਾਉਣ ਦੀ ਸ਼ਰਤ ਤੇ ਦਿੱਤਾ ਜਾ ਚੁੱਕਾ ਹੈ, ਉਨ੍ਹਾਂ ਕੇਸਾਂ ਵਿੱਚ ਕੈਂਸਰ ਰਲੀਫ ਫੰਡ ਜਮ੍ਹਾਂ ਕਰਵਾਉਣ ਦੀ ਸ਼ਰਤ ਲਾਗੂ ਰਹੇਗੀ।
2.	ਲੜੀ ਨੰ: 1 ਅਨੁਸਾਰ ਦਿੱਤਾ ਸਮਾਂ ਖਤਮ ਹੋਣ ਉਪਰੰਤ ਇਮਪਲੀਮੈਂਟੇਸ਼ਨ ਸਮੇਂ ਵਿੱਚ ਵਾਧੇ ਦੀ ਪ੍ਰਵਾਨਗੀ 10,000/- ਰੁਪਏ ਪ੍ਰਤੀ ਏਕੜ ਪ੍ਰਤੀ ਸਾਲ ਦੀ ਦਰ ਨਾਲ ਫੀਸ ਲਗਾ ਕੇ ਦਿੱਤੀ ਜਾਵੇ, ਜੋ ਕਿ ਵੱਧ ਤੋਂ ਵੱਧ 5 ਸਾਲ ਤੱਕ ਦਿੱਤੀ ਜਾਵੇ।
3.	ਲੜੀ ਨੰ: 2 ਅਨੁਸਾਰ ਲਗਾਈ ਗਈ ਫੀਸ ਤੋਂ ਇਲਾਵਾ ਕੈਂਸਰ ਰਲੀਫ ਫੰਡ ਵੱਜੋਂ ਪ੍ਰੋਜੈਕਟ ਕਾਸਟ ਦਾ 0.125%, ਜੋ ਕਿ ਵੱਧ ਤੋਂ ਵੱਧ 12.5 ਲੱਖ ਰੁਪਏ ਹੋਵੇ, ਪ੍ਰਤੀ ਸਾਲ ਦੀ ਦਰ ਨਾਲ ਸਮੇਂ ਵਿੱਚ ਵਾਧੇ ਦੀ ਪ੍ਰਵਾਨਗੀ ਲਈ ਵਸੂਲ ਕੀਤਾ ਜਾਵੇ।

4.	ਪਹਿਲਾਂ ਪ੍ਰਵਾਨਤ ਮੈਗਾ/ਸੁਪਰ ਮੈਗਾ ਇੰਡਸਟਰੀਅਲ ਪਾਰਕ ਪ੍ਰੋਜੈਕਟ, ਮੈਗਾ ਮਲਟੀਪਲੈਕਸ ਪ੍ਰੋਜੈਕਟ ਅਤੇ ਮੈਗਾ ਮਲਟੀਪਲੈਕਸ-ਕਮ-ਹੋਟਲ ਪ੍ਰੋਜੈਕਟਾਂ ਉੱਤੇ, ਉਨ੍ਹਾਂ ਨਾਲ ਐਗਜ਼ੀਕਿਊਟ ਕੀਤੇ ਐਗਰੀਮੈਂਟ ਅਨੁਸਾਰ ਦਿੱਤੀਆਂ ਗਈਆਂ/ਜਾਣ ਵਾਲੀਆਂ ਰਿਆਇਤਾਂ ਅਤੇ ਹੋਰ ਸ਼ਰਤਾਂ ਲਾਗੂ ਰਹਿਣਗੀਆਂ। ਇਸ ਤੋਂ ਇਲਾਵਾ ਉਦਯੋਗ ਅਤੇ ਕਮਰਸ ਵਿਭਾਗ ਵੱਲੋਂ ਸਮੇਂ ਸਮੇਂ ਤੇ ਜਾਰੀ ਕੀਤੀਆਂ ਨੋਟੀਫਿਕੇਸ਼ਨਾਂ/ਸੇਧਾਂ ਅਤੇ ਸਕਰੀਨਿੰਗ ਕਮੇਟੀ/ ਇਮਪਾਵਰਡ ਕਮੇਟੀ ਦੇ ਸਮੇਂ ਸਮੇਂ ਤੇ ਲਏ ਗਏ ਫੈਸਲੇ ਲਾਗੂ ਰਹਿਣਗੇ।
5.	ਪਹਿਲਾਂ ਪ੍ਰਵਾਨਤ ਮੈਗਾ/ਸੁਪਰ ਮੈਗਾ ਇੰਡਸਟਰੀਅਲ ਪਾਰਕ ਪ੍ਰੋਜੈਕਟ, ਮੈਗਾ ਮਲਟੀਪਲੈਕਸ/ਮੈਗਾ ਮਲਟੀਪਲੈਕਸ-ਕਮ-ਹੋਟਲ ਪ੍ਰੋਜੈਕਟਾਂ ਦੇ ਇਮਪਲੀਮੈਂਟੇਸ਼ਨ ਸਮੇਂ ਵਿੱਚ ਵਾਧਾ ਕਰਨ, ਪ੍ਰੋਜੈਕਟ ਦੇ ਰਕਬੇ ਵਿੱਚ ਵਾਧਾ ਕਰਨ, ਇਲੀਜੀਬਿਲਟੀ ਸਰਟੀਫਿਕੇਟ ਵਿੱਚ ਸੋਧ ਕਰਨ ਜਾਂ ਹੋਰ ਕੋਈ ਮੁੱਦਾ ਜੋ ਕਿ ਪਹਿਲਾਂ ਸਕਰੀਨਿੰਗ ਕਮੇਟੀ/ ਇਮਪਾਵਰਡ ਕਮੇਟੀ ਵੱਲੋਂ ਨਜਿੱਠਿਆ ਜਾਂਦਾ ਸੀ, ਦੀ ਪ੍ਰਵਾਨਗੀ ਮੰਤਰੀ ਇੰਚਾਰਜ, ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ ਤੋਂ ਲਈ ਜਾਵੇ। ਜੇਕਰ ਪ੍ਰੋਜੈਕਟ ਵੱਲੋਂ ਪ੍ਰੋਜੈਕਟ ਦੇ ਪ੍ਰਵਾਨਤ ਰਕਬੇ ਤੋਂ ਵੱਧ ਰਕਬਾ ਵਿਕਸਤ ਕੀਤਾ ਜਾ ਰਿਹਾ ਹੈ ਤਾਂ ਪ੍ਰੋਜੈਕਟ ਨੂੰ ਸਪਲੀਮੈਂਟਰੀ ਐਗਰੀਮੈਂਟ ਐਗਜ਼ੀਕਿਊਟ ਕਰਨਾ ਪਵੇਗਾ, ਜੋ ਕਿ ਸਰਕਾਰ ਦੀ ਤਰਫੋਂ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਪੁੱਛਾ ਵੱਲੋਂ ਹਸਤਾਖਰ ਕੀਤਾ ਜਾਵੇਗਾ।
6.	ਪਹਿਲਾਂ ਪ੍ਰਵਾਨਤ ਮੈਗਾ/ ਸੁਪਰ ਮੈਗਾ ਇੰਡਸਟਰੀਅਲ ਪਾਰਕ ਪ੍ਰੋਜੈਕਟ, ਮੈਗਾ ਮਲਟੀਪਲੈਕਸ ਪ੍ਰੋਜੈਕਟ ਅਤੇ ਮੈਗਾ ਮਲਟੀਪਲੈਕਸ-ਕਮ-ਹੋਟਲ ਪ੍ਰੋਜੈਕਟਾਂ ਨੂੰ ਇਲੀਜੀਬਿਲਟੀ ਸਰਟੀਫਿਕੇਟ ਜਾਰੀ ਕਰਨ ਲਈ ਪ੍ਰਬੰਧਕੀ ਸਕੱਤਰ, ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ ਤੋਂ ਪ੍ਰਵਾਨਗੀ ਲਈ ਜਾਵੇ।
7.	ਮੈਗਾ ਹਾਊਸਿੰਗ ਪ੍ਰੋਜੈਕਟਾਂ ਦੇ ਇਮਪਲੀਮੈਂਟੇਸ਼ਨ ਸਮੇਂ ਵਿੱਚ ਵਾਧੇ ਦੀ ਪ੍ਰਵਾਨਗੀ ਸਮੇਂ ਸਬੰਧਤ ਅਥਾਰਟੀ ਤੋਂ ਨੋ ਡਿਊ ਸਰਟੀਫਿਕੇਟ ਪ੍ਰਾਪਤ ਕਰਨ ਤੋਂ ਦਿੱਤੀ ਹੋਈ ਛੋਟ ਉਕਤ ਪ੍ਰੋਜੈਕਟਾਂ ਤੇ ਵੀ ਲਾਗੂ ਹੋਵੇਗੀ।

ਨਾਨ ਮੈਗਾ ਇੰਡਸਟਰੀਅਲ ਪਾਰਕ ਪ੍ਰੋਜੈਕਟ ਅਤੇ ਨਾਨ ਮੈਗਾ ਮਲਟੀਪਲੈਕਸ ਪ੍ਰੋਜੈਕਟ	
ਲੜੀ ਨੰ:	ਪਾਲਿਸੀ
1.	ਨਾਨ ਮੈਗਾ ਇੰਡਸਟਰੀਅਲ ਪਾਰਕ ਪ੍ਰੋਜੈਕਟ ਅਤੇ ਨਾਨ ਮੈਗਾ ਮਲਟੀਪਲੈਕਸ ਪ੍ਰੋਜੈਕਟਾਂ ਨੂੰ ਇਮਪਲੀਮੈਂਟ ਕਰਨ ਲਈ ਯਕਮੁਸ਼ਤ ਮਿਤੀ 30-06-2018 ਤੱਕ ਸਮਾਂ ਬਿਨਾਂ ਕਿਸੇ ਪੈਨਲਟੀ ਤੋਂ ਦੇ ਦਿੱਤਾ ਜਾਵੇ।
2.	ਲੜੀ ਨੰ: 1 ਅਨੁਸਾਰ ਦਿੱਤਾ ਸਮਾਂ ਖਤਮ ਹੋਣ ਉਪਰੰਤ ਇਮਪਲੀਮੈਂਟੇਸ਼ਨ ਸਮੇਂ ਵਿੱਚ ਵਾਧੇ ਦੀ ਪ੍ਰਵਾਨਗੀ 10,000/- ਰੁਪਏ ਪ੍ਰਤੀ ਏਕੜ ਪ੍ਰਤੀ ਸਾਲ ਦੀ ਦਰ ਨਾਲ ਫੀਸ ਲਗਾ ਕੇ ਦਿੱਤੀ ਜਾਵੇ, ਜੋ ਕਿ ਵੱਧ ਤੋਂ ਵੱਧ 5 ਸਾਲ ਤੱਕ ਦਿੱਤੀ ਜਾਵੇ।
3.	ਨਾਨ ਮੈਗਾ ਇੰਡਸਟਰੀਅਲ ਪਾਰਕ ਪ੍ਰੋਜੈਕਟ ਅਤੇ ਨਾਨ ਮੈਗਾ ਮਲਟੀਪਲੈਕਸ ਪ੍ਰੋਜੈਕਟਾਂ ਨੂੰ ਲੜੀ ਨੰ: 2 ਅਨੁਸਾਰ ਲਗਾਈ ਗਈ ਫੀਸ ਤੋਂ ਇਲਾਵਾ ਮਿਤੀ 30-6-2018 ਤੋਂ ਬਾਦ ਪ੍ਰੋਜੈਕਟ ਲਾਗਤ ਦਾ 0.125% ਜੋ ਕਿ ਵੱਧ ਤੋਂ ਵੱਧ 12.5 ਲੱਖ ਰੁਪਏ ਪ੍ਰਤੀ ਸਾਲ ਬਣਦਾ ਹੈ, ਕੈਂਸਰ ਰਲੀਫ ਫੰਡ ਵਜੋਂ ਵਸੂਲਿਆ ਜਾਵੇ।

4.	ਪਹਿਲਾਂ ਪ੍ਰਵਾਨਤ ਨਾਨ ਮੈਗਾ ਇੰਡਸਟਰੀਅਲ ਪਾਰਕ ਪ੍ਰੋਜੈਕਟ ਅਤੇ ਨਾਨ ਮੈਗਾ ਮਲਟੀਪਲੈਕਸ ਪ੍ਰੋਜੈਕਟਾਂ ਉੱਤੇ, ਉਨ੍ਹਾਂ ਨੂੰ ਦਿੱਤੀਆਂ ਗਈਆਂ/ਜਾਣ ਵਾਲੀਆਂ ਰਿਆਇਤਾਂ ਅਤੇ ਹੋਰ ਸ਼ਰਤਾਂ ਲਾਗੂ ਰਹਿਣਗੀਆਂ। ਇਸ ਤੋਂ ਇਲਾਵਾ ਉਦਯੋਗ ਅਤੇ ਕਮਰਸ ਵਿਭਾਗ ਵੱਲੋਂ ਸਮੇਂ ਸਮੇਂ ਤੇ ਜਾਰੀ ਕੀਤੀਆਂ ਨੋਟੀਫਿਕੇਸ਼ਨਾਂ/ ਸੇਧਾਂ ਅਤੇ ਇਮਪਾਵਰਡ ਕਮੇਟੀ ਦੇ ਸਮੇਂ ਸਮੇਂ ਤੇ ਲਏ ਗਏ ਫੈਸਲੇ ਲਾਗੂ ਰਹਿਣਗੇ।
5.	ਪਹਿਲਾਂ ਪ੍ਰਵਾਨਤ ਨਾਨ ਮੈਗਾ ਇੰਡਸਟਰੀਅਲ ਪਾਰਕ ਪ੍ਰੋਜੈਕਟ ਅਤੇ ਨਾਨ ਮੈਗਾ ਮਲਟੀਪਲੈਕਸ ਪ੍ਰੋਜੈਕਟਾਂ ਦੇ ਇਮਪਲੀਮੈਂਟੇਸ਼ਨ ਸਮੇਂ ਵਿੱਚ ਵਾਧਾ ਕਰਨ, ਪ੍ਰੋਜੈਕਟ ਦੇ ਰਕਬੇ ਵਿੱਚ ਵਾਧਾ ਕਰਨ, ਇਲੀਜੀਬਿਲਟੀ ਸਰਟੀਫਿਕੇਟ ਵਿੱਚ ਸੋਧ ਕਰਨ ਜਾਂ ਹੋਰ ਕੋਈ ਮੁੱਦਾ ਜੋ ਕਿ ਪਹਿਲਾਂ ਇਮਪਾਵਰਡ ਕਮੇਟੀ ਵੱਲੋਂ ਨਜਿੱਠਿਆ ਜਾਂਦਾ ਸੀ, ਦੀ ਪ੍ਰਵਾਨਗੀ ਮੰਤਰੀ ਇੰਚਾਰਜ, ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ ਤੋਂ ਲਈ ਜਾਵੇ।
6.	ਪਹਿਲਾਂ ਪ੍ਰਵਾਨਤ ਨਾਨ ਮੈਗਾ ਇੰਡਸਟਰੀਅਲ ਪਾਰਕ ਪ੍ਰੋਜੈਕਟ ਅਤੇ ਨਾਨ ਮੈਗਾ ਮਲਟੀਪਲੈਕਸ ਪ੍ਰੋਜੈਕਟਾਂ ਨੂੰ ਇਲੀਜੀਬਿਲਟੀ ਸਰਟੀਫਿਕੇਟ ਜਾਰੀ ਕਰਨ ਲਈ ਪ੍ਰਬੰਧਕੀ ਸਕੱਤਰ, ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ ਤੋਂ ਪ੍ਰਵਾਨਗੀ ਲਈ ਜਾਵੇ।
7.	ਨਾਨ ਮੈਗਾ ਇੰਡਸਟਰੀਅਲ ਪਾਰਕ ਪ੍ਰੋਜੈਕਟ ਅਤੇ ਨਾਨ ਮੈਗਾ ਮਲਟੀਪਲੈਕਸ ਪ੍ਰੋਜੈਕਟਾਂ ਦੇ ਇਮਪਲੀਮੈਂਟੇਸ਼ਨ ਸਮੇਂ ਵਿੱਚ ਵਾਧੇ ਦੀ ਪ੍ਰਵਾਨਗੀ ਤੋਂ ਪਹਿਲਾਂ ਸਬੰਧਤ ਅਥਾਰਟੀ ਤੋਂ ਨੋ ਡਿਊ ਸਰਟੀਫਿਕੇਟ ਪ੍ਰਾਪਤ ਕੀਤਾ ਜਾਵੇ।

ਮਿਤੀ: 06-03-2018
ਚੰਡੀਗੜ੍ਹ

ਵਿਨੀ ਮਹਾਜਨ
ਵਧੀਕ ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ
ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ

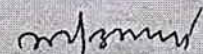
ਪਿੱਠ ਅੰਕਣ ਨੰ: 18/05/2018-5ਮਉ2 838 ਮਿਤੀ, ਚੰਡੀਗੜ੍ਹ: 15/3/2018
ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ Controller, Printing & Stationery, Punjab,
SAS Nagar ਨੂੰ ਭੇਜਕੇ ਬੇਨਤੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਇਸ ਨੋਟੀਫਿਕੇਸ਼ਨ ਨੂੰ ਪੰਜਾਬ ਸਰਕਾਰ ਦੇ
ਗਜਟ (ਸਾਧਾਰਣ) ਵਿਚ ਛਾਪਣ ਦੀ ਖੋਚਲ ਕੀਤੀ ਜਾਵੇ ਅਤੇ ਛਪੇ ਹੋਏ ਨੋਟੀਫਿਕੇਸ਼ਨ ਦੀਆਂ
50 ਕਾਪੀਆਂ ਇਸ ਵਿਭਾਗ ਦੀ ਦਫਤਰੀ ਵਰਤੋਂ ਲਈ ਭੇਜੀਆਂ ਜਾਣ।


ਵਿਸ਼ੇਸ਼ ਸਕੱਤਰ

ਪਿੱਠ ਅੰਕਣ ਨੰ: 18/05/2018-5ਮਉ2845 ਮਿਤੀ, ਚੰਡੀਗੜ੍ਹ: 15/3/2018

ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ ਹੇਠ ਲਿਖਿਆ ਨੂੰ ਸੂਚਨਾ ਅਤੇ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਹਿੱਤ
ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ:-

1. ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਸਥਾਨਕ ਸਰਕਾਰ ਵਿਭਾਗ, ਪੰਜਾਬ।
 2. ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਉਦਯੋਗ ਤੇ ਵਣਜ ਵਿਭਾਗ, ਪੰਜਾਬ।
 3. ਮੁੱਖ ਕਾਰਜਕਾਰੀ ਅਫਸਰ, ਪੰਜਾਬ ਬਿਊਰੋ ਆਫ ਇੰਨਵੈਸਟਮੈਂਟ ਪ੍ਰਮੋਸ਼ਨ, ਪੰਜਾਬ।
 4. ਡਾਇਰੈਕਟਰ, ਨਗਰ ਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ, ਪੰਜਾਬ।
 5. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਪੁੱਡਾ, ਗਮਾਡਾ, ਐਸ. ਏ. ਐਸ. ਨਗਰ, ਜੇ.ਡੀ.ਏ. ਜਲੰਧਰ,
ਪੀ.ਡੀ.ਏ., ਪਟਿਆਲਾ, ਏ.ਡੀ.ਏ. ਅਮ੍ਰਿਤਸਰ, ਗਲਾਡਾ, ਲੁਧਿਆਣਾ, ਬੀ.ਡੀ.ਏ.,
ਬਠਿੰਡਾ।
 6. ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਪੰਜਾਬ।
- ✓ ਜਨਰਲ ਮੈਨੇਜਰ, ਆਈ.ਟੀ. ਪੁੱਡਾ।


ਸੁਪਰਡੰਟ

**Government of Punjab
Department of Housing & Urban Development
(Housing – 2 Branch)**

Notification

Dated: The 6/8/2019

No. 18/69/16-5hg2\543567/1/ Whereas, due to economic turmoil worldwide, reduced demand and liquidity crunch, Real Estate Sector in Punjab has been under constant pressure to survive. In order to boost the Real Estate Sector, a number of moratorium policies have been issued by the Government during last few years. To further boost the growth in this sector, the Governor of Punjab is pleased to notify the following for the Promoters of mega/super mega projects:-

Promoters of Mega/Super Mega projects whose layout plans/CLUs/ Zoning Plans/any other permissions have not been granted/released on account of non-clearance of dues towards EDC, LF/PF, SIF, PR-4/7 Cess or any other charges, if applicable shall be allowed to be dealt as per the following procedure:-

A. Lay-outs:-

The Town & Country Planning Department, Punjab shall send a copy of the technically approved lay-out plan to the concerned Development Authority for seeking No Objection Certificate from the Development Authority. The Development Authority shall seek Post Dated Cheques (PDCs) from the promoter for the defaulted amount (as would be outstanding on the last date of the month in which case is being processed provided the intimation is received before the 10th of the month else defaulted amount as at the end of next month shall be taken) and remaining dues as under:-

- I. **20% of defaulted amount:-** Post Dated Cheques(PDCs) dated two months after the end of current month (including interest @10% per annum and penal interest @ 3% per annum (compounded)).
- II. **80% of defaulted amount:-** 80% of the defaulted amount will be recovered in six quarterly installments after being rescheduled over a period of 18 months after charging interest @10% per annum and penal interest @ 3% per annum (compounded). First quarterly installment will become due after five month from the end of current month.

Promoter will also submit Post Dated Cheques(PDCs) for all six quarterly installments.

- III. **Installments due in future:** - Promoter will also submit Post Dated Cheques(PDCs) for all installments which are falling due during the period of 20 months from the end of current month as per demand notices already issued.

Besides above, promoter will have to deposit the upfront amount and submit the Bank Guarantee/hypothecation of property, if applicable as per additional demand notice issued by the concerned Development Authority.

B. Change of Land Use (CLU)/Zoning Plan/any other permission:-

The Town & Country Planning Department shall intimate the concerned Development Authority about in-principle approval of CLU/ Zoning Plan/any other permission for an existing Project seeking No Objection Certificate from the Development Authority. The Development Authority shall seek Post Dated Cheques (PDCs) from the promoter for the defaulted amount (as would be outstanding on the last date of the month in which case is being processed provided the intimation by the Town & Country Planning Department is made before the 20th of the month else defaulted amount as at the end of next month shall be taken) and installments due in future with dates and amounts as mentioned at sr.no. I, II and III in the case of lay-outs above.

Note: - Above No Objection Certificate to release Lay-out/Change of Land Use/Zoning Plan/any other permission would be specific to that particular CLU/Lay-out only for which it is given. The Town & Country Planning Department, Punjab will release other CLU/Lay-out only after seeking status of clearance of up to date dues including PDCs from the concerned Development Authority.

Dated: 02-08-2019
Chandigarh

Vini Mahajan, IAS
Additional Chief Secretary, Govt. of Punjab
Department of Housing and Urban Development

Endst. No. 18/69/16-5hg21543567/2

Dated: 6/8/2019

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


Special Secretary

Government of Punjab
Department of Housing and Urban Development
(Housing -2 Branch)

Notification

Dated: The 9/3/2020

No. 17/17/01-5hg2/900 In view of notification no. 17/17/01-5hg2/448 dated 30-01-2020, it is hereby clarified that the above said notification will apply to Mega Projects as well.

This issues with the approval of Competent Authority i.e. Housing and Urban Development Minister, Punjab.

Dated: 03-03-2020
Chandigarh

Sarvjit Singh, IAS
Principal Secretary, Govt of Punjab,
Department of Housing and
Urban Development

Endst. No. 17/17/01-5hg2/901

Dated: 9/3/2020

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


Secretary

95

DIRECTORATE OF TOWN AND COUNTRY PLANNING

OFFICE ORDERS

Subject: - Constitution of Layout plan approval committee for Residential/ Industrial/ Commercial Mega/ Super Mega Projects.

In order to have a good coordination and technical inputs, for approval of layout plan of Mega/Super Mega projects, a Layout Plan Approval Committee is constituted as below :-

1	Director Town and Country Planning	Chairman
2	Chief Town Planner, Punjab	Member Convener
3	Additional Chief Administrator of Concerned Development Authority	Member
4	Chief Engineer of Concerned Development Authority	Member
5	Nominee of Mega Project Branch PUDA	Member
6	Any other member , as required	Member

Procedure to be followed by the Committee:-

1. Meeting of the committee shall be held after every fifteen days.
2. Promoter will submit five sets of Layout Plan/already approved layout plan and the revised layout plan as the case may be, superimposed with the ownership/consent/development agreement as per the CA GMADA / DTCP orders dated 13/6/2019 (copy attached) excluding the area/project already approved before 13/6/2019 to the office of Chief Town Planner Punjab.
3. The layout plan will be circulated by the member convener to all the members of the committee within two days. All the members are required to send their comments before the meeting or bring the comments in the meeting positively.
4. Promoter will submit the service plans during this process to the office of Chief Engineer of the concerned Development Authority for scrutiny.
5. Based on the comments of all the members, technical approval will be accorded by the committee and public notice in case of changes suggested in the already approved layout plan shall be given by CTP Punjab for 15 days for which, payments shall be recovered from the concerned promoter.
6. Objections received if any shall be dealt at the level of the committee.
7. Final approval to the layout plan shall be given by CTP Punjab on the recommendations of the committee.

This Issues with the approval of Worthy Housing and Urban Development Minister, Punjab w.r.t. approval dated 19.03.2020.

[Signature]
Chief Town Planner
Punjab

96
Endst. No. 1525 CTP(Pb)/SP-513 Dated, 22/5/2020

A copy is forwarded to PA to HUDM for information of Housing and Urban Development Minister w.r.t. approval dated 19.03.2020 for information.

Chief Town Planner
Punjab

Endst. No. 1526 CTP(Pb)/SP-513 Dated, 22/5/2020

A copy is forwarded to PA to PSHUD for information of Principal Secretary Housing and Urban Development w.r.t. approval dated 19.03.2020 for information.

Chief Town Planner
Punjab

Endst. No. 1527 CTP(Pb)/SP-513 Dated, 22/5/2020

A copy is forwarded to PA to DTCP for information of Director Town and Country Planning.

Chief Town Planner
Punjab

Endst. No. 1528-40 CTP(Pb)/SP-513 Dated, 22/5/2020

A copy is forwarded to the following for information and necessary action please:-

1. Additional Chief Administrator of GMADA/ PDA/ BDA/ JDA/ GLADA/ ADA.
2. Chief Engineer of GMADA/ PDA/BDA/JDA/GLADA/ADA.
3. Nominee of Mega Project Branch PUDA, SAS Nagar.

Chief Town Planner
Punjab

ਡਾਇਰੈਕਟੋਰੇਟ ਆਫ ਨਗਰ ਅਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ, ਪੰਜਾਬ
ਪੁੱਡਾ ਭਵਨ, 6^{ਵੀਂ} ਮੰਜਿਲ, ਸੈਕਟਰ-62, ਐਸ.ਏ.ਐਸ ਨਗਰ

ਵੱਲ

1. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਪੁੱਡਾ/ ਗਮਾਡਾ /ਗਲਾਡਾ/ ਜੇ.ਡੀ.ਏ./ ਏ.ਡੀ.ਏ. /ਬੀ.ਡੀ.ਏ. ਅਤੇ ਪੀ.ਡੀ.ਏ।
2. ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਪੁੱਡਾ।
3. ਚੇਅਰਮੈਨ, ਰੀਅਲ ਅਸਟੇਟ ਰੈਗੂਲੇਟਰੀ ਅਥਾਰਟੀ, ਪੰਜਾਬ।
4. ਸਮੂਹ ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ।
5. ਕਾਨੂੰਨੀ ਸਲਾਹਕਾਰ, ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ.ਨਗਰ।
6. ਸਮੂਹ ਜਿਲਾ ਨਗਰ ਯੋਜਨਾਕਾਰ।

ਜਾਦ ਪੱਤਰ ਨੰ: 448-76 ਸੀਟੀਪੀ(ਪਬ)/ SP-458
ਮਿਤੀ: 01-02-2021

ਵਿਸ਼ਾ:-

PAPRA ਅਤੇ Mega Project ਵਿੱਚ ਕੇਵਲ ਮਾਲਕੀ ਅਧੀਨ ਪੈਂਦੇ ਰਕਬੇ ਦਾ layout plan ਪਲੈਨ ਪ੍ਰਵਾਨ ਕਰਨ ਸਬੰਧੀ।

ਹਵਾਲਾ:

ਸਮਰੱਥ ਅਧਿਕਾਰੀ-ਕਮ-ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ.ਨਗਰ ਅਤੇ ਡਾਇਰੈਕਟਰ ਨਗਰ ਅਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ, ਪੰਜਾਬ ਦੇ ਦਫ਼ਤਰੀ ਹੁਕਮ ਨੰ: ਗਮਾਡਾ-ਐਸਟੀਪੀ/ਅ-1/ 2019/1683-98, ਮਿਤੀ 13.06.2019 ਦੀ ਲਗਾਤਾਰਤਾ ਵਿੱਚ।

2. ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਦੇ ਸਬੰਧ ਵਿੱਚ PAPRA ਅਤੇ Mega Project ਵਿੱਚ ਹਵਾਲੇ ਤਹਿਤ ਹੁਕਮਾਂ ਰਾਹੀਂ ਕੇਵਲ ਮਾਲਕੀ ਅਧੀਨ ਪੈਂਦੇ ਰਕਬੇ ਦਾ ਹੀ layout plan ਪ੍ਰਵਾਨ ਕਰਨ ਲਈ ਹੁਕਮ ਜਾਰੀ ਕੀਤੇ ਗਏ ਸਨ। ਇਨ੍ਹਾਂ ਹੁਕਮਾਂ ਵਿੱਚ Land Pooling Agreement / Development Agreement ਸੰਬੰਧੀ ਕੋਈ ਪ੍ਰੀਭਾਸ਼ਾ ਦਰਜ ਨਹੀਂ ਕੀਤੀ ਗਈ ਸੀ, ਜਿਸ ਦੇ ਸਨਮੁੱਖ ਪ੍ਰੋਜੈਕਟਾਂ ਵਿੱਚ Land Pooling Agreement / Development Agreement ਅਧੀਨ ਰਕਬੇ ਨੂੰ not to be sold ਦਰਸਾਇਆ ਜਾਂਦਾ ਸੀ।

ਉਕਤ ਦੇ ਸਨਮੁੱਖ CREDAI, Punjab ਅਤੇ ਕਈ ਹੋਰ ਪ੍ਰਮੋਟਰਾਂ ਵੱਲੋਂ ਪ੍ਰਾਪਤ ਪ੍ਰਤੀ ਬੇਨਤੀਆਂ ਦੇ ਸਨਮੁੱਖ ਇਸ ਮੁੱਦੇ ਨੂੰ ਸਰਕਾਰ ਪੱਧਰ ਤੇ ਵਿਚਾਰਿਆ ਗਿਆ ਅਤੇ ਸਮਰੱਥ ਅਧਿਕਾਰੀ-ਕਮ-ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ.ਨਗਰ ਅਤੇ ਡਾਇਰੈਕਟਰ ਨਗਰ ਅਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ, ਪੰਜਾਬ ਦੇ ਦਫ਼ਤਰੀ ਹੁਕਮ ਨੰ: ਗਮਾਡਾ-ਐਸਟੀਪੀ/ਅ-1/ 2019/1683-98, ਮਿਤੀ 13.06.2019 ਦੀ ਲਗਾਤਾਰਤਾ ਵਿੱਚ ਹੇਠ ਅਨੁਸਾਰ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ।

ਕਿ ਜੇਕਰ ਪ੍ਰਮੋਟਰ ਹੇਠ ਲਿਖੀਆਂ ਸ਼ਰਤਾਂ ਦੀ ਪੂਰਤੀ ਕਰਦਾ ਹੈ ਤਾਂ ਲੇਆਉਟ ਪਲੈਨ ਪ੍ਰਵਾਨ ਕਰਨ ਸਮੇਂ Land Pooling Agreement ਅਤੇ Development Agreement ਵਾਲੇ ਰਕਬੇ ਤੇ ਪੈਂਦੇ ਪਲਾਟਾਂ ਨੂੰ not to be sold ਦਰਜ ਨਹੀਂ ਕਰਨਾ ਬਣਦਾ ਹੈ:-

1. Land Pooling Agreement ਅਤੇ Development Agreement ਰਜਿਸਟਰਡ ਹੋਣੇ ਚਾਹੀਦੇ ਹਨ ਅਤੇ ਇਸ ਰਕਬੇ ਨੂੰ company/promoter ਵੱਲੋਂ ਵੱਖਰੇ ਰੰਗ ਨਾਲ ਦਰਸਾਇਆ ਜਾਵੇਗਾ।
2. Land Pooling Agreement ਅਤੇ Development Agreement ਅਧੀਨ ਪੈਂਦੇ ਪਲਾਟ ਕੇਵਲ Development Agreement / Land Pooling Agreement ਵਾਲੇ ਮਾਲਕਾਂ ਨੂੰ ਹੀ ਵਾਪਸ ਅਲਾਟ ਕੀਤੇ ਜਾਣ ਸਬੰਧੀ ਹਲਫੀਆਂ ਬਿਆਨ ਦਿੱਤਾ ਜਾਵੇਗਾ।
3. ਰੈਵੀਨਿਊ ਵਿਭਾਗ ਦੀਆਂ ਹਦਾਇਤਾਂ ਅਨੁਸਾਰ ਜੇਕਰ ਕਾਨੂੰਨੀ ਪੱਖੋਂ ਇਨ੍ਹਾਂ ਪਲਾਟਾਂ ਨੂੰ ਭੋਂ ਮਾਲਕਾਂ ਨੂੰ ਵਾਪਸ ਅਲਾਟ ਕਰਨ ਤੋਂ ਪਹਿਲਾਂ ਸੰਬੰਧਿਤ Company/Promoter ਨੂੰ ਇਸ ਰਕਬੇ ਦੀ ਮਾਲਕੀ ਹਾਸਿਲ ਕਰਨੀ ਲੋੜੀਂਦੀ ਹੋਵੇਗੀ ਤਾਂ ਪ੍ਰਮੋਟਰ / ਕੰਪਨੀ ਮਾਲਕੀ ਹਾਸਿਲ ਕਰਨੀ ਯਕੀਨੀ ਬਣਾਏਗੀ।

Company/Promoter ਰੈਵੀਨਿਊ ਵਿਭਾਗ ਦੀਆਂ ਹਦਾਇਤਾਂ/ਐਕਟ ਦੀਆਂ ਧਰਾਵਾਂ ਦੀ ਪਾਲਣਾ ਕਰਨ ਦਾ ਪਾਬੰਦ ਹੋਵੇਗਾ, ਸਬੰਧੀ ਪ੍ਰਵਾਨਗੀ ਪੱਤਰ ਵਿੱਚ ਸ਼ਰਤ ਦਰਜ ਕੀਤੀ ਜਾਵੇ।


ਡਾਇਰੈਕਟਰ
ਨਗਰ ਅਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ ਪੰਜਾਬ