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

NOTIFICATION

The_4/12_2013

No**. 5/13/2013-4hg1/132289/1** In pursuance of the decision of the State Council of Ministers in its meeting held on 30th November, 2013. The Governor of Punjab is pleased to notify the I.T. Policy-2013 regarding Allotment of Land/Plots for IT Services, ITES Bio-Technology (Non Polluting) and Technology based Non-Polluting/Research & Development Facilities in IT City, SAS Nagar.

The Governor of Punjab is further pleased to direct the publication of this policy for the information of the general public in Punjab Government Official Gazette(Extraordinary) as well as on Punjab Government/PUDA's Websites.

Chapter 1

INTRODUCTION

1.1 The Information Technology (IT) sector has made a remarkable progress in the last few decades. It has transformed the country and the world by enabling innovation, increasing productivity, connecting people and communities, improving standard of living and opportunities across the globe. While changing the way individuals live, interact, and work, IT has also proven to be a key precondition for enhanced competitiveness and economic and societal modernization, as well as an important instrument for bridging economic and social divides and reducing poverty.

1.2 India's success in the export of Information Technology (IT) Software and related Services over the past decade is well known. As per the FICCI report, India now accounts for about 65 percent of the global market in offshore IT and about 46 percent of the ITES market. The growth of the sector has led to tremendous pay-offs in terms of wealth creation and generation of high quality employment. The IT industry has played a significant role in transforming India's image from a slow moving economy to a land of innovative entrepreneurs and a global player in providing world class technology solutions and business services. The IT industry has also helped transformation of India from a rural and agriculture-based economy to a knowledge based economy.

1.3 After the economic reforms of 1991-92, the Government of India and the State Governments provided major fiscal incentives like liberalization of trade, rationalization of duties on imports of information technology products, relaxation of controls on both inward and outward investments and currency exchange. Further direct measures like setting up of Export Oriented Units (EOU), Software Technology Parks (STP), and Special Economic Zones (SEZ) enabled India's IT Industry to flourish and acquire a dominant position in world's IT scenario.

1.4 Punjab has been in the forefront of the Green Revolution that helped liberate the nation from the threat of hunger and famine in the late 60s and 70s. Many State governments after 1990's geared up their administrative machinery to attract private investment in IT industry. Punjab was also able to establish some companies like Dell, Quark City etc during this period. Similarly, a good number of engineers turned entrepreneurs started many companies in the region. Hence, the state has its own IT sector which needs to be encouraged to new heights.

1.5 It is in this context that this policy envisages a strategic effort to make Punjab an IT destination. Punjab government has identified IT and ITES industry as an important thrust area in its Industrial Investment Promotion Policy of 2013. Further, the availability of skilled manpower, connectivity by rail, road and air, excellent urban infrastructure, improved power situation and world class communication facilities offer a conducive environment for the growth of IT Industry in Punjab's most upcoming township, Mohali. This policy document seeks to expand the existing IT Industry in Mohali to propel its growth as the best IT hub in the country.

1.6 Since the importance and relevance of IT Industry in Urban development and Industrial growth needs no further reiteration, the policy document offers land allotment and other concessions to facilitate the presence of IT Industry in Mohali. Accordingly, instead of auctioning of all plots which may result in higher revenue the policy seeks to allot majority of area/plots on the basis of clearly laid down eligibility criteria. This criteria shall ensure the presence of anchors of IT industry which would in turn make the area viable for medium and small scale IT units and ancillaries. This shall also result in a comprehensive development of IT Industry and would thus be the most appropriate utilization of available land. The Department of Industries, Government of Punjab has also notified a policy dated 29.10.2013 for allotment of land in various industrial focal points and other areas for other industrial units.

Chapter 2
OBJECTIVES, STRATEGY& COURSE OF ACTION

2.1 Objectives :

The following key objectives are sought to be achieved through this policy :

- Promote private sector investment in the State in IT sector;

- ❖ Promote establishment of IT units in IT parks/IT investment areas, Bio Tech areas(Non Polluting) and Technology based Non-Polluting / Research & Development Facilities.
- ❖ Maximize direct and indirect employment generation opportunities for the youth in the state;
- ❖ Sustainable development by adopting environment friendly technologies
- ❖ Generation of entrepreneurial opportunities in IT services/ITES/Bio-Technology (Non Polluting) and Technology based Non-Polluting / Research & Development Facilities.
- ❖ Enhance employability of youth through skill development

2.2 Strategy :

The State Government proposes to achieve the objectives set out in the policy by :

a) Providing incentives for attracting investment and getting IT/ITES/Bio Technology (Non Polluting), Technology based Non-Polluting Research & Development Facilities/ firms to set up base in the state.

b) Adopting a clear and transparent policy of allotment of Industrial plots for IT/ITES/Bio Technology (Non Polluting), Technology based Non-Polluting Research & Development Facilities and Electronic System Design Manufacturing Cluster(ESDM).

c) Easing the process of doing business with Government Departments by ushering in reforms

2.3 Course of Action :

The State Government is committed to overall development of IT Industry in the State. To attract IT Industry and development of IT parks following will be the course of action:

a) GMADA shall offer about 400 acres of land which is strategically located for development of Information Technology City at Mohali.

b) Most of the land area is proposed to be utilized for IT, IT enabled services and Bio Technology (Non Polluting), Technology based Non-Polluting / Research & Development Facilities

c) 40 acres of the total land has been earmarked for Electronic Systems Design Manufacturing (ESDM) Industry. This land will be developed by GMADA. The Department of Information Technology, Govt of Punjab, will work out modalities for development and allotment of land in consultation with GMADA.

d) Eligibility criteria for the allotment of plots for Technology based Non-Polluting / Research & Development Facilities will be framed by the department of Science and Technology, Government of Punjab but the development of land and process of allotment of plots shall be carried out by the GMADA/Developing Authority through the Committee as constituted in Chapter 6.

Chapter 3

Types of IT/ Knowledge Industry Plots

3.1 Location:

IT City is located in 82(A) 83(A), and 101A sectors which are situated on 200 feet wide road. Location map is available at GMADA Website. These sectors are being developed and will have Infrastructure like sewerage, rain storm water pipes, electricity supply lines, water supply and wide roads by March, 2015. Distance from the IT City to the:

Mohali International Airport is	1.5 km
Railway Station, Mohali is	.75 km
Railway Station, Chandigarh is	10Km
Administrative cum Judicial Complex, Mohali is	8 km
Sector 62(City Centre), Mohali is	6 km
ISBT, Mohali is	12 Km
ISBT, Sector 43, Chandigarh is	9 Km

3.2 Number and Sizes of Plots available:

Out of total area of 1685 acres, net area of about 400 acres will be used for allotment. The balance area will be used for residential, parks, green belts, institutional, commercial and road network. The Sites available for allotment along with the dimensions are as below:

Sr. No.	Nature of site	No. of sites	Total Area (in acres)
1.	ESDM Cluster site (40 acre)	1	40
2.	IT sites (50 acres)	2	100
3.	IT sites (25 acres)	1	25
4	IT sites (20 acres)	1	20
5.	IT sites (10 acres)	5	50
6.	IT sites (5 acres)	14	70
7.	IT sites (2 acres)	13	26
8.	IT sites (1 acre)	26	26
9.	IT sites (0.5 acre)	82	41
	Total	145	398

Note1: Area and Number of plots are indicative and can be clubbed, divided or changed as per requirement and feasibility of the area.

Note2: One IT Mall to accommodate small Entrepreneurs and startup companies shall be constructed by GMADA at its own/PPP mode.

Note3: One International town ship will also be constructed by GMADA for the employees of Multinational companies.

3.3 Types of Industrial plots shall be carved out as under:-

Sites will be carved and put to use for construction of an independent campus for the exclusive use of the allottee only. These sites will be allotted only to those enterprises in the Knowledge Industry which satisfy the relevant allotment criteria. These Campus Sites would be of five types:

(a) Anchor Industry sites: (of an area of 25 Acres and above)

(b) Main Campus Sites: (of an area of more than 5 acres and upto 25 acres)

(c) Small Campus Sites: (of an area of more than 2 acres and up to 5 acres)

(d) Built to Suit Sites to Developer for the use of IT / ITES Companies (minimum area of 5 acres). Such sites may consist of independent buildings which may be let out on lease or rent for use by eligible enterprises under the Main/Small campus Sites categories.

(e) Small Sites (of an area of 0.5 acre and less than 2 acres)

3.4 These sites shall be used for the purposes of :

(a) Information Technology (IT) Services such as software architecture, design and development, software maintenance and implementation, operation of software systems, provision of software services (such as application service provider), management of databases / data centers, maintenance of computer networks and telecommunication networks, network services, network administration, business process outsourcing(BPO), Knowledge process outsourcing (KPO).

(b) Information Technology Enabled Services (ITES) such as digital communication services (including digital printing of newspapers, books etc) , digital information content provision, digital database management and updation, remote digital office services, software operation, Including Film Animation and other information work that relies primarily and substantially on digital telecommunication including data centers, call centers, back offices operations, ICT distance education, online education/training tools under ITES definition, but not direct sales & marketing except that using Information Technology.

(c) Bio-Technology (only non-polluting sectors of Bio Technology).

(d) Electronic System Design Manufacturing Cluster (ESDM)

Electronic Hardware Industry for the purpose of application of this policy shall be as per the list of verticals of Electronics System Design Manufacturing provided in the guidelines for operation of the modified special incentive scheme for Electronics System Design Manufacturing sector issued by the Department of Electronics and Information Technology (DeitY), Government of India, as amended from time to time. (Setting up of Electronics Hardware industry which consist of electronic systems design and manufacturing comprising semiconductor design, high-tech manufacturing, electronic components and electronic system design for consumer electronic products, telecom products and equipments and IT systems and hardware.)

(e) Technology based Non-Polluting Research & Development Facilities.

In case of clarification of any interpretation of para 3.4 with regard to usage of site, the decision of Secretary Housing & Urban Development Department, Govt. of Punjab shall be final.

Chapter 4

Eligibility Criteria for Allotment of plots

4.1 ELIGIBILITY CRITERIA FOR ALLOTMENT OF ANCHOR INDUSTRY SITES (25 acres and above)

The following enterprises will be eligible for consideration as applicants for the allotment of Anchor industry sites:

i) A Limited Company with turnover in the Sector as defined in para 3.4 of a minimum Rs. 2000 Crore or its equivalent in US dollars per annum in each of the last two years.

ii) Availability of funds for making investment in the campus to the tune of Rs. 400 Crores over the next 7 years.

iii) Sufficient numbers of qualified professional staff employed by the Company itself, not counting staff on the rolls of affiliates or sub-contractors etc.

iv) Plan of action for establishing the proposed Knowledge Services on the site and to make the required investment in a time-bound manner within three years.

v) Preference will be given to Companies involved in value added activities of the Sector, as defined in para 3.4, in a time bound manner in the next 7 years.

vi) In case of IT Company, International recognized certification of software development capability equivalent to CMM - SEI level 5 certification for a period of at least 3 years and ISO 9000 or higher certification.

4.2 ELIGIBILITY CRITERIA FOR ALLOTMENT OF MAIN CAMPUS SITES (5 acres and upto 25 acres)

The following enterprises will be eligible for consideration as applicants for the allotment of Main campus sites:

i) A Limited Company with turnover in the Sector as defined in para 3.4 of a minimum Rs. 250 Crore or its equivalent in US dollars per annum in each of the last two years.

ii) Availability of funds for making investment in the campus to the tune of Rs. 100 Crores over the next 7 years.

iii) Sufficient numbers of qualified professional staff employed by the Company itself, not counting staff on the rolls of affiliates or sub-contractors etc.

iv) Plan of action for establishing the proposed Knowledge Services on the site and to make the required investment in a time-bound manner within three years.

v) Preference will be given to Companies involved in value added activities of the Sector, as defined in para 3.4, in a time bound manner in the next 7 years.

vi) In case of IT Company, International recognized certification of software development capability equivalent to CMM - SEI level 5 certification for a period of at least 2 years and ISO 9000 or higher certification.

4.3 ELIGIBILITY CRITERIA FOR ALLOTMENT OF SMALL CAMPUS SITES (2 acres and upto 5 acres)

The following enterprises will be eligible for consideration as applicants for the allotment of campus sites:

i) A Limited Company with turnover in the Sector as defined in para 3.4 of a minimum Rs. 50 Crores or its equivalent in US dollars per annum in each of the last two years.

ii) Availability of funds for making investment in the campus to the tune of Rs. 20 Crores over the next 7 years.

iii) Sufficient numbers of qualified professional staff employed by the Company itself, not counting staff on the rolls of affiliates or sub-contractors etc.

iv) Plan of action for establishing the proposed Knowledge Services on the site and to make the required investment in a time-bound manner within three years.

v) Preference will be given to Companies involved in value added activities of the Sector, as defined in para 3.4

4.4 ELIGIBILITY CRITERIA FOR ALLOTMENT OF BUILT TO SUIT SITES TO DEVELOPERS (Minimum area of 5 acres)

i) Limited company which is a developer and which has given in writing an application and a letter or letters of intent in writing from a Knowledge Services Sector as defined in para 3.4 company eligible under these rules for a Main or Small Campus sites.

ii) Such Letter of Intent issued by an eligible enterprise under the Campus Site category shall be for a long term i.e a minimum of 5 years and *100% of the built* up capacity shall be for the exclusive use of such company issuing this Letter of Intent.

iii) Such sites would not be used by the developer for its own use or for lease to any non IT Enterprise/Company.

In case, said developer is not able to construct and occupy the said building as per the terms & conditions of the allotment letter or the company issuing such letter of intent withdraws such letter of intent at any time before the expiry of the mandated period of not less than 5 years, penalties will be levied upon the said Developer along with resumption of site on as-is-where-is basis.

4.5 ELIGIBILITY FOR ALLOTMENT OF SMALL SITES (0.5 acres and less than 2 acres):

i) Annual turn-over in Sector, as defined in para 3.4, of a minimum Rs. 2 crores or its equivalent in for US Dollars per annum in each of the last 2 years.

ii) The enterprises should have been carrying out such operations in the Knowledge Services sector, as defined in para 3.4, for at least 2years before the date of application.

iii) The enterprises should have a minimum 25 employees (excluding the support secondary staff) on its rolls at the time of application.

Chapter 5
Price of IT/Knowledge Industry Plots

5.1 Introduction:

IT City is being developed for development of IT, ITES and Bio Technology (Non Polluting Branches), Technology based Non-Polluting / Research & Development Facilities Industry. The developed plots are being offered on reasonable rates in comparison to other uses after considering the cost of land acquisition and providing services such as sewerage, water, electricity, rain storm water pipes, roads etc.

5.2 Price of the site.

The price of the plots shall be fixed as below (Rs in Crore Per Acre):

Sr. No.	Category	Land Rate	Average rate
1.	Upto 1 Acre	5.00	5.00
2	Next 1 Acre (Upto 2 acre)	4.50	4.75
3	Next 3 Acres (upto 5 acre)	4.00	4.30
4	Next 5 Acres(upto 10 acres)	3.25	3.78
5	Next 15 Acres(upto 25 acres)	2.75	3.15
6	Above 25 acre (in case of 40 Acres)	2.40	2.87
7	Above 25 acre(50 acres site)	2.25	2.75

Note1: Above rates are for 1:2 FAR. However FAR can be purchased upto 1:3 after making the payment in proportion to the 50% of the prevailing land rates fixed by GMADA at the time of purchase of additional FAR. Example: For utilization of 1:3 FAR, the price for 1 acre plot will be 6.25 crores i.e additional 1.25 crores as given in the policy(i.e as per the year 2013 rates) .

Note2: For the plots of lower sizes, large area for roads and open spaces has to be left and cost of development is also to be borne by authority whereas in the case of bigger plots, land is allotted as a chunk and lesser area for external roads and open spaces are to be left by the Authority, and internal development is to be carried out by the allottees. However External Services which are to be provided by the Authority would be less in the case of chunk or big sites. As such the rates of plots of bigger size are less than the plots of lesser size.

Total cost will work out to be as follows (Rs in Crore):\

Sr. No.	Category	Average rate/acre	Total Cost
1.	IT sites (50 acres)	2.75	137.50
2.	IT sites(40 acres)	2.87	115.00
3.	IT sites (25 acres)	3.15	79.00
4.	IT sites (10 acres)	3.78	37.75
5.	IT sites (5 acres)	4.30	21.50
6.	IT sites (2 acres)	4.75	9.50
7.	IT sites (1 acre)	5.00	5.00
8.	IT sites (0.5 acre)	5.00	2.50

Note : 1. These rates are inclusive of CLU and EDC charges.

2. An additional 1% of the value of plots will be charged as cancer cess which is to be deposited within sixty days from the date of issuance of allotment letter. This amount will be deposited in the State Govt.'s cancer fund separately.

3. An additional 1% of the value of plots will be charged as Cultural cess which is to be deposited within sixty days from the date of issuance of allotment letter. This amount will be deposited in the State Govt.'s cultural fund separately.

5.3 Lease cum sale:-

Initially all plots will be allotted on lease basis for a period as given in chapter 7 under head Mode of Payment. The applicants should complete the building construction as given in chapter 8 under head Construction period, Extension time, Transfer of Ownership and Other General conditions. Then only after the expiry of lease period and receipt of full cost of the plot as lease money as well as the fulfillment of norms, the plots can be converted to free hold after making the processing fee fixed by GMADA at the time of conversion of plot. The procedure for allotment of sites shall be as following:

1. On receipt of application, it will be scrutinized by the committee constituted under this policy. On the recommendations of this committee and after approval from the GMADA Authority, LOI for allotment of sites on lease hold basis shall be issued.

2. Lease money for the first year equivalent to the 15% cost of the plot shall be payable within 30 days from the date of issuance of LOI.

3. On receipt of lease money for the first year as given in para 2 above allotment letter for allotment of site on lease hold basis shall be issued and lease agreement shall be executed between the GMADA and lessee.

4. After the execution of agreement, possession of site shall be given within 30 days.

Chapter 6

Procedure for Allotment of Plots

6.1 The plots will be available under "The Ongoing Scheme for allotment of Plots". It will be a continuous scheme of allotment of sites on Lease cum Sale basis to the applicants.

The applicant shall be required to submit application form along with non-refundable processing fee as under:-

Size of plot	**Processing fee**
Less than 1 Acre	**Rs. 25,000/-**
Above 1Acre to 25 Acres	**Rs. 50,,000/-**
Above 25 Acres	**Rs. 1,00,000/-**

The Processing fee shall be payable in the form of a bank demand draft in the name of Estate Officer, GMADA , payable at Mohali.

6.2 Procedure for inviting applications

The plots will be available under "The On-Going Allotment" scheme. Applicants may apply for allotment of plots after checking availability of plots on the web-site of GMADA, Mohali i.e., http:/www.gmada.gov.in. Press advertisements shall also be released for atleast 50% of available plots at a time in the leading newspapers of the region.

6.3 Procedure for Allotment

(a) For Anchor Industry/ Main / Small Campus / Built to Suit Sites/ Small Sites:

The applications for allotment of plots would be submitted to the Estate Officer (Plots), GMADA. The intending allottee shall make an application affirming all facts which make him eligible for allotment of a site, along with the relevant documents such as Copies of balance sheet, documentary evidence of number and categories of staff employed, processing Fee. Thereafter, the Chief Administrator, GMADA will examine such applications within 30 days for placing them before the Scrutiny Committee, which shall comprise of the following members:

(a)	Chief Secretary, Govt. of Punjab.	Chairman
(b)	Principal Secretary to CM, Govt. of Punjab	Member
(c)	Principal Secretary (Finance) Govt. of Punjab.	Member
(d)	Principal Secretary, Industries, Govt. of Punjab.	Member
(e)	Principal Secretary, Information Technology, Govt.of Pb.	Member
(f)	Secretary, Housing and Urban Development	Member
(g)	Secretary, Science and Technology (for allotment of plots to Biotech Companies and for R & D)	Member
(h)	Additional Director, Software Technology Parks of India (STPI), Mohali (GOI enterprise) (for IT/ITES Companies)	Special invitee for IT Projects
(i)	Chief Administrator, GMADA	Member Secretary

The Scrutiny Committee shall examine the applications, keeping in view the following parameters:-

a) Viability of the project.

b) Export earnings/Turnover

c) Employment to be generated.

d) Qualification and experience

e) Foreign Direct Investment

In the case of Industries other than IT/ITES following parameters shall also be considered for allotment of plots:

a) Impact on environment

b) Technology involved

The Committee shall also make assessment of the land requirement of the applicant based on the project report to be submitted along with applications.

In the case of smaller plots upto 2 acres, If the applications for allotment of plots are more than the available plots then either sealed bids will be invited from the eligible applicants and the reserve price of the plot will remain same as is fixed for allotment of respective plot or through draw of lots as decided by the GMADA Authority.

Thereafter, the recommendations of the Scrutiny Committee shall be placed before the GMADA Authority for its consideration and approval.

The Committee will meet as and when required to consider the applications for allotment of plots under this scheme.

Chapter 7

Mode of Payment

These sites shall be allotted on Lease cum Free hold sale basis, for which payment shall be made as under:

7.1 Anchor Industry Sites /Main / Small Campus / Built to Suit Sites/ Small Sites

1. Lease money for the first year equivalent to the 15% cost of the plot shall be payable within 30 days from the date of issuance of LOI.

2. Lease money equivalent to the 10% cost of the plot alongwith interest on the balance amount @ 12% per annum shall be payable yearly from the date of issuance of allotment letter for the next 6 years.

3. Lease money equivalent to the balance 25% cost of the plot alongwith interest on the balance amount @ 12% per annum shall be payable in the 7^{th} year from the date of issuance of allotment letter.

4. If the lessee makes the lump sum payment of entire lease money amount within 60 days from the date of issuance of allotment letter, a rebate of 5% on this amount shall be given.

5. If the lessee fails to make the payment of lease money as per schedule given in the allotment letter penal interest shall be charged @ 1% irrespective of the period of default of payment alongwith 12% normal rate of interest.

6. After making the lease money, equivalent to the cost of the site as well as fulfillment of the norms, lessee can apply allongwith the processing fee fixed by the GMADA for conversion of allotment of site from lease hold to free hold basis. No lease money shall be charged for the year in which lessee applies for conversion of plot into free hold basis if the application is received within 90 days from the expiry of lease of previous year.

7. In case the lessee does not get the site converted into free hold basis, lease money equivalent to 1% of the cost of the plot shall be payable beyond 7 years.

Payment Schedule for balance 85% amount

Due date for payment of balance lease amount alongwith interest	**Lease Amount**
Before the completion of one year from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 85 % amount
Before the completion of two years from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 75 % amount
Before the completion of three years from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 65 % amount
Before the completion of four years from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 55 % amount
Before the completion of five years from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 45 % amount
Before the completion of six years from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 35 % amount
Before the completion of seven years from the date of issue of allotment letter	Equivalent to 25% of the cost of the plot + 12% interest on the remaining 25 % amount

Note: Grace period of 10 days from due date is given for making payment of lease money. However if the lease money is not paid within the grace period interest for the whole month shall be charged.

Example for payment of lease money in the case of allotment of site measuring 50 acres is as under:

Installment Schedule

Total saleable price in crores				**137.50**
No. of Installments -7				
15% lease/ Rental money amounting to Rs. 20.62 Crore shall be deposited with in 30 days from the issue of LOI				
Cancer Cess @ 1% of allotment price (Amounting to Rs. 1.375 Crore) will have to be paid extra within sixty days from the date of issuance of allotment letter				
Cultural Cess @ 1% of allotment price (Amounting to Rs. 1.375 Crore) will have to be paid extra within sixty days from the date of issuance of allotment letter				
Rate of interest				**12%**
Periodicity of lease/Rental from the date of issuance of allotment letter	**% of Lease/ Rental money**	**Principal**	**Interest**	**Total amount**
Before 1 year	10	13.75	14.03	27.78
Before 2 year	10	13.75	12.38	26.13
Before 3 year	10	13.75	10.73	24.48
Before 4 year	10	13.75	9.08	22.83
Before 5 year	10	13.75	7.43	21.18
Before 6 year	10	13.75	5.78	19.53
Before 7 year	25	34.38	4.13	38.50
	85	**116.88**	**63.52**	**180.40**

8. After the completion of 7 years and full payment of the plot is made, the site can be converted on free hold basis and the lease paid shall be adjusted towards the cost of site. However Processing fee @ Rs. 5 Per Sq yd shall be charged for all sizes of plots.

Note: The expenses on stamp duty, registration fee, taxes etc shall be born by the lessee/allottee.

Chapter 8

Construction period, Extension time, Transfer of Ownership and other General Conditions

8.1 Construction period for Main / Small Campus / Built to Suit Sites/ Small Sites

The lessee shall be required to bring the unit into production within 3 years from the date of taking over of possession of site. Lessee shall have to take possession of the site within 30 days of the issuance of letter of Intent and after the receipt of 15% of the total price of the plot as lease money. In case the lessee fails to take possession, Letter of Intent shall be cancelled after giving 30 days notice. If the delay for taking possession is on some genuine ground, time period for taking possession can be extended maximum upto 60 days by the Chief Administrator, GMADA.

8.2 Extension in Time & Fee for Anchor/ Main / Small Campus / Built to Suit Sites/ Small Sites

a) The period for implementation of the project shall be extendable for one year, **i.e. after 3 years (or as given in the lease agreement in the case of Anchor sites) from the date of issue of allotment letter,** on payment of **extension fee calculated @ 7.5% of the allotment price of plot**, subject to the lessee having completed the entire building structure including the roof, as per sanctioned plan.

b) **Second extension** of implementation period for additional one year for commencement of production **i.e. after four years from the date of issue of allotment letter (or as given in the lease agreement in the case of Anchor sites)**, shall be allowable on payment of **extension fee calculated @ 10% of the allotment price of the plot** in case the lessee has completed the construction mentioned in clause (a) above.

c) The lessee shall apply for the first and second extension, as the case may be, in the prescribed format, filling complete information on the eligibility criteria as well as various steps taken by the lessee along with Demand Draft for the applicable extension fee and submit the same to developing agency before the expiry of the stipulated period, the developing agency shall satisfy itself on the merits of the case and convey its decision with regard to extension with 30 days. In case no application/request is received in time from the lessee for extension for implementation of the project then the lease agreement shall automatically stand cancelled

/withdrawn. The payment deposited by the lessee towards the price of plot would be refunded (without interest) by the developing agency after deducting/forfeiting 30% of the price of the plot. The extension fee paid/payable shall be forfeited. Action shall be taken by the GMADA to resume the plot/site and take possession in terms of allotment letter/lease agreement.

8.3 Transfer of Ownership

(a) i) Lease shall not be transferable except in cases of death or insolvency of an lessee duly declared. Transfer of lease will be governed by the provisions of this policy and the transferee will only step into the shoes of original lessee.

ii) Transfer of lease shall be permissible only after execution of lease deed.

(b) **Transfer of lease**

A lease executed under this policy shall be allowed to be transferred in the following circumstances:-

(i) In case of individual lessee/allottee, there is a change of ownership by way of sale/agreement to sell or otherwise;

(ii) In case of partnership firms and Limited Liability Partnerships (LLP), the share of original partner(s) falls below 51%, except in the case of death of a partner which shall be dealt under clause (e) hereunder;

(iii) In the case of Private Limited Companies, where the majority stake (51% or above) gets transferred through exit of the shareholders at the time of allotment and/ or induction of new shareholders and the share of the original remaining shareholder(s) is diluted below 51%;

(iv) In the case of a Government Company, the change in ownership through disinvestment of shareholding of 51% or more or by way of divestment;

(c) **Eligibility criteria for the Transfer**

(i) Transfer of plots allotted under this policy shall be allowed by the GMADA only after 3 years of Commencement of production by the original allottee and submission of valid proof thereof and after execution of lease deed.

(d) **Transfer Fee**

Transfer of plot shall be allowed only by the GMADA by charging transfer fee @ 5% of the current reserve price of the plot/land fixed by the GMADA at the time of transfer.

(e) **Transfer of Lease/Allotment without payment of transfer fee**

(i) Transfer by way of inheritance or change in constitution within family or through a will testating the property within the family members of the lessee/allottee covering father, mother, wife husband, son, brother sister, daughter, grandson and granddaughter.

(ii) Succession due to death of lessee/owner/allottee/partner/share holder;

(iii) Transfer made in favour of group companies as defined in The Competition Commission Act, as the case may be. Such transfers shall be done by the Allotment Committee headed by the Chief Secretary, Punjab subject to the condition that the transferor and the transferee meet the requirement of being group companies.

(iv) Transfer in favour of a subsidiary company in which original allottee owns more than 50% shares or change of legal status of a company as a result of merger/de-merger. Such transfers shall be decided by the Allotment Committee headed by Chief Secretary, Punjab.

(f) **Consequences of unauthorized transfers.**

In case of any unauthorized transfer, the lease/allotment shall stand automatically cancelled / withdrawn and the developing agency shall take recourse to resumption proceedings.

8.3 Use of Sites:

The sites and the buildings along with structures thereon shall be used by the allottee, occupiers, tenants or any other users specifically and only for the purposes described in lease/allotment letter. In brief land can be used for the following purposes subject to the condition of letter of intent:-

Sr. No	Purpose	Upto Extent of FAR (1:2)
1.	IT, ITES, Bio Technology (Non Polluting Branches) and Technology based Non-Polluting / Research & Development Facilities	100 % (if facilities/services given at Sr. No. 2,3 and 4 are not availed).
2.	Residential, Hostel and Guest House	5% (inclusive of facilities/services given at Sr. No. 1,3 and 4 are not availed
3.	Commercial such as Canteen/Bank/ATM/ Laundry/Telephone Booth	2 shops per acre subject to maximum 10 shops. However in the case of sites below 1.5 acres maximum 3 shops are permissible. (This will be part of permissible FAR i.e. 1:2)
4.	Recreational Activities	These facilities shall be part of the main campus within permissible FAR i.e. 1:2

Note: Above facilities are subject to the fulfillment of norms of the zoning of the site.

The coverage, setbacks, floor area shall be in accordance with the schedule prescribed below:

Ground coverage shall be upto 50% and FAR is upto 1:2 which can be increased upto 1:3 after making the payment in proportion to the 50% of the prevailing rates fixed by GMADA at the time of purchase of additional FAR.

Set backs: Front,: As per Zoning Plan
Rear and sides

Parking norms: 2 ECS per 100 Sq. Mt. of covered area

For other norms: They will follow the Building Bye Laws of Punjab Urban Planning and Development Authority (Building) Rules, 1996 and amended from time to time.

Building Plans can also be approved through authorized private architects under self attestation policy of GMADA or from the office of Estate Officer, GMADA after taking the Zoning of the plot from the office wherever required.
No change of land use shall be permitted.

8.5 OTHER TERMS & CONDITIONS

I. Issuance of Letter of Intent & Project Implementation:

(a) Upon receipt of decision of competent authority for allotment of plot, the Estate officer shall initially issue a Letter of Intent and the applicant shall make the payment within 30 days as given in the LOI. On receipt of amount allotment letter for allotment of site on lease hold basis shall be issued. Lessee will complete the project as per schedule given below :

<u>In case of Anchor Sites:</u>

Phase No	For approval of building Plans	To commence civil works	To complete civil works & implement the project
Phase – I (Minimum area of 30% of the total permissible FAR)	6 months from the date of taking possession of schedule property	3 months from the date of approval of building plans.	36 months from the date of taking possession of schedule property
Phase – II (Minimum area of 60% of the total permissible FAR)	Within 6 months after the expiry of initial 36 months.	3 months from the date of approval of building plans.	54 months from the date of taking possession of schedule property
Final Phase (Minimum area of 75% of the total permissible FAR)	Within 6 months after the expiry of initial 54 months.	3 months from the date of approval of building plans.	72 months from the date of taking possession of schedule property

In case of Main / Small Campus / Built to Suit Sites/ Small Sites

For approval of building Plans	To commence civil works	To complete civil works & implement the project
6 months from the date of taking possession of schedule property	3 months from the date of approval of building plans.	Minimum area of 50% of the total permissible FAR is to be completed and project should be functional within 36 months from the date of taking possession of schedule property.
-	-	Minimum 75% of the total permissible FAR is to be completed within 60 months from the date of taking possession of schedule property

(b) The concerned developing agency shall however in cases where the lessee having taken partial effective steps and on production of valid/genuine reasons of delay may consider extension in time for completing effective steps for a period of additional six months on payment of extension fee @ 2% of price of plot in the first instance and on further payment of extension fee @ 3% of the price of plot for another six months. No further extension shall be allowed under any circumstances.

(c) In the event of the applicant failing to take effective steps within stipulated/extended period, the lease shall automatically lapse, consequent upon which the lease money equivalent to the 10% of the price of the plot deposited by the lessee shall be forfeited. The balance amount paid by the lessee shall be refunded without any interest and the extension fee paid/payable shall also be forfeited.

II. **Project implementation**

The lessee shall be required to implement the project on the industrial plot/land within a period of three years (except anchor site) from the date of issue of allotment letter. In the case of anchor site, construction schedule shall be as given at **page 32.** Achievements of 30% of projected turnover and employment during the first year after the completion of the project, as given in the project report would mean commencement of commercial production. In the event of failure of the lessee to achieve commercial production within this period, the lease shall automatically stand cancelled/withdrawn and the lease deposited by the lessee towards the price of plot would be refunded (without interest) by the developing agency after deducting/forfeiting the amount equivalent to 25% of the price of plot. The extension fee paid/payable shall be forfeited. Action shall be taken by GMADA to resume the plot/site and take possession in terms of allotment letter/lease agreement.

III. **Completion of project**

The lessee shall produce the proof of having commenced production on the allotted plot.

IV. **Cancellation of LOI and Resumption of site/plot**

(a) No extension in implementation period for commencement of production beyond the initial period of three years or as given in the allotment letter in the case of Anchor sites plus additional/extended two years counted from the date of issue of allotment letter, shall be allowed in cases where the lessee has failed to commence production on the plot within this period,

(b) In cases, as mentioned at (a) above or unauthorized transfers or use, the lease/allotment letter shall automatically stand cancelled / withdrawn.

(c) In the event of lease/allotment letter being cancelled / withdrawn, the lessee shall have to remove the structure at his own expense within 30 days of cancellation and restore the possession of plot to the allotting agency in the condition in which the possession was handed over. In the event of failure to do so, the GMADA shall take possession forthwith and the structure shall become the property of the developing agency. After the expiry of period of 30 days, lessee shall be required to pay the damages equivalent to market rent for the said plot/land till he vacates the premises and will be unauthorized occupant of land and shall not be entitled to claim himself to be the lessee.

(d) The GMADA shall get the cost of construction of building assessed from approved Valuer / Chartered Engineer and pay the amount thus arrived to the erstwhile lessee. In such cases, the re-allotment price of the plot will be determined inclusive of the amount so paid by the allotting agency to the erstwhile lessee/allottee.

V. ALLOTMENT OF PLOTS TO GOVERNMENT AND ITS FULLY-OWNED UNDERTAKINGS

Notwithstanding anything contained in this scheme, the allotment of plots to Government Departments and its fully-owned Boards, Corporations, Companies, Societies, Agencies etc. shall be made at the reserve price fixed by the GMADA, with the approval of the allotment committee.

VI. REVIEW OF RESERVE PRICE

The GMADA reserve the right to review the reserve price of plots at any time.

VII. INTERPRETATION AND APPEALS

For the interpretation of the Policy, the Secretary, Housing and Urban Development will be the appropriate Authority, whose decision thereon shall be final. Any person aggrieved by the orders passed by the Estate Officer or an officer below estate officer in rank may file an appeal against that order within 30 days to the Chief Administrator, GMADA whose orders shall be final.

Annexure A

Application Performa for Allotment of Plots/Land under the On-Going Scheme (GMADA, MOHALI)

1. Name of the Unit

2. Full name of the applicant(s) and Status (Prop./Partner/Authorised Signatory)

3. Permanent address

4. Correspondence address

5. Telephone No. (M) (LL)

6. Email address

7. Size of the Plot/Land applied for

8. Processing Fee

    a. Amount b. Bank Draft No.

    c. Draw on

9. Constitution of the Company

    a. Proprietor-ship
    b. Partnership
    c. Ltd. Company
    d. Stock Company
    e. Cooperative associates
    f. Other (If any)

    Please attach copies of Partnership deed(Regd.) Memorandum and Articles of Association (Bye Laws)

10. Means of Finance with documentary evidence alongwith project report consisting of documents to prove the following parameters alongwith any other document deemed fit by the applicant:

    a) Viability of the project.

b) Impact on environment

c) Technology involved

d) Export earnings (if any).

e) Employment to be generated.

f) Qualification and experience of Promoters.

g) Quantum of Foreign Direct Investment(if any)

11. Audited Balance Sheet (For the last three years).

Yours faithfully

(Signatures)

(Name in Capital letters)

Note:

(1) Incomplete applications are liable to be rejected.

(2) Applications are to be submitted in eight sets to the Estate Officer, GMADA, Mohali.

Place: Chandigarh
Dated: 30-11 -2013

(A. Venu Prasad),
Secretary to Government of Punjab,
Department of Housing and Urban Development

Endst.No.5/13/13-4HG1/2013/ **Dated:**

A copy with a spare copy is forwarded to the Controller, Printing & Stationary, Punjab, SAS Nagar with a request to publish this notification in the Punjab Govt. Gazette (Extra Ordinary) and 200 copies thereof may be supplied to this Department for official use.

Sd/-
Secretary

Endst. No. 5/13/2013-4HG1/2013/ Dated, Chandigarh, the:

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

1. Principal Secretary, Science and Technology, Punjab.
2. Principal Secretary, Industry and Commerce, Punjab.
3. Principal Secretary, Information and Technology, Punjab.
4. Principal Secretary, Finance, Punjab.
5. Principal Secretary to the Deputy Chief Minister, Punjab for kind information of the Hon'ble Deputy Chief Minister, Punjab - Cum- Minister Housing and Urban Development Department .
6. Director, Information and Technology, Punjab.
7. Chief Administrator, PUDA, Mohali.
8. Chief Administrator, GMADA, Mohali.
9. Chief Administrator, PDA, Patiala.
10. Chief Administrator, BDA, Bathinda.
11. Chief Administrator, GLADA, Ludhiana.
12. Chief Administrator, JDA, Jalandhar.
13. Chief Administrator, ADA, Amritsar.
14. Director, Town and Country Planning, Punjab, SAS Nagar.
15. Chief Town Planner, Punjab, Mohali.
16. Managing Director, Punjab Infotech, Chandigarh.
17. Incharge, IWDMS, Chandigarh.
18. Superintendent, Cabinet affair Branch, Main Sectt. Chandigarh.
19. Administrative Officer(Policy), GMADA, SAS Nagar.

Sd/-

Superintendent

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

(Housing-I Branch)

NOTIFICATION

The 4th October, 2017

No.5/13/2014-6hg1/1077831/1.–In the partial modification in the I.T. Policy-2013 regarding Allotment of Land/Plots for I.T. Services, ITES, Bio-Technology (Non Polluting) and Technology based Non-Polluting Research & Development Facilities in I.T. City, S.A.S Nagar issued vide notification No. 5/13/2014-6hg1/1322405 dated 04.12.2013, amended vide notification No. 5/13/2014-4hg1/605 dated 29.08.2014, No. 5/13/2014-6hg1/4241761 dated 11.03.2015 and No. 5/13/2014-6hg1/5921281 dated 13-08-2015, the Governor of Punjab is pleased to modify the above policy with the amendments as under:-

1.0 Chapter 4: Chapter 4 : Eligibility Criteria for Allotment of Plots

4.2 ELIGIBILITY CRITERIA FOR ALLOTMENT OF MAIN CAMPUS SITES (5 acre and upto 25 acres)

(VI) In case of IT Company, preference will be given to companies with International recognized certification of software development capability equivalent to CMM - SEI level 5 certification for a period of at least 2 years and ISO 9000 or higher certification. However IT companies that are not CMM-SEI level 5 Certified, may also be considered provided they fulfill other conditions prescribed in the policy.

2.0 Chapter 8: Construction period, Extension time, Transfer of Ownership and other General Conditions

8.5 Other Terms and Conditions

VIII. SURRENDER OF PLOTS:-

In the event of request for surrender of the plot/site by the lessee, the lease shall be mutually cancelled at the end of 30 days from the date of such request and lease money equivalent to 10% of the total value of the plot shall be forfeited. The balance amount paid by the lessee shall be refunded without any interest and the extension fee paid shall also be forfeited. This condition shall be applicable to both existing allottees and new allotments to be made under the policy.

3.0 Apart from above an area of 50 acres out of 400 acres earmarked for IT/ITES etc. Industry is allowed to be diverted for the establishment of World Class Technology University. Moreover, in partial deviation from the provisions laid in the IT Policy-2013, as amended from time to time, the following are also allowed:

i) The applicant can choose to either pay the lease money of the site in 7 years as per procedure laid in the policy or on interest free basis in an extended period of 10 years by adjusting the price of site such that the net present value of the overall payment schedule remains at Rs.3.75 crores per acre at a cost of capital of 8.65%.

ii) In order to explore the possibility of technically better institutions interested in setting up of university in IT city, GMADA shall call for proposals from the open market by providing wide publicity.

iii) The proposals thus received shall be scrutinized by the committee under the chairmanship of Chief Secretary to Government of Punjab as per the procedure laid in the IT Policy-2013 by incorporating amongst its members Administrative Secretaries of Higher Education Department and Technical Education Department, Punjab.

Chandigarh

The 3rd October, 2017

VINI MAHAJAN

Additional Chief Secretary

Department of Housing and Urban Development

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

To

1. Chief Administrator,
   GMADA, SAS Nagar.

2. The Director,
   Town and Country Planning,
   Punjab, SAS Nagar.

DTCP
3/C

Memo No.17/17/2001-5Hg2/P.F./ 1516
Dated Chandigarh, the, 31st May, 2013.

Subject:- Grant of Additional Saleable Area / FAR to the promoter/developer in lieu of development of Sector Roads in Master Plans.

*****

CTP

Mullanpur being in close vicinity to Chandigarh is a priority Town of the Govt. for development. Mullanpur is a fast developing Town which needs special attention of the Govt. so that it could be developed in a proper planned manner. A Master Plan for Mullanpur has already been notified. The Govt. through GMADA (Greater Mohali Area Development Authority) has undertaken the construction of sector roads on priority.In order to ensure speedy development of those sector roads, to reduce financial burden on Development Authority and to encourage participation of Developers of this area in the construction of these roads, the Govt. formulated a policy for land owners whose land falls in the alignment of these roads in this regard which is given as below:-

DTP(M)

(i) The promoter/developer shall be allowed without charges (CLU,EDC, LF/ P.F,SIF) an additional saleable area of 1000 sq.yds. for residential purpose (plotted) and 100 sq.yds. area for commercial purpose per gross acre in lieu of his /her land if acquired for construction of Master Plan Sector Roads as compensation as per the Land Pooling Policy of the Government. He will be entitled to have extra density for utilization of additional saleable area, if required.

OR

(ii) The promoter shall have the option to get additional FAR for Group Housing, Commercial and saleable area for residential plotted in the same ratio of land as permissible in the entire project of the promoter in lieu of per acre of land acquired for Master Plan Sector Road. For example, in 100 acre project, if 20% area is used for group housing,5% for commercial and rest of the area for residential plotted development and the land acquired for sector road is 5 acre then the promoter shall be allowed to utilize additional FAR of 1 acre (20%) for Group Housing,FAR of 1012 sq.m (5%) for commercial purpose and for the remaining area,he shall be allowed additional saleable plotted area.

Special Secretary
Housing & Urban Development Deptt.,
Punjab.

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

To

1. Chief Administrator, GMADA, SAS Nagar.

2. The Director, Town and Country Planning, Punjab, SAS Nagar.

DTCP
3/6

Memo No.17/17/2001-5Hg2/P.F./ 1910
Dated Chandigarh, the, 31st May, 2013.

Subject:- Grant of Additional Saleable Area / FAR to the promoter/developer in lieu of development of Sector Roads in Master Plans.

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OR

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Special Secretary
Housing & Urban Development Deptt.,
Punjab.

Regd. No. NW/CH-22 Regd. No. CHD/0092/2015-2017

Price : Rs 2.70

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EXTRAORDINARY

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CHANDIGARH, MONDAY, SEPTEMBER 21, 2015 (BHADRA 30, 1937 SAKA)

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

(Housing – II Branch)

NOTIFICATION

The 21st September, 2015

No. 21/4/2014-1HgII/1891.- As an endeavour to provide housing to urban poor, the Governor of Punjab is pleased to notify the following policy for subsidizing construction of houses for families who are economically weaker or are having low income or are residing in slums in the state of Punjab. This policy will be in supersession to the previous policy No.17/91/08-1HG2/7069 dated 07.11.2008.

1. Housing for All for the State of Punjab (Urban)

As per the report of the technical group on Urban Housing Shortage (2012-17) constituted by the Ministry of Housing and Urban Poverty Alleviation (MoHUPA), Government of India, there is a shortage of 18.78 million dwelling units, out of which nearly 96% belongs to the Economically Weaker Sections (EWS) and Lower Income Groups (LIG) Households. As per Census of India 2011, Punjab has recorded total population of 27,704,236 persons out of which 37.49% were living in urban areas.

In view of the fact that more than 50% of the State's population is forecasted to be living in urban areas by 2041, it is necessary to develop new integrated townships or other available land near towns.

As per policy the provisions of sub-section 11 of section 5 of 'The Punjab Apartment and Property Regulation Act' every promoter of a housing project is required to leave 5% of the gross area of the project for EWS Housing for plotted development and in case of Group housing projects, 10% of the total number of flats are required to be reserved for EWS. The promoters were given certain incentives like exemption from CLU, EDC, License fee etc to construct dwelling units for EWS but in spite of these incentives, satisfactory progress in this field has not been achieved.

With this in view the Government of Punjab has framed a policy vide Notification No. 17/17/2001-5Hg2/PF/4255 dated 31-12-2013, whereby, in case of housing projects where plotted as well as flatted development is under taken by the developer, 5% of the gross project area reserved for EWS shall be transferred free of cost to the concerned authority for construction of dwelling units for EWS. These dwelling units shall be allotted by the concerned authority to the eligible persons as per policy.

In case of stand-alone group housing projects, the developer shall be responsible to construct dwelling units for EWS which will be handed over to the concerned development authority for allotment to eligible persons as per policy of government or alternatively they can make payment to Authority @ Rs. 1500/- per Sq. Ft. of covered area for minimum 25 Sq. Mts. of unit area.

Government of India has launched a scheme "Affordable Housing for all, 2022", to provide one house to one family by 2022. To achieve this goal, Central Government has assured to provide all assistance to the State Governments. Government of Punjab is also committed to provide affordable houses to the people of the State. Hence, the State Government has framed "Housing for all Scheme", for the benefit of the Economically Weaker Sections of the State. The main focus of this policy shall be rehabilitation of Slum Dwellers and to provide Housing to the Economically Weaker Section (EWS) and Low Income Group (LIG) of the society.

1. Definitions

(i) **"Allottee"** means a person to whom a property has been allotted by way of sale or hire purchase or lease or rent or in such manner as determined by the Authority;

(ii) **"Amenity"** includes roads, water supply, street lighting, drainage sewerage, public works and such other conveniences

(iii) **"Beneficiary"** means a beneficiary family as per the policy which compromise husband, wife and unmarried children.

(iv) **"Carpet Area"** means the net usable covered floor area bounded within the walls of the apartment but excluding the area covered by the walls and any balcony which is approved free of FAR but including the area forming part of Kitchen, toilet, bathroom, store and built in Cupboard/ Almirah/ Shelf which being usable covered area shall form part of the carpet area;

(v) **Kutcha House:** means a house the walls and/or roof of which are made of unburnt bricks, bamboos, mud, grass, reeds, thatch, loosely packed stones.

(vi) **Semi -Kutcha house:** means a house that has fixed walls made up of pucca material but roof is made up of the material other than those used for pucca house.

(vii) **"EWS house"** means a dwelling unit with a carpet area upto 30 sq.m. with basic civil infrastructure;

(viii) **"EWS"** means household having an annual income from all sources up to Rs. 3, 00, 000 (Rs. Three Lakhs);

(ix) **"LIG"** means households having an annual income from all sources between Rs. 3, 00,001 (Rs. Three Lakhs one) up to 6, 00,000(Rs. Six Lakhs);

(x) **"LIG house"** means a dwelling unit with a maximum area upto 60 sq.m. carpet area with basic civil infrastructure

(xi) **"Local Authority"** means Municipal Corporation, Municipal Committee, or Notified Area Committee,

(xii) **"Special Development Authority"** means all special development authorities notified under PRDTP Act 1995 (ADA, BDA,GLADA,GMADA,JDA,PDA)

(xiii) **"Slum area"** is the area notified as slum by the local authority/Slum Development Authority;

(xiv) **"Slum Rehabilitation Component"** means that portion (area) of the project (scheme) which is used to provide EWS housing along with basic infrastructure;

(xv) **"Free Sale Component"** means that portion (area) which will be available to developer for selling in the market so as to cross subsidize the project;

(xvi) **"State"** means the State of Punjab.

(xvii) **"Urban Local Body (ULB)"** means Municipal Corporation, Nagar Council, Nagar Panchayat of the area.

2. Building Norms

Building norms shall be as per the Punjab Urban Planning and Development Authority Building Rules, 2013 and as amended from time to time or norms fixed by the State Government for construction of affordable houses under this scheme.

3. Nodal Department

The Department of Housing and Urban Development shall be the Nodal Department for coordination and monitoring of this policy.

4. Nodal Agency

The Punjab Urban Planning and Development Authority (PUDA) shall be the nodal agency for coordination and monitoring of this scheme.

5. Implementation Methodology:

The four verticals of the Affordable Housing for All (Urban) of the Government of India will be implemented in the State of Punjab through the following mechanism:-

(A) *In situ* Slum Redevelopment:

Applicability:

This scheme will be applicable in slums which exist on land belonging to the State Government or the Central Government, their Public Sector Undertakings or the land belonging to the Urban Local Bodies or Special Development Authorities.

Responsibility of Implementation:

The concerned ULB or the special Development Authority, within its jurisdiction, shall identify the slums, which exist on Central Government or State Government or the land belonging to the local authority or any Public Sector Undertaking. The local authority will be responsible to identify the families staying in these slums and this identification will be linked with Voter Id and Adhaar card.

The Redevelopment of a slum under this scheme may be carried out through Public Private Partnership (PPP). In such case the Private Partner will develop the units required to redevelop the slum as per specifications and conditions of the policy. The land which comes as a saving will be utilized by the developer to cross subsidise the Dwelling unit construction. The private partner will be selected through open bidding process. In case, no private partner opts for the scheme, then the concerned local authority will take up the redevelopment of the slum keeping in view its financial viability and the availability of resources with the local authority. Financial and Economic analysis of these projects will be done on site to site basis and the project will be put to bidding or will be carried out by the local authority or Special Development Authority only after approval of the **State Level Screening and Monitoring Committee (SLSMC). Punjab Municipal Infrastructure Development Corporation (PMIDC) will act as the coordinating authority to provide help in preparation of DPRs, in the Department of Local Government, for the Urban Local Bodies (ULBs).**

In case the project is developed through PPP then **'Slum Rehabilitation Component'** shall be handed over to the Private partner for construction. As the initial construction will require atleast 30% area free from any habitation to start the construction, the local authority will identify such area within the same slum. However in case the area is not available in the slum, then some other area close by will be identified and will be linked to the project. The slum development area and the **Free Sale Component** must be identified clearly before bidding out the project. The allotment to the eligible beneficiaries as identified by the local authority will be made free of cost by the authority. The local authority will also ensure handing over of land which comes out free from this relocation to the private partner, for further construction, without any delay. **The private partner shall be allowed the sale of 'Free Sale Component' of the project after the completion and transfer of all DUs complete in all respects on 'Slum Rehabilitation Component' to the implementing agency/ State Government.** The bid money received from the Private partner for the **Free Sale Component** will go to the owner of the land on which this slum exists. In case the land belongs to multiple agencies the money will be shared on ownership basis.

Clubbing of nearby slums in clusters to make the project financially and technically viable shall be permissible under this scheme and such a cluster of slums can be considered as a single project.

The following incentives shall be available to the private partner under this scheme:

(i) No CLU, EDC, LF/PF, any Fee etc shall be charged for **'Slum Rehabilitation Component'.** No CLU and EDC charges will be applicable on the 'free sale component'. However, private partner will have to pay LF/PF, building plan approval fee or any other fee as per the building by-laws applicable, for 'free sale component'. The provision of laying services and upgradation of the existing Sewerage, Water supply, roads and other services in the area to cater to increased requirement will be part of every project. The private partner will be free to put the allowable 'free sale area' of the scheme to any use subject to the condition that it conforms to the building bye laws applicable in the area. Necessary amendments if any in the Master Plan to allow this use will be made by the Department.

(ii) Extra FSI/ FAR or TDR, shall be allowable, if required to make the project financially viable. However these parameters will be fixed before initiating the process of biding and will be got approved from the SLSMC.

(iii) Under this scheme, Central Financial Assistance of Rs 1.0 lac per house on an average would be admissible for all houses build for slum dwellers in all such projects.

(a) Physical Norms

(i)	Size of the dwelling unit	30 sq.m. carpet area
(ii)	Number of Dwelling Units per acre	up to 150 DU
(iii)	Maximum Ground Coverage	50%
(iv)	FAR	1:1.60
(v)	Number of storeys	G+3
(vi)	One Nursery School	minimum covered area 2000 sq.ft
(vii)	Creche	minimum covered area 2000 sq.ft

(b) Eligibility conditions for the Private Partner:

(i) Should conform to the pre qualification criteria for the construction involved, vis–a-vis only the 'slum development area' according to the EPC standard bid document.

(ii) Joint Venture would be allowed provided that major player conforms to the condition number (i) above;

(c) Bid Variable

The financial bid will be the value of the free sale component by the private partner. The successful bidder will provide a bank guarantee equal to the financial bid for a period of five years or till the completion of the project, which ever is later.

(d) Completion Period of the project

The developer shall have to complete at-least 30% of the total dwelling units in the first two years from the date of grant of permission for construction of these dwelling units. The next 30% dwelling units shall have to be completed in the next one year (i.e. at least 60% in three years). The balance 40% dwelling units shall be completed in the next two years (i.e. the project should be completed in 5 years). The total project has to be completed within a period of five years from the date of grant of permission for construction. No further extension of the project shall be permissible.

(e) Penalty

In case, the private partner fails to construct the required number of dwelling units as stipulated above, a penalty of Rs 10,000/- per Dwelling Unit per year shall be charged for the un-built/ incomplete dwelling units.

(B) <u>Affordable Housing through Credit Linked Subsidy:</u>

Applicability:

This scheme will be applicable in the entire state of Punjab

Land:

Under this scheme, the state will provide land as subsidy for construction of G+3 flatted houses. These would be lands available with the Authorities which have come from developers under the EWS scheme notified dated 31.12.2013 and other suitable lands belonging to the State Government and local authorities will be identified and will be handed over to the Executing Authorities for construction of these houses.

Eligibility of the Beneficiary:

(i) Should be a voter in the city or in a village around the city in an area which will by specified by the nodal department; should be an Adhaar card holder;

(ii) Annual Household Income EWS - Up to Rs 3 lac; LIG- Upto Rs. 6 lac (Self declaration will be admissible);

(iii) Has not availed any benefit for construction of a house or renovation of an existing unit under any central or state sponsored scheme in last 5 years;

(iv) The applicant must be eligible for the interest subvention scheme of the Government of India;

(v) EWS and LIG – The beneficiary or his spouse should not own any puccha house anywhere in the state of Punjab. (Self Declaration Admissible)

(vi) The applicant will have to submit certificate with respect to the reservation under which the application is being made.

Reservation:

The reservation for allotment of houses to identified eligible beneficiaries in Affordable Housing in Partnership (AHP) projects shall be made following a transparent procedure as approved by State Level Sanctioning and Monitoring Committee (SLSMC). The reservation as under will be applicable:

Scheduled Castes	- 50%
General category	- 49%
Transgender	- 1%

The further reservation from amongst the reservation for Scheduled caste and General category shall be available as given below:-

Single Women/Widows above the age of 40 years(SC)	- 5%

Single Women/Widows above the age of 40 years(General)	- 5%
Handicapped (SC)	- 5%
Handicapped (General)	- 5%
Senior Citizens(SC)	- 15%
Senior Citizens(General)	- 15%

While making the allotment, keeping in view the availability the families with differently abled persons and senior citizens will be allotted house preferably on the ground floor or lower floors.

This reservation will be available city or town wise as the applications will be invited. In case any clustering is to be done for reservation the SLSMC will be the final authority.

Construction Norms:

The Nodal agency will prepare a model architectural design for both EWS and LIG houses. The specification will also be prepared by the nodal agency and will be got approved from the SLSMC. The construction will be carried out by the executing agency which will be notified by the Nodal Department on site to site basis. The norms for construction will be as follows:

EWS

(i)	Size of the dwelling unit	30 sq.m. carpet area
(ii)	Number of Dwelling Units per acre	up to 150
(iii)	Maximum Ground Coverage	upto 50%
(iv)	FAR	1:1.60
(v)	Number of storeys	G+3
(vi)	One Nursery School	minimum covered area 2000 sq.ft
(vii)	Crèche	minimum covered area 2000 sq.ft

LIG

(i)	Size of the dwelling unit	50 sq m carpet area
(ii)	Number of Dwelling Units per acre	up to 85
(iii)	Maximum Ground Coverage	upto 50%
(iv)	FAR	1:1.60
(v)	Number of storeys	G+3
(vi)	One Nursery School	minimum covered area 2000 sq.ft
(vii)	Creche	minimum covered area 2000 sq.ft

Finance:

The Nodal Agency will tie up with the banks for financing these projects on self finance scheme. The Credit linked subsidy under the Housing for all (Urban) scheme of the Government of India will be linked to this scheme so that the beneficiary can avail interest subvention of 6.5%.

Executing Agency:

The Executing Agency for every project will be approved by the SLSMC.

Procedure to be followed:

(i) The Local Government Department and all the Special Development Authorities will identify all the lands available as per the details given in "Land" above to the Nodal Department. The technical viability of these lands will be studied by the Nodal Agency. The Nodal Department will identify the cities and towns where this scheme can or should be implemented and will get it approved from the SLSMC. In a particular city or town identified the lands which come from the ULBs and the special development Authorities will be utilized first and then in case of need for more land the Nodal department will take help of other government departments to identify other government lands which can be utilized under this scheme.

(ii) The Nodal Agency will invite application in accordance with the eligibility criteria in those cities and towns as decided by the SLSMC.

(iii) The beneficiaries will self certify their income and the other eligibility criteria as specified above.

(iv) The beneficiary will have to deposit earnest money of Rs 10,000/- in case of EWS and Rs. 20,000/- in case of LIG.

(v) The Nodal Agency will then publish list of beneficiaries along with other details for inviting objections if any.

(vi) The beneficiaries will then be divided project wise and financial institution wise in accordance with the mechanism approved by the SLSMC.

(vii) The verification of the beneficiaries will be the responsibility of the Nodal Department with the help of all those agencies which are required for this purpose.

(viii) The Banks which are financing these beneficiaries under the self finance scheme will be associated with the process of identification.

(ix) In case of government land identified for this purpose belongs to a different department of the Government, the SLMSC will be authorized to take a decision to utilize this land under this scheme but with the approval of the concerned department.

(x) The Executing agencies will be identified project wise and will be done in a way that the projects are completed in least possible time.

(xi) Independent quality management agency(ies) will be engaged to ensured quality construction.

(C) <u>Affordable Housing in Partnership:</u>

The third component is affordable housing in partnership. Under this scheme the Private Developers/ Builders can come up with projects which have 35% EWS/LIG component with a single project having at least 250 dwelling units. The Builder and Developer will have to submit the Detailed Project Report to the Nodal Agency and the Nodal Agency will examine and put up the DPR to the SLSMC. The basic conditions for these projects will be as under:

(i) The Developer/ Builder should own the entire land on which such construction is supposed to take place.

(ii) The design of the EWS Dwelling Unit has to be got approved from the Nodal agency.

(iii) The sale prices of the dwelling unit will be fixed by the SLSMC either on the project basis or city basis. The price of the dwelling unit will be fixed through open transparent process factoring in incentives provided by Centre/ State/ULB/ Developing Authority.

(iv) The Developer/ Builder will be authorised to sell EWS/LIG houses to eligible beneficiaries in accordance with the eligibility criteria fixed by the Government in (B) above. This eligibility criteria has to be got approved as part of the DPR from the SLSMC.

(v) The Nodal Agency after approval from the SLSMC will recommend the case for the Central Assistance at the rate of Rs. 1.5 Lakh per EWS/LIG house to the central government.

(vi) The developer would have to follow the reservation criteria for EWS/LIG houses as specified in the section 'B' above.

(vii) This recommendation would be done keeping in view the entire benefit available to the state from the Central Government under HFAPoA.

(D) <u>Subsidy for beneficiary-led individual house construction:</u>

Applicability:

This scheme will be applicable where the beneficiary is living in the city/ town taken up in the scheme. The beneficiary must own his/her own land and is living in a Kutcha or Semi-Kutcha house in a slum or slum like conditions. This scheme would be applicable in towns and cities which are identified by SLSMC. Only those slums which are not being taken up under redevelopment will be considered under this scheme.

Eligibility of the Beneficiary:

(i) Should be a voter in the city or town, is living in a kutcha or semi kutcha house which has been erected on a piece of land that belongs to the beneficiary. He should be an Adhaar card holder;

(ii) Annual Household Income should be up to Rs 3 lac (Self declaration will be admissible);

(iii) The beneficiary must provide details of finances available over and above Rs 150,000/- for construction of the living unit;

(iv) Has not availed any benefit for construction of a house or renovation of an existing unit under any central or state sponsored scheme in last 5 years and has not availed;

(v) The applicant must be eligible for the interest subvention scheme of the Government of India;

(vi) EWS - The beneficiary or his spouse should not own any other living unit in the city where the scheme is launched or in any other place in the state of Punjab (Self Declaration Admissible).

Construction Norms:

The beneficiary will have to construct a pakka room and a toilet using this assistance. The toilet facility should be as per the design approved by the local authority.

Procedure to be followed:

(i) The local authority in the ULB will invite applications, in a format approved by SLSMC, from all those who are eligible under the scheme in the towns/ cities identified by the SLSMC.

(ii) The applications will then be verified by the local authority as per policy and a detailed report will be sent to the Nodal Agency.

(iii) The Nodal agency will seek approval of the SLSMC.

(iv) After the approval from the SLSMC the project will be got approved from the Central Government as per HFAPoA.

(v) On approval and receipt of the funds the funds will be released to the beneficiary in three stages:

Stage I- Rs 50,000/-

Stage II –on construction upto roof level Rs 50,000/-

Stage III – on construction of the roof and a toilet Rs 50,000/-

(vi) It will be the responsibility of the local authority to ensure that the funds are put to proper use.

Administrative conditions and bindings on the allottees

(i) Allottee/Beneficiary of all the above detailed schemes will not sell the house for at least 5 years. No transfer will be allowed other than inheritance.

(ii) The allottee/ beneficiary will use the allotted house only for residential purposes for himself and his defined family and not for purpose other than residence.

(iii) The allottee/beneficiary will not lease or rent out the house

(iv) The allottee will be liable to pay sewage charges, water charges, electricity consumption bill etc.

(v) The transfer of property through execution of irrevocable General Power of Attorney (GPA) where the consideration amount has been passed to the executor or any one on his behalf, will be considered as sale of the property and same will be counted as breach of terms and conditions of the policy. Penal proceedings as per the prescribed provisions above shall be initiated.

(vi) The Allotee/beneficiary will abide by the terms and conditions of the allotment/grant letter.

(vii) Any violation of the terms and conditions or default in payment will lead to revocation of such allotment/grant and will lead to recovery of any subsidy granted by the Government.

(viii) Beneficiary can apply only in one scheme under this policy.

State Level Sanctioning & Monitoring Committee (SLSMC)

Under this scheme, a State Level Sanctioning & Monitoring Committee (SLSMC) shall be formulated by the State Government under the chairmanship of the Chief Secretary, Punjab with the following members:

1.	Chief Secretary	Chairman
2.	Secretary Housing and Urban Development, Department Punjab	Vice-Chairman
3.	Secretary Local Government	Member
4.	Secretary Finance	Member
5.	Secretary Revenue	Member
6.	Secretary Environment	Member
7.	State Level Banker's Committee	Convener Member
8.	State Nodal Officer (Chief Administrator, PUDA)	Member

Note: The chairman of the SLSMC shall have the authority to co-opt any other member or invite special invitees to the meeting of the SLSMC as and when need arises.

Functions of State Level Sanctioning & Monitoring Committee

SLSMC shall be the in-charge of overall implementation of the scheme including following:

1. Approval of Housing for All Plan Action (HFAPoA).
2. Approval of Annual Implementation Plan.
3. Approval of DPR's under various components of the scheme.
4. Approval of Annual Quality Monitoring Plans.

5. Approval of cities/ towns selected under the scheme(s).
6. Reviewing progress of approved projects in the State.
7. Monitoring of implementation of scheme.
8. Identification and approval for utilization of govt. land of any department for construction of affordable housing under this policy, if land of ULB/Special Development Authority is not available or more land is required.
9. Any other issues required for effective implementation of the scheme.

Chandigarh
The 17th September, 2015

VISWAJEET KHANNA
Principal Secretary to Government of Punjab
Department of Housing & Urban Development

856/9-2015/Pb. Govt. Press, S.A.S. Nagar

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GOVERNMENT OF PUNJAB
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
(Housing – II Branch)

Notification

Dated 22. Dec. 2015

No. 21/4/2014-1Hg II/2136 In supersession of earlier policy issued vide notification no. 21/4/2014-1Hg II/1891 dated 21st September, 2015, the Governor of Punjab is pleased to notify the following amended policy for providing housing to urban poor by subsidizing construction of houses for families who are economically weaker or are having low income or are residing in slums in the state of Punjab. This policy will be in supersession to the previous policy No.17/91/08-1HG2/7009 dated 07.11.2008.

1. Housing for All for the State of Punjab (Urban)

As per the report of the technical group on Urban Housing Shortage (2012-17) constituted by the Ministry of Housing and Urban Poverty Alleviation (MoHUPA), Government of India, there is a shortage of 18.78 million dwelling units, out of which nearly 96% belongs to the Economically Weaker Sections (EWS) and Lower Income Groups (LIG) Households. As per Census of India 2011, Punjab has recorded total population of 27,704,236 persons out of which 37.49% were living in urban areas.

In view of the fact that more than 50% of the State's population is forecasted to be living in urban areas by 2041, it is necessary to develop new integrated townships on other available land near towns.

As per policy the provisions of sub-section 11 of section 5 of The Punjab Apartment and Property Regulation Act every promoter of a housing project is required to leave 5% of the gross area of the project for EWS Housing for plotted development and in case of Group housing projects, 10% of the total number of flats are required to be reserved for EWS. The promoters were given certain incentives like exemption from CLU, EDC, License fee etc to construct dwelling units for EWS but in spite of these incentives, satisfactory progress in this field has not been achieved.

With this in view the Government of Punjab has framed a policy vide Notification No. 17/17/2001-5Hg2/PF/4233 dated 31-12-2013, whereby, in case of housing projects where plotted as well as flatted development is under taken by the developer, 5% of the gross project area reserved for EWS shall be transferred free of cost to the concerned authority for construction of dwelling units for EWS. These dwelling units shall be allotted by the concerned authority to the eligible persons as per policy.

In case of stand-alone group housing projects, the developer shall be responsible to construct dwelling units for EWS which will be handed over to the concerned development authority for allotment to eligible persons as per policy of government or alternatively they can make payment to Authority @ Rs. 1500/- per Sq. Ft. of covered area for minimum 25 Sq. Mts. of unit area.

Government of India has launched a scheme "Affordable Housing for all, 2022", to provide one house to one family by 2022. To achieve this goal, Central Government has assured to provide all assistance to the State Governments. Government of Punjab is also committed to provide affordable houses to the people of the State. Hence, the State Government has framed "Housing for all Scheme", for the benefit of the Economically Weaker Sections of the State. The main focus of this policy shall be rehabilitation of Slum Dwellers and to provide Housing to the Economically Weaker Section (EWS) and Low Income Group (LIG) of the society.

1. Definitions

(i) **"Allottee"** means a person to whom a property has been allotted by way of sale or hire purchase or lease or rent or in such manner as determined by the Authority,

(ii) **"Amenity"** includes roads, water supply, street lighting, drainage, sewerage, public works and such other conveniences.

(iii) **"Beneficiary"** means a beneficiary family as per the policy which comprises husband, wife and unmarried children.

(iv) **"Carpet Area"** means the net usable covered floor area bounded within the walls of the apartment but excluding the area covered by the walls and any balcony which is approved free of FAR but including the area forming part of kitchen, toilet, bathroom, store and built in Cupboard/ Almirah/ Shelf which being usable covered area shall form part of the carpet area;

(v) **Kutcha House:** means a house the walls and/or roof of which are made of unburnt bricks, bamboos, mud, grass, reeds, thatch, loosely packed stones.

(vi) **Semi -Kutcha house:** means a house that has fixed walls made up of pucca material but roof is made up of the material other than those used for pucca house.

(vii) **"EWS house"** means a dwelling unit with a carpet area upto 30 sq.m with basic civil infrastructure;

(viii) **"EWS"** means household having an annual income from all sources up to Rs. 3, 00, 000 (Rs. Three Lakhs);

(ix) **"LIG"** means households having an annual income from all sources between Rs. 3, 00,001 (Rs. Three Lakhs one) up to 6, 00,000(Rs. Six Lakhs);

(x) **"LIG house"** means a dwelling unit with a maximum area upto 60 sq m carpet area with basic civil infrastructure

(xi) **"Local Authority"** means Municipal Corporation, Municipal Committee, or Notified Area Committee.

(xii) **"Special Development Authority"** means all special development authorities notified under PRDTP Act 1995 (ADA, BDA,GLADA,GMADA,JDA,PDA)

(xiii) **"Slum area"** is the area notified as slum by the local authority/Slum Development Authority;

(xiv) **"Slum Rehabilitation Component"** means that portion (area) of the project (scheme) which is used to provide EWS housing along with basic infrastructure.

(xv) **"Free Sale Component"** means that portion (area) which will be available to developer for selling in the market so as to cross subsidize the project.

(xvi) **"State"** means the State of Punjab.

(xvii) **"Urban Local Body (ULB)"** means Municipal Corporation, Nagar Council, Nagar Panchayat of the area.

2. Building Norms

Building norms shall be as per the Punjab Urban Planning and Development Authority Building Rules, 2013 and as amended from time to time or norms fixed by the State Government for construction of affordable houses under this scheme. **Nodal Department**

The Department of Housing and Urban Development shall be the Nodal Department for coordination and monitoring of this policy.

3. Nodal Agency

The Punjab Urban Planning and Development Authority (PUDA) shall be the nodal agency for coordination and monitoring of this scheme.

4. Implementation Methodology:

The four verticals of the Affordable Housing for All (Urban) of the Government of India will be implemented in the State of Punjab through the following mechanism:

(A) *In situ* Slum Redevelopment:

Applicability:

This scheme will be applicable to slums which exist on land belonging to the State Government or the Central Government, their Public Sector Undertakings or the land belonging to the Urban Local Bodies or Special Development Authorities.

Responsibility of Implementation:

The concerned ULB or the special Development Authority, within its jurisdiction, shall identify the slums which exist on Central Government or State Government or the land belonging to the local authority or any Public Sector Undertaking. The local authority will be responsible to identify the families staying in these slums and this identification will be linked with Voter id and Adhaar card.

The Redevelopment of a slum under this scheme may be carried out through Public Private Partnership (PPP). In such case the Private Partner will develop the units required to redevelop the slum as per specifications and conditions of the policy. The land which comes as a saving will be utilized by the developer to cross subsidise the Dwelling unit construction. The private partner will be selected through open bidding process. In case, no private partner opts for the scheme, then the concerned local authority will take up the redevelopment of the slum keeping in view its financial viability and the availability of resources with the local authority. Financial and Economic analysis of these projects will be done on site to site basis and the project will be put to bidding or will be carried out by the local authority or Special Development Authority only after approval of the **State Level Screening and Monitoring Committee (SLSMC). Punjab Municipal Infrastructure Development Corporation (PMIDC) will act as the coordinating authority to provide help in preparation of DPRs, in the Department of Local Government, for the Urban Local Bodies (ULBs).**

In case the project is developed through PPP then '**Slum Rehabilitation Component**' shall be handed over to the Private partner for construction. As the initial construction will require atleast 20% area free from any habitation to start the construction, the local authority will identify such area within the same slum. However in case the area is not available in the slum, then some other area close by will be identified and will be linked to the project. The slum development area and the **Free Sale Component** must be identified clearly before bidding out the project. The allotment to the eligible beneficiaries as identified by the local authority will be made free of cost by the authority. The local authority will also ensure handing over of land which comes out free from this relocation to the private partner, for further construction, without any delay. **The private partner shall be allowed the sale of 'Free Sale Component' of the project after the completion and transfer of all DUs complete in all respects on** 'Slum Rehabilitation Component' **to the implementing agency/ State**

Government. The bid money realised from the Private partner for the **Free Sale Component** will go to the owner of the land on which this slum exists. In case the land belongs to multiple agencies the money will be shared on ownership basis.

Clubbing of nearby slums in clusters to make the project financially and technically viable shall be permissible under this scheme and such a cluster of slums can be considered as a single project.

The following incentives shall be available to the private partner under this scheme:

(i) No CLU, EDC, LF/PF, any Fee etc shall be charged for '**Slum Rehabilitation Component**'. No CLU and EDC charges will be applicable on the 'free sale component'. However, private partner will have to pay LF/PF, building plan approval fee or any other fee as per the building by-laws applicable, for 'free sale component'. The provision of laying services and upgradation of the existing Sewerage, Water supply, roads and other services in the area to cater to increased requirement will be part of every project. The private partner will be free to put the allowable 'free sale area' of the scheme to any use subject to the condition that it conforms to the building bye laws applicable in the area. Necessary amendments if any in the Master Plan to allow this use will be made by the Department.

(ii) Extra FSI/ FAR or TDR, shall be allowable, if required to make the project financially viable. However these parameters will be fixed before initiating the process of biding and will be got approved from the SLSMC.

(iii) Under this scheme, Central Financial Assistance of Rs 1.0 lac per house on an average would be admissible for all houses build for slum dwellers in all such projects.

(a) Physical Norms

(i)	Size of the dwelling unit	30 sq.m carpet area
(ii)	Number of Dwelling Units per acre	Up to 130 DU

(iii) Maximum Ground Coverage 30%

(iv) FAR 1:1.60

(v) Number of storeys G+3

(vi) One Nursery School minimum covered area 2000 sq ft

(vii) Creche minimum covered area 2000 sq ft

(b) Eligibility conditions for the Private Partner:

(i) Should conform to the pre qualification criteria for the construction involved, vis-a-vis only the 'slum development area' according to the EPC standard bid document.

(ii) Joint Venture would be allowed provided that major player conforms to the condition number (i) above.

(c) Bid Variable

The financial bid will be the value of the free sale component by the private partner. The successful bidder will provide a bank guarantee equal to the financial bid for a period of five years or till the completion of the project, which ever is later.

(d) Completion Period of the project

The developer shall have to complete at least 30% of the total dwelling units in the first two years from the date of grant of permission for construction of these dwelling units. The next 30% dwelling units shall have to be completed in the next one year (i.e. at least 60% in three years). The balance 40% dwelling units shall be completed in the next two years (i.e. the project should be completed in 5 years). The total project has to be completed within a period of five years from the date of grant of permission for construction. No further extension of the project shall be permissible.

(e) Penalty

In case, the private partner fails to construct the required number of dwelling units as stipulated above, a penalty of

Rs 10,000/- per Dwelling Unit per year shall be charged for the un-built / incomplete dwelling units.

[B] <u>Affordable Housing through Credit Linked Subsidy:</u>

Applicability:

This scheme will be applicable in the entire state of Punjab

<u>Land:</u>

Under this scheme, the state will provide land as subsidy for construction of G+3 flatted houses. These would be lands available with the Authorities which have come from developers under the EWS scheme notified dated 31.12.2013 and other suitable lands belonging to the State Government and local authorities will be identified and will be handed over to the Executing Authorities for construction of these houses.

Eligibility of the Beneficiary:

(i) Should be a voter in the city or in a village around the city in an area which will be specified by the nodal department; should be an Adhaar card holder;

(ii) Annual Household Income EWS - Up to Rs 3 lac; LIG- Upto Rs. 6 lac (Self declaration will be admissible);

(iii) Has not availed any benefit for construction of a house or renovation of an existing unit under any central or state sponsored scheme in last 5 years;

(iv) The applicant must be eligible for the interest subvention scheme of the Government of India.

(v) EWS and LIG - The beneficiary or his spouse should not own any pucca house anywhere in the state of Punjab (Self Declaration Admissible)

(vi) The applicant will have to submit certificate with respect to the reservation under which the application is being made.

Reservation:

The reservation for allotment of houses to identified eligible beneficiaries in Affordable Housing in Partnership (AHP) projects shall be made following a transparent procedure as approved by State Level Sanctioning and Monitoring Committee (SLSMC). The reservation as under will be applicable:

Scheduled Caste – 30%
General category – 69%
Transgender – 1%

The further reservation from amongst the reservation for Scheduled caste and General category shall be available as given below:-

Single Women/Widows above the age of 40 years (SC) - 5%
Single Women/Widows above the age of 40 years (General) - 5%
Handicapped (SC) - 5%
Handicapped (General) - 5%
Senior Citizens(SC) - 15%
Senior Citizens(General) - 15%

While making the allotment, keeping in view the availability the families with differently abled persons and senior citizens will be allotted house preferably on the ground floor or lower floors.

This reservation will be available city or town wise as the applications will be invited. In case any clustering is to be done for reservation the SLSMC will be the final authority.

Construction Norms:

The Nodal agency will prepare a model architectural design for both EWS and LIG houses. The specification will also be prepared by the nodal agency and will be got approved from the SLSMC. The construction will be carried out by the executing agency which will be notified by the Nodal Department on site to site basis. The norms for construction will be as follows:

EWS

(i)	Size of the dwelling unit	30 sq m carpet area
(ii)	Number of Dwelling Units per acre	up to 150
(iii)	Maximum Ground Coverage	upto 50%
(iv)	FAR	1:1.60

(v)	Number of storeys	G+3
(vi)	One Nursery School	minimum covered area 2000 sq ft
(vii)	Creche	minimum covered area 2000 sq ft

LIG

(i)	Size of the dwelling unit	50 sq m carpet area
(ii)	Number of Dwelling Units per acre	up to 85
(iii)	Maximum Ground Coverage	upto 50%
(iv)	FAR	1:1.60
(v)	Number of storeys	G+3
(vi)	One Nursery School	minimum covered area 2000 sq ft
(vii)	Creche	minimum covered area 2000 sq ft

Finance:

The Nodal Agency will tie up with the banks for financing these projects on self finance scheme. The Credit linked subsidy under the Housing for all (Urban) scheme of the Government of India will be linked to this scheme so that the beneficiary can avail interest subvention of 6.5%.

Executing Agency:

The Executing Agency for every project will be approved by the SLSMC.

Procedure to be followed:

(i) The Local Government Department and all the Special Development Authorities will identify all the lands available as per the details given in "Land" above to the Nodal Department. The technical viability of these lands will be studied by the Nodal Agency. The Nodal Department will identify the cities and towns where this scheme can or should be implemented and will get it approved from the SLSMC. In a particular city or town identified the lands which come from the ULBs and the special development Authorities will be utilized first and then in case of need for more land the Nodal department will take help of other government departments to identify other government lands which can be utilized under this scheme.

(ii) The Nodal Agency will invite applications in accordance with the eligibility criteria in those cities and towns as decided by the SLSMC.

(iii) The beneficiaries will self certify their income and the other eligibility criteria as specified above.

(iv) The beneficiary will have to deposit earnest money of Rs 10,000/- in case of EWS and Rs. 20,000/- in case of LIG.

(v) The Nodal Agency will then publish list of beneficiaries along with other details for inviting objections if any.

(vi) The beneficiaries will then be divided project wise and financial institution wise in accordance with the mechanism approved by the SLSMC.

(vii) The verification of the beneficiaries will be the responsibility of the Nodal Department with the help of all those agencies which are required for this purpose.

(viii) The Banks which are financing these beneficiaries under the self finance scheme will be associated with the process of identification.

(ix) In case of government land identified for this purpose belongs to a different department of the Government, the SLSMC will be authorized to take a decision to utilise this land under this scheme but with the approval of the concerned department.

(x) The Executing agencies will be identified project wise and will be done in a way that the projects are completed in least possible time.

(xi) Independent quality management agency(ies) will be engaged to ensured quality construction.

(C) Affordable Housing in Partnership:

The third component is affordable housing in partnership. Under this scheme the Private Developers/ Builders can come up with projects which have 35% EWS/LIG component with a single project having at least 250 dwelling units. The Builder and Developer will have to submit the Detailed Project Report to the Nodal Agency and the Nodal Agency will examine and put up the DPR to the SLSMC. The basic conditions for these projects will be as under:

(i) The Developer/ Builder should own the entire land on which such construction is supposed to take place.

(ii) The design of the EWS Dwelling Unit has to be got approved from the Nodal agency.

(iii) The sale prices of the dwelling unit will be fixed by the SLSMC either on the project basis or city basis. The price of the dwelling unit will be fixed through open transparent process factoring in incentives provided by Centre/ State/ULB/ Developing Authority.

(iv) The Developer/ Builder will be authorised to sell EWS/LIG houses to eligible beneficiaries in accordance with the eligibility criteria fixed by the Government in B) above. This eligibility criteria has to be got approved as part of the DPR from the SLSMC.

(v) The Nodal Agency after approval from the SLSMC will recommend the case for the Central Assistance at the rate of Rs. 1.5 Lakh per EWS/LIG house to the central government.

(vi) The developer would have to follow the reservation criteria for EWS/LIG houses as specified in the section 'B' above.

(vii) This recommendation would be done keeping in view the entire benefit available to the state from the Central Government under HFAPoA.

(D) Subsidy for beneficiary-led individual house construction:

Applicability:

This scheme will be applicable where the beneficiary is living in the city/ town taken up in the scheme. The beneficiary must own his/her own land and is living in a Kutcha or Semi-Kutcha house in a slum or slum like conditions. This scheme would be applicable in towns and cities which are identified by SLSMC. Only those slums which are not being taken up under redevelopment will be considered under this scheme.

Eligibility of the Beneficiary:

(i) Should be a voter in the city or town, is living in a kutcha or semi kutcha house which has been erected on a piece of land that belongs to the beneficiary. He should be an Adhaar card holder,

(ii) Annual Household Income should be up to Rs 3 lac (Self declaration will be admissible)

(iii) The beneficiary must provide details of finances available over and above Rs 150,000/- for construction of the living unit

(iv) Has not availed any benefit for construction of a house or renovation of an existing unit under any central or state sponsored scheme in last 5 years and has not availed.

(v) The applicant must be eligible for the interest subvention scheme of the Government of India;

(vi) EWS - The beneficiary family should not own a pucca house either in his/ her name or in the name of any member of his/ her family in any part of India to be eligible to receive Central assistance under the Mission (Self Declaration Admissible)

Construction Norms:

The beneficiary will have to construct a pucca room and a toilet using this assistance. The toilet facility should be as per the design approved by the local authority.

Procedure to be followed:

(i) The local authority in the ULB will invite applications, in a format approved by SLSMC, from all those who are eligible under the scheme in the towns/ cities identified by the SLSMC.

(ii) The applications will then be verified by the local authority as per policy and a detailed report will be sent to the Nodal Agency.

(iii) The Nodal agency will seek approval of the SLSMC.

(iv) After the approval from the SLSMC the project will be got approved from the Central Government as per HFAPoA

(v) On approval and receipt of the funds the funds will be released to the beneficiary in three stages:

Stage I- Rs 50,000/-

Stage II –on construction upto roof level Rs 50,000/-

Stage III – on construction of the roof and a toilet Rs 50,000/-

(xix) It will be the responsibility of the local authority to ensure that the funds are put to proper use.

Administrative conditions and bindings on the allottees

(i) Allottee/Beneficiary of all the above detailed schemes will not sell the house for at least 5 years. No transfer will be allowed other than inheritance.

(ii) The allottee/ beneficiary will use the allotted house only for residential purposes for himself and his defined family and not for purpose other than residence.

(iii) The allottee/beneficiary will not lease or rent out the house.

(iv) The allottee will be liable to pay sewage charges, water charges, electricity consumption bill etc.

(v) The transfer of property through execution of irrevocable General Power of Attorney (GPA) where the consideration amount has been passed to the executor or any one on his behalf, will be considered as sale of the property and same will be treated as breach of terms and conditions of the policy. Penal proceedings as per the prescribed provisions above shall be initiated.

(vi) The Allottee/beneficiary will abide by the terms and conditions of the allotment/grant letter.

(vii) Any violation of the terms and conditions or default in payment will lead to revocation of such allotment/grant and will lead to recovery of any subsidy granted by the Government.

(viii) Beneficiary can apply only in one scheme under this policy.

State Level Sanctioning & Monitoring Committee (SLSMC)

Under this scheme, a State Level Sanctioning & Monitoring Committee (SLSMC) has been formulated by the State Government under the chairmanship of the Chief Secretary, Punjab with the following members:

1.	Chief Secretary	Chairman
2.	Principal Secretary Housing and Urban Development Department	Vice Chairman
3.	Principal Secretary Finance	Member
4.	Secretary Local Government	Member
5.	Secretary Revenue	Member

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6.	Secretary Science Technology and Environment	Member
7.	State Level Bankers' Committee	Convener Member
8.	State Nodal Officer (Chief Administrator, PUDA)	Member

Note: The chairman of the SLSMC shall have the authority to co-opt any other member or invite special invitees to the meeting of the SLSMC as and when need arises.

Functions of State Level Sanctioning & Monitoring Committee

SLSMC shall be the in-charge of overall implementation of the scheme including following:

1. Approval of Housing for All Plan Action (HFAPoA).
2. Approval of Annual Implementation Plan.
3. Approval of DPR's under various components of the scheme.
4. Approval of Annual Quality Monitoring Plans.
5. Approval of cities/ towns selected under the scheme(s).
6. Reviewing progress of approved projects in the State.
7. Monitoring of implementation of scheme.
8. Identification and approval for utilization of govt. land of any department for construction of affordable housing under this policy, if land of ULB/Special Development Authority is not available or more land is required.
9. Any other action required for effective implementation of the scheme.

Viswajeet Khanna
Principal Secretary to Government of Punjab
Department of Housing & Urban Development

Dated:27.11.2015
Chandigarh

Endst. No. 2/1/4/2014-1Hg1/2734 Dated, Chd. the: 22.Dec.2015

A copy along with a spare copy is forwarded to the Controller, Printing and Stationery Department, Punjab, SAS Nagar with request to publish this notification in the Punjab Govt. Gazette (Extra Ordinary) and send 50 copies of the same.

Sd/- Additional Secretary
18/12/15

Endst. No. 27/1/2014-1Hg1/2746-2765 Dated, Chd. the 22 Dec 2015

A Copy each is forwarded to the following for information and necessary action:

1. Secretary, Government of India, Ministry of Housing and Urban Poverty Alleviation, Nirman Bhawan, New Delhi-110011.
2. Financial Commissioner, Revenue and Rehabilitation, Punjab, Chandigarh.
3. Principal Secretary to Chief Minister, Punjab, Chandigarh.
4. Principal Secretary to Deputy Chief Minister-cum-Minister-in-Charge, Department of Housing and Urban Development, Punjab, Chandigarh.
5. OSD to Chief Secretary to Government of Punjab, Chandigarh.
6. Principal Secretary, Department of Finance, Punjab, Chandigarh.
7. Principal Secretary, Department of Labour, Punjab, Chandigarh.
8. Secretary, Local Government, Punjab, Chandigarh.
9. Secretary, Rural Development and Panchayats, Punjab, Chandigarh.
10. Secretary, Department of Planning, Punjab, Chandigarh.
11. Secretary, Science, Technology and Environment, Punjab, Chandigarh.
12. Convener, State Level Bankers' Committee, Punjab National Bank, PUM Office, Sector 17B, Chandigarh.
13. Chief Administrator, PUDA, PUDA Bhawan, Sector 62, SAS Nagar, Punjab.
14. Chief Administrator, GMADA, SAS Nagar.
15. Chief Administrator, GLADA, Ludhiana.
16. Chief Administrator, JDA, Jalandhar.
17. Chief Administrator, PDA, Patiala.
18. Chief Administrator, ADA, Amritsar.
19. Chief Administrator, BDA, Bathinda.
20. Director, Town and Country Planning, Punjab, PUDA Bhawan, SAS Nagar.
21. Director, Housing and Urban Development, Punjab, PUDA Bhawan, SAS Nagar.
22. Chief Town Planner, Punjab.
23. Secretary, Right to Service Commission, MGSIPA, Sector-26, Chandigarh.
24. General Manager (IT & C), PUDA, SAS Nagar.

Sd/-

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

NOTIFICATION

Dated August 17, 2016

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No.17/9/2016-5Hg2/ An Iconic Building is a building having usually a design that is 'ground breaking' and one that sets new standards in its field. It is a design that other designers follow, as it becomes a bench mark for other similar buildings. Furthermore, an iconic building is one that stands up to the test of time, remaining good in design, despite the passing of years, decades and even centuries. These buildings are the most beautiful and aesthetically pleasing structures with innovative designs. Such buildings not only give residents a feeling of pride but also enhance the economic status of the settlement.

Whereas the Government of Punjab has recognized the importance of these buildings in urban development of the State and intends to promote such buildings for which a practicable, flexible and people friendly policy is required to be framed in which certain incentives are offered to the promoters of such buildings. These buildings not only enhance the urban landscape of a city but also contribute towards economic upliftment of the area by providing employment to the people and also by inviting other ancillary activities like hotel, restaurant, tourism etc.

Therefore, the Governor of Punjab is pleased to frame the following policy for the promotion of iconic buildings in the State of Punjab:

1. Applicability:

This policy shall be applicable in the entire State of Punjab including Municipal limits.

2. Parameters for construction of Iconic Buildings:

1) Such buildings can be constructed within Master Plan areas in compatible land use zones only.
2) Such buildings shall be allowed with minimum height of 130 meters.
3) Maximum ground coverage shall be 25%.
4) Such buildings shall be permissible on roads having minimum width of 200'-0".
5) Such buildings shall be free from FAR subject to fulfilment of PUDA building rules-such as parking, setbacks and other public safety norms, Air Force restrictions.
6) Such buildings should be Eco-friendly with Five Star rating, provision of water harvesting, energy efficient with carbon foot print as per 5 star rating and should have certification from Bureau of Energy Efficiency or from

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GRIHA (Green Rating Integrated Habitat Assessment) of Ministry of Non Renewable Energy Source and Energy, Government of India or any other recognized central/ State level agency for certification of green buildings.

7) Mixed land use shall also be permissible in such buildings.
8) Land use wise parking norms shall be applicable to different land uses proposed in the building.

3. **Incentives for Iconic Buildings:**

Only those buildings shall be eligible for incentives which are recommended as iconic building by the committee constituted under this policy:

1) CLU, EDC, LF/ PF shall be charged at the rate of 50% of the charges applicable in the respective zone. These charges shall be charged in proportion to the land use proposed in the building.
2) Such buildings shall be allowed on the basis of self certification issued by a qualified architect* and structural engineer to sanction building plans for erection and re-erection of such buildings after the basic concept is approved by the Committee constituted under this policy. The prior approval of the building plans from the Competent Authority shall not be mandatory but the architect shall submit a copy of self certified building plans to the Competent Authority for scrutiny along with mandatory fees/ charges.
3) The density of an iconic building shall be calculated at the rate of 100 persons per acre for calculating infrastructure requirements only irrespective of the use of such building and the density so calculated shall not be included in the overall density of the project of which such building is a part.

Note:

* **Qualified Architect means a person who is registered with Council of Architecture under the Architects Act, 1972.**

4. **Committee for determining Iconic Buildings:**

a) **For areas outside MC Limits:**

The following State Level Committee under the chairmanship of the Principal Secretary/ Secretary Housing and Urban Development, Department, Punjab will determine an Iconic Building:

a) Principal Secretary/ Secretary Department of Housing and Urban Development, Punjab ...Chairman
b) Chief Administrator of the concerned Development Authority
c) Director Town and Country Planning, Punjab
d) Chief Architect, Punjab
e) Chief Town Planner, Punjab
f) Chief Engineer of the concerned Development Authority
g) Representative of PPCB (Member Secretary)

h) Representative of PEDA (Executive Director)

i) Representative of Fire Department (Head of Department)

j) Special invitee with the permission of the Chairman

ii) For areas within MC Limits:

The following Committee under the chairmanship of the Principal Secretary/ Secretary Local Government Department, Punjab will determine an Iconic Building

a) Principal Secretary/ Secretary, Department of Local Government, Punjab Chairman

b) Commissioner/ Deputy Director Local Government of the concerned Municipal Corporation/ Municipal Council (as the case may be)

c) Director/ Chief Town Planner, Local Government (Town Planning)

d) Chief Architect, Punjab

e) Chief Engineer/ SE of the concerned Municipal Corporation/ Committee

f) Representative of PPCB (Member Secretary)

g) Representative of PEDA (Executive Director)

h) Representative of Fire Department (Head of Department)

i) Special invitee with the permission of the Chairman

Vineet Khanna, IAS
Principal Secretary to Government, Punjab,
Housing & Urban Development Department

Dated, 11-08-2016
Chandigarh

Endst. No. 2016-6Hg1/ 8210-9/2 Dated 17/8/16

A copy along with a spare copy is forwarded to the Controller, Printing and Stationery Department, Punjab, SAS Nagar with request to publish this notification in the Punjab Govt. Gazette (... Ordinary) and send 200 copies of the same.

Special Secretary

GOVERNMENT OF PUNJAB

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

(HOUSING-2 BRANCH)

Notification

Dated [illegible] October, 2016

No. 17/5/2016-5Hg2/2627 As an endeavour to make the policy for [illegible] building more predictable and acceptable, the Governor of Punjab is pleased to partially amend the Policy issued vide notification No. 17/5/2010-5Hg2/[illegible] dated August 17, 2016 to the extent as given below:

1. The policy shall be effective from the date of its notification.

2. The maximum height of an [illegible] building shall be 100 metres instead of 120 metres as fixed in the policy dated August 17, 2016.

3. The height of the building shall be inclusive of the height of any architectural feature, lift machine room, mumty, water tank, cellular communication tower etc., if any.

[illegible], IAS

Dated 12-10-2016 Principal Secretary to Government of Punjab,

Place: Chandigarh Department of Housing and Urban Development

Endst. No. 17/5/2016-5Hg2/2628 Dated: 12-10-2016

A copy along with a spare copy is forwarded to the Controller, Printing and Stationery Department, Punjab, SAS Nagar with request to publish the notification in the Punjab Govt. Gazette (Ordinary) and send 200 copies of the same.

Sd/-

Special Secretary

Endst. No. 17/[illegible]/2022 [illegible] [illegible] Dated [illegible]

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

1. Additional Chief Secretary, Local Govt. Punjab
2. Principal Secretary, Industries and Commerce, Punjab
3. Principal Secretary, Science & Technology, Punjab
4. Principal Secretary, Power, Punjab
5. Chief Administrator, PUDA, SAS Nagar
6. Chief Administrator, GMADA, SAS Nagar
7. Chief Administrator, JDA, Jalandhar
8. Chief Administrator, PDA, Patiala
9. Chief Administrator, ADA, Amritsar
10. Chief Administrator, BDA, Bathinda
11. Chief Administrator, GLADA, Ludhiana
12. Director, Industries & Commerce, Punjab
13. Director, Town & Country Planning, Punjab, PUDA Bhawan, SAS Nagar
14. Director, Local Govt. Punjab
15. Chief Town Planner, Punjab, PUDA Bhawan, SAS Nagar
16. Superintendent, Cabinet Affair Branch, Punjab Civil Sectt., Chandigarh
17. GM (IT) PUDA, SAS Nagar

[illegible]

GOVERNMENT OF PUNJAB
DEPARTMENT OF HOUSING & URBAN DEVELOPMENT
(HOUSING-2 BRANCH)

<u>Notification</u>

The August, 26 2016

No. 17/09/2016-5hg2/3315 Whereas it has emerged that planned development of Low Density Eco-friendly Residential projects may be a better option from the point of view of encouraging planned development especially outside urban areas and also it may go a long way in discouraging development of farmhouses in a sporadic manner in the agriculture zone. Thus the focus of such projects/townships should be on incorporating the latest know-how of ecologically sensitive design norms, and accordingly, such projects may be termed as "***LOW DENSITY COUNTRY HOMES RESIDENTIAL DEVELOPMENT PROJECTS.***"

Therefore, the Governor of Punjab is pleased to make the following policy for the planned development of Low Density Country Homes Residential Development:-

LOCATION Parameters: Any site which fulfils the following location norms can be considered for granting approval for a Low Density Country Homes Residential Development:

1) These projects shall be considered in the Residential/ Agriculture Zone within Master Plan or within Agricultural zone outside Master Plan but shall not be permissible in the restricted areas under any act/ rules/ guidelines/ notifications of the center/ state government. Where no Master Plan has been notified so far in that case the project may be sanctioned with approval of the Govt. provided that the site should be outside the existing M.C. limit of the town.
2) No such project shall be permitted in the area falling in No Construction Zone of National Highway/ Scheduled Road or in forest areas of the State or areas where construction is not allowed under any statute.

MINIMUM AREA AND ACCESS PARAMETERS

1) The **minimum area requirement** for such project shall be 30 acres. However, no additional approval in continuation of already approved project shall be allowed unless the applicant has another chunk of at least 10 acres for which a separate approval will be granted especially for low density development. The site of the project should be compact and contiguous.
2) **Access Parameters:** Such project shall be accessible through at least 18 meter wide road. In case the existing access road is less than 18 meter wide then the Promoter has to leave land equal to half of the land required for widening the road to 18 meter from his ownership. The widening of access road shall only be permitted if the minimum width of the existing approach road/ rasta is 6.5 meter (22 feet). The construction of approach road if required shall be the responsibility of the Promoter.
3) **Plot Size:** The plot size permitted in such colony shall range from 1 acre to 2.5 standard acres. However, clubbing of two or more plots may be allowed provided that zoning of the higher size will be applicable. But the subdivision of the plot size approved in the layout plan will not be permissible.

The Building Plans shall be got approved from the Competent Authority before starting construction of the building. The Competent Authority for such projects shall be the special Development Authority of the concerned area.

General Parameters:

These projects shall serve to be model projects based on ecologically sensitive principles of design and development. The broad principles that shall be followed for such projects are as follows:

a) The site shall be developed as a self sustainable unit.
b) Installation of solar water heating system shall be provided in the building by each individual building owner.

c) Provision for integrated facility for storage, water harvesting, purification, distribution and recycling of storm-water aiming for no external source of water supply.
d) Each plot holder shall have individual Sewage Treatment Plant (STP) for fulfilling the farming, flushing and domestic water requirements. However, the promoter shall have an option to provide a Common Sewage Treatment Plant along with recycling and independent distribution system. In case of common STP, individual STP may not be provided.
e) Swimming pool in individual plots with maximum size of 25 meters shall be permissible subject to the condition that it will be exclusively for the personal use of the plot owner and not for commercial purpose. Structural and public safety measures for the construction, operation and maintenance of swimming pool shall be adhered to.
f) Restriction on the residential density of the colony to a maximum of 25 persons per acre including owner's dwelling unit and domestic help residents.
g) Provision of cycle tracks, walkways etc.
h) Mandatory planting of at least 50 trees/ plants of indigenous variety along the edge of each plot.
i) Mandatory on-site/on-plot provision for meeting the housing needs of service personnel/ labour of each plot located in such colony.

OTHER PLANNING NORMS: The following planning norms shall be followed in such projects:-

1) No internal road in such projects shall be less than 12 meter width. The main access road within the project shall be a minimum 18 meter wide upto 50 acres site, minimum 24 meter above 50 acres to 100 acres and minimum 30 meter for projects above 100 acres area.
2) The ground coverage, FAR and height of the residential buildings shall be as given in the table below:-

	Size of Plot	Maximum ground coverage as percentage to plot area	Maximum FAR	Ancillary building of main dwelling unit.
(a)	Upto 1.5 acres	25	0.50	The ground coverage and FAR is inclusive of ancillary buildings such as labour/ servant quarters which shall not be more than 25% of the covered area of the site.
	Above 1.5 acres	30	10% on the additional area	
(b) Height and Storey	8m height with two storey construction shall be permissible, provided that in case of plots with area above 1.5 acres an additional storey and additional height (maximum upto 12 meters) may be permissible to achieve the permissible FAR.			
(c) Basement	Basement shall be permitted to the maximum extent of building footprint.			
(d)	A uniform building line shall be maintained across all farming plots and the zoned area for construction, which shall accordingly be fixed in the zoning plan.			

* No subdivision of a plot to the size of less than 1 acre will be allowed.

3) A chain link fencing or hedges shall demarcate the individual plots, preferably. However, boundary walls may also be allowed. No commercial exploitation of the sites, viz., usage as banquet hall/party hall/ resort/ club shall be allowed.
4) Any such Low Density Country Homes Residential Development Project can be developed as a gated community.
5) The maximum saleable area permitted in such project shall be limited to 65% of the total area of the project. It shall not be mandatory for the promoter to provide

independent organized parks as due to bigger size of plots and due to maximum 25% ground coverage allowed, a sufficient green areas within the plots will be available. Similarly due to low density development it will not be mandatory for the promoter to provide institutional area such as school in the project but the sites for utilities such as Common Sewerage Treatment Plant, Water works etc will be provided in the layout plan. However commercial shops as required for daily needs can also be provided in the project by the promoter maximum upto 5% of the area. In case of projects where sewer linkage with existing main sewer is not available, the promoter/ developer will provide details of scientific disposal of treated water.

ii) Apart from above, after providing all mandatory infrastructure in the project an area upto 10% of the land available out of the non saleable area of the project may be used for setting up of Solar Farms. The technical parameters for the establishment of such Solar Farms shall be established in consultation with PEDA.

iii) Integrated facility for storage, water harvesting, purification, distribution and recycling of storm-water aiming for no external source of water supply, minimum ground water extraction and zero run off shall be provided. Such network shall also be integrated with Sewerage Treatment Plant for recycling of treated sewage. Dual Pipeline system for separately fulfilling the flushing, watering of plants/ grassy lawns and for domestic water requirements shall be provided.

APPLICABLE FEES & CHARGES

The CLU and LF/ PF shall be charged at the rate as fixed for residential plotted colony in the respective zone on such projects. However EDC charges shall be levied as given below:-

a) At the rate of 100% of the prescribed EDC for residential plotted colony in the respective potential zone notified by the Govt. in case the project falls within the residential zone of the notified Master Plan;

b) At the rate of 75% of the prescribed EDC for residential plotted colony in the respective potential zone notified by the Govt. in case the project falls in the agriculture zone of the notified Master Plan and;

c) At the rate of 50% of the prescribed EDC for residential plotted colony in the respective potential zone notified by the Govt. in case the project falls in the agriculture zone outside the notified Master Plan.

The reduced rate of EDC is chargeable as it will not be mandatory for the local/ Development authority to provide any external infrastructure/services for such projects other than the existing one. The SIF charges on amount of CLU, LF/PF and EDC shall be charged at the rate as fixed by the Government from time to time.

- **Provision of EWS Housing:** No separate area shall be reserved for EWS Housing as it is mandatory for each plot holder to provide housing to his/ her service personal.
- **Licensing under PAPRA:** All such projects have to take license under PAPRA, 1995 before undertaking development of the site and sale of plots and shall be governed by the provisions of this Act except u/s 5 (11). All other statutory clearances, including from Punjab Pollution Control Board, shall also be obtained.

Viswajeet Khanna, IAS
Principal Secretary to Government of Punjab,
Department of Housing & Urban Development.

Dated: 26-08-2016
Place: Chandigarh

Endst. No.17/09/2016-5HG2/ 2316 Dated, Chd: 26/8/16

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 100 copies thereof may be supplied to this Department for official use.

Special Secretary

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GOVERNMENT OF PUNJAB
DEPARTMENT OF HOUSING & URBAN DEVELOPMENT
(HOUSING-2 BRANCH)

Notification

The 9 September 2015

No. 17/17/2001-5Hg2/ 836003// Whereas after partition of the country in the year [illegible], the Govt. of Punjab and its agencies had set up a number of Industrial Focal Points/ Industrial Urban Estates in order to boost the economy of the State. Over a period of time with the expansion of urban areas, the present location of these Industrial Focal Points/ Industrial Urban Estates having densely populated areas around them have become unsuitable from traffic and environmental point of view. Further the increased land prices of these properties have lured a number of plot owners to convert their industrial plots to non industrial uses illegally without following the stipulated norms of parking and public safety for building construction.

Whereas the Govt. of Punjab realizing the situation had framed a policy vide Notification No. 17/17/2001-5Hg2/[illegible] dated [illegible].01.2008 for conversion of industrial plots falling in Industrial Focal Points/ Industrial Urban Estates set up by the Govt. or its agencies for conversion from industrial use to non industrial use. This policy was further amended vide Notification No. 17/17/2001-5Hg2/[illegible] dated 20.08.2013, but the policy could not achieve the desired results.

Therefore, with a view to make this policy more attractive and simple so as to stop unauthorized conversion in these areas and for the redevelopment of Industrial Focal Points/ Industrial Urban Estates according to the present day trends, the Governor of Punjab is pleased to frame a new policy for conversion of industrial plots falling in Industrial Focal Points/ Industrial Urban Estates set up by the Govt. or any of its agencies to hotel, hospital and industrial parks as given below. The previous policies notified vide Notification No. 17/17/2001-5Hg2/[illegible] dated [illegible].01.2008 and further amended vide Notification No. 17/17/2001-5Hg2/[illegible] dated 20.08.2013 shall further stand amended to this extent.

1. **APPLICABILITY:**

This policy shall be applicable to the conversion of only those industrial plots which are located in;

(i) Any industrial focal point/industrial estate set up by Government or any of its agencies.

(ii) Conversion of industrial plots falling in private industrial parks for hotel and hospital purpose only as these activities are already defined as industry for fiscal incentives.

This policy shall come into force from the date of this notification.

2. **ELIGIBILITY:**

The industrial plots which have been allotted for setting up of an industry atleast five years prior to the date of submitting application under this policy shall be eligible for conversion to hotel, hospital and industrial park purpose.

3. **HOTEL AND HOSPITAL:**

Hotel and hospital being service providers in the field of hospitality and health respectively have been defined as Industry for providing fiscal incentives to these activities. Hence in the industrial focal points/ industrial estates developed by Government or its Agencies where the land use of the plot is industrial, the conversion of the industrial plots may be allowed subject to the fulfillment of following conditions:-

(i) The plot in case of industrial focal point/ estate which has been allotted by the Industrial Department/ PSIEC/ Special Development Authority/ PUDA or any other Government agency or the industrial plot located in private industrial park will be allowed for conversion subject to fulfillment of eligibility conditions.

(ii) Since the conversion of industrial plots to these activities require higher level of provision of the existing infrastructure in industrial focal point/ estate, hence the owner shall pay conversion charges as fixed under this policy by the Government or as amended from time to time.

(iii) The hotel and hospital shall be allowed only on those industrial plots where there is no existing red category industry within a radius of min 100 metres.
(iv) The decision to allow conversion of the industrial plot for setting up of hotels or hospitals will be taken after considering the objections, if any.
(v) In case any red category industry is planned to be set up within min 100 metres after such hotel/ hospital has come up then a minimum 15 metres wide green buffer of broad leaf trees will have to be provided by the industrial unit on the side to which such hotel or hospital has come up.
(vi) The zoning guidelines of Punjab Pollution Control Board shall be applicable for the conversion of industrial plots to hotel/ hospital purpose.
(vii) Basement/ stilt parking shall be compulsory for all plots converted into non-industrial purpose.
(viii) Maximum up to 10% of the total FAR of Hotel site can be used for commercial purpose within the building envelop itself in case of Hotel with five star rating.
(ix) The following development norms shall be applicable for conversion of industrial plots to hotel/ hospital;

4. DEVELOPMENT NORMS FOR HOTEL/ HOSPITAL:

Sr. No.	Minimum approach road width	Minimum plot area (in sq yds)	Minimum frontage (in feet)	Maximum ground coverage (in %)	FAR Hotel/ Hospital	Other building controls
1	40'-0"	1000 – 4840 (1 acre)	70	40	2.0/1.5	As per PUDA Building Rules as amended from time to time
2	60'-0"	4841 – 9680 (2 acre)	[illegible]	40	2.50/1.75	
3	80'-0"	Above 2 acre	[illegible]	45	3.0/2.25	

5. CONVERSION CHARGES FOR HOTEL/ HOSPITAL:

The Conversion charges as calculated by the formula given below shall be payable by the promoter:

[50% of (reserve price per sq yd of residential use in that area/sector minus collector rate per square yard of industrial use in that area/sector)]

6. INDUSTRIAL PARK:

The conversion of an industrial plot to Industrial Park shall be allowed subject to the following conditions:-

(i) The minimum quantum of land for any such park shall be 10 acres.
(ii) A minimum of 50% of area of the plot will have to be developed as Industrial and the remaining 50% area may be used for residential/ commercial/ institutional purpose. The hotel and hospital activity shall be permissible in the commercial component of the park provided the promoter has to pay the conversion charges as fixed under this policy for hotel/ hospital activity.
(iii) For this, the saleable area in the industrial pocket shall be 60%, in the residential pocket 55% and for the commercial pocket 40%. Balance of area shall be used for common facilities, open spaces, green belts etc. as per approved layout/ zoning plan.
(iv) FAR and ground coverage will be as per applicable byelaws/ regulations for each component of the park. The FAR of one component cannot be transferred to any other component. However, higher FAR may be allowed on payment as per policy of the Department of Housing and Urban Development.
(v) The Industrial Park may have residential (Group Housing only), Commercial and Institutional components only and the conversion charges shall be payable component wise as proposed in the Industrial Park.
(vi) The Entrepreneurs shall have to first develop industrial area and at least 50% industrial plots will have to be ready for possession before the commercial and housing facilities are allowed to be created/ sold/ rented/ leased etc.

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(vii) Industrial Parks with residential component (Group Housing only) shall have only green category units and distance between industrial area and other areas will be in accordance with the existing guidelines issued by Punjab Pollution Control Board from time to time.

(viii) Necessary clearances from various central/ State agencies will need to be obtained by the developer as per statutory provisions and on payment of such prescribed fees as required under the law.

(ix) An industrial park shall come up as one unit at single geographical location and shall be developed in contiguity. However, public service which already exists such as road, canal, park etc. shall not be considered to break the unity & contiguity of the park.

7. DEVELOPMENT NORMS FOR INDUSTRIAL PARK: The following development norms shall be applicable for conversion of industrial plots to Industrial Parks:

Sr. No.	Minimum plot area	Minimum approach road width	Building Controls
1	10 acres	80'-0"	As per PUDA Building Rules as amended from time to time

Note: An industrial plot abutting on 100' wide road or above which has been applied for conversion under this policy shall be permitted entry/ exit from this road subject to other eligibility conditions.

8. CONVERSION CHARGES FOR INDUSTRIAL PARK:

The Conversion charges as calculated by the formulas given below shall be payable by the promoter:

A. Plotted Residential:

Collector rate per square yard of residential use in that area/ sector minus collector rate per square yard of industrial use in that area/ sector.

B. Commercial:

1/4th of collector rate per square yard of commercial use in that area/ sector minus collector rate per square yard of industrial use in that area/ sector.

Note: The conversion charges so calculated shall be payable on maximum permissible 40% ground coverage of the site so that the promoter/ owner does not have to pay conversion charges for remaining 60% of the site area meant for parking/ movement of vehicles etc. Conversion charges equivalent to 40% ground coverage of the site shall be payable even if the promoter/ owner avails less than 40% ground coverage.

C. Institutional:

1/10th of (collector rate per square yard of residential use in that area/ sector minus collector rate per square yard of industrial use in that area/ sector).

In case the collector rate of the said use is not available in a particular sector/ pocket of the area, in that case, the collector rate of the land under conversion for a particular land use shall be determined by the following committee:

Financial Commissioner Revenue — Chairman

Principal Secretary Industries — Member

Principal Secretary Housing and Urban Development — Member

9. **PAYMENT SCHEDULE:**

(A) **(i) Hotel/ Hospital (falling under Govt. Industrial Focal Points/ Estates):**

25% of the total charges shall be payable in lump sum which will be deposited in government treasury. 5% of the total charges shall be deposited in lump sum with Chief Administrator PUDA, Mohali as "Social Infrastructure Fund" and further 20% of the total charges shall be payable out of which 40% will be deposited with the concerned Local/ Development Authority and 60% with the government department/agency who has allotted the concerned industrial plot at the time of approval of conversion as first installment.

The remaining 50% of the total charges shall be payable as second installment at the time of approval of building plans or within one year whichever is earlier. Beyond this period of one year 12% simple rate of interest shall be payable on balance amount. Out of this amount 40% shall be deposited with the concerned Local/ Development Authority and 60% with the government department/agency who has allotted the concerned industrial plot.

(ii) Hotel/ Hospital (falling under Private Industrial Parks):

However, if the plot has to pay back the subsidy availed on the plot (if any), to the Govt. with 12% simple rate of interest. In addition to this the plot owner has to pay conversion charges as fixed for hotel/ hospital category under this policy. Out of the total conversion charges so calculated, 25% shall be payable in lump sum which will be deposited in government treasury, 5% shall be deposited in lump sum with Chief Administrator PUDA, Mohali as "Social Infrastructure Fund" and further 20% of the total charges shall be payable to the concerned Local/ Development Authority in whose jurisdiction the area falls as first installment.

The remaining 50% of the total charges shall be payable at the time of approval of building plans or within one year whichever is earlier as second installment. Beyond this period of one year 12% simple rate of interest shall be payable on balance amount. This amount shall be deposited with the concerned Local/ Development Authority in whose jurisdiction the area falls.

(B) Industrial Parks:

The conversion charges shall be payable in installments as per policy of the Government for PAPRA projects.

Note:

- However, 25% of total charges shall be deposited in government treasury in lump sum in lieu of CLU charges and 5% of the total charges shall be deposited in lump sum with Chief Administrator PUDA, Mohali as "Social Infrastructure Fund". The balance 70% charges shall be payable in installments as fixed under PAPRA Projects. From each installment 40% of the charges shall be deposited with the concerned Local/ Development Authority as charges for using trunk services to that area/ sector. The remaining 60% charges shall be retained by the government department/ agency who has allotted the concerned industrial plot.
- A dedicated fund for the development of infrastructure for industries shall be created by the Government Department/ agency who has allotted the concerned Industrial Plots. The Government will also create alternate Industrial Zones in/ outside areas in Master Plans for the development of Industries.
- The Competent Authority to permit the change of land use shall be the Government in the Department of Housing and Urban Development. The competent authority for the approval of building plans and issue of completion certificate for such projects shall be the Chief Town Planner, Punjab, Department of Housing and Urban Development.

10. INCENTIVES FOR SHIFTING OF INDUSTRIES OPERATING WITHIN MUNICIPAL LIMITS ON PRIVATE PROPERTY TO DESIGNATED/ PERMISSIBLE INDUSTRIAL ZONE/ AREA OUTSIDE MUNICIPAL LIMITS:

The industries operating on private properties located within Municipal Limits of Towns/ cities shall enjoy the following incentives for voluntary shifting from within municipal limits to designated/ permissible industrial zone/ area outside municipal limits.

Contd…

1) No CLU, EDC or License Fee on the present site if used for plotted residential purposes provided the industry shifts within three years of the date of this notification. If used for any permissible land use other than plotted residential, the difference between CLU, EDC and License Fee of the new land use and plotted residential has to be paid. In case the particular land is put to a land use for which CLU, EDC or License Fee is less than the plotted residential, the difference between these fees / charges for the plotted residential and proposed land use shall not be payable by the Government Urban Development Authority.
2) If the industry shifts in the subsequent two years of the above mentioned period of three years it will enjoy 50% discount on CLU, EDC and License Fee on the present site if used for plotted residential purposes. If used for any permissible land use other than plotted residential, the difference between the CLU, EDC and License Fee of the new land use and that of 50% of plotted residential has to be paid. In case that particular land is put to land use for which CLU, EDC or License Fee is less than the plotted residential, the difference between these fees/charges for the plotted residential and proposed land use shall not be payable by the Government Urban development Authority.
3) No CLU, EDC or License fee on the new industrial site if the industry shifts within five years of this notification.
4) After shifting to the new location, the type of such industry may change.

Viswajeet Khanna, IAS
Dated: 05-09-2016
Principal Secretary to Government of Punjab,
Place: Chandigarh
Department of Housing & Urban Development.

Endst. No.17/17/2001-5Hg2/ 8360-8/4 Dated, Chd: 8/9/16

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 100 copies thereof may be supplied to this Department for official use.

Special Secretary

Endst. No [illegible] 936 2008/15-18 Dated, Chandigarh: 8/1/16

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

1. Additional Chief Secretary [illegible] Govt. Punjab
2. Principal Secretary, Industries and Commerce, Punjab.
3. CEO, Punjab Investment Bureau, Chandigarh.
4. Chief Administrator, PUDA, SAS Nagar.
5. Chief Administrator, GMADA, SAS Nagar
6. Chief Administrator, JDA, Jalandhar
7. Chief Administrator, PDA, Patiala.
8. Chief Administrator, ADA, Amritsar.
9. Chief Administrator, BDA, Bathinda
10. Chief Administrator, GLADA, Ludhiana
11. Director, Industries and Commerce, Punjab.
12. Director, Town and Country Planning, Punjab.
13. Director Local Govt. Punjab
14. Chief Town Planner, Punjab.
15. Superintendent, Cabinet Affairs Branch, Punjab Civil Sectt., Chandigarh w.r.t. ID No. [illegible] dated 22-04-2016 for information.
16. G.M. (I.T.), PUDA, SAS Nagar.

Superintendent

Endst. No [illegible] 8366008/19-21 Dated, Chandigarh: 8/1/16

A copy is forwarded to the following:

1. PS/Deputy CM, Punjab for kind information of Hon'ble Deputy Chief Minister, Punjab.
2. PS/PSHUD, Punjab for kind information of Hon'ble Principal Secretary, Housing and Urban Development.
3. PA/SSHUD, Punjab for kind information of Hon'ble Special Secretary, Housing and Urban Development.

Superintendent

Punjab Government Gazette

EXTRAORDINARY

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GOVERNMENT OF PUNJAB

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

(Housing -2 Branch)

NOTIFICATION

The 28th September, 2021

No. 17/17/01-5hg2/1270.-In partial modification of notification no. 17/17/01-5Hg2/836008/1 dated 08-09-2016, the Governor of Punjab is pleased to amend the conversion policy for the conversion of Industrial plots falling in Industrial Focal Points/Industrial Urban Estates set-up by Government/its agencies and in Industrial Park developed by private developers to Hotel/Hospital and Industrial Park up to the extent as given below:-

1) For conversion to hotel/hospital site, the minimum size of plot should be 1 acre.
2) Minimum width of abutting road should be 80'-0".
3) The plot should have been used for industry for at least 2 years.
4) The plot should have been in the name of applicant for at least five years.
5) In case of industrial plot in privately developed Industrial Park, NOC of the promoter is mandatory.
6) In case of bigger plots eligible for conversion to industrial park, residential component may consist of Residential Plots/Group Housing/Independent Floor.
7) Minimum 15 days public notice in press for inviting objections to the conversion is mandatory. Objections to be decided by the Government.
8) In case the building plans are not got approved within 6 months and completion certificate not obtained within further 3 years of conversion, the conversion shall stand nullified and

usage reverted to the original industrial use. Conversion fee deposited shall stand forfeited in such a scenario.

This issues with the approval of Minister-in-Charge Housing and Urban Development who has been authorized by the Cabinet for making amendments in the policy.

SARVJIT SINGH, IAS,

Principal Secretary, Govt of Punjab,

Department of Housing and Urban Development.

Chandigarh

The 28th September, 2021

2408/9-2021/Pb. Govt. Press, S.A.S. Nagar

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

ਨੋਟੀਫਿਕੇਸ਼ਨ

ਮਿਤੀ 15 ਦਸੰਬਰ, 2016

ਨੰ.18/69/2016-5ਮਉ2/ 891869/ ਪੰਜਾਬ ਰਾਜ ਅੰਦਰ Real Estate Sector ਵਿੱਚ ਆਈ ਆਰਥਿਕ ਮੰਦੀ ਦੇ ਮੱਦੇਨਜ਼ਰ Real Estate Developers ਨੂੰ ਦਰਪੇਸ਼ ਆਰਥਿਕ ਅਤੇ ਹੋਰ ਮਸਲਿਆਂ ਨੂੰ ਮੁੱਖ ਰੱਖਦੇ ਹੋਏ ਸਰਕਾਰ ਵੱਲੋਂ Real Estate Sector ਦੇ ਨੁਮਾਇੰਦਿਆਂ (CREDAI) ਨਾਲ ਮਿਤੀ 10.11.2016 ਨੂੰ ਕੀਤੀ ਗਈ ਮੀਟਿੰਗ ਦੇ ਫੈਸਲਿਆਂ ਦੇ ਮੱਦੇਨਜ਼ਰ ਇਸ ਵਿਭਾਗ ਨੂੰ [illegible] ਕਰਦੇ ਪੰਜਾਬ ਦੇ ਰਾਜਪਾਲ ਪ੍ਰੋਜੈਕਟ-ਪ੍ਰਮੋਟਰ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਪਾਲਿਸੀ ਦੀ ਪ੍ਰਵਾਨਗੀ ਦਿੰਦੇ ਹਨ ਜੋ ਇਸ ਦੀ ਨੋਟੀਫਿਕੇਸ਼ਨ ਦੀ ਮਿਤੀ ਤੋਂ ਲਾਗੂ ਹੋਵੇਗੀ:-

1. ਜਿਨ੍ਹਾਂ ਪ੍ਰੋਜੈਕਟਾਂ ਵੱਲੋਂ ਆਪਣੀ ਬਕਾਇਆ EDC ਦੀ ਰਕਮ ਦਾ 50% ਜਾਂ ਇਸ ਤੋਂ ਵੱਧ ਸਬੰਧਤ ਅਥਾਰਿਟੀ ਨੂੰ ਅਦਾ ਕੀਤਾ ਹੋਇਆ ਹੈ ਉਨ੍ਹਾਂ ਪ੍ਰੋਜੈਕਟਾਂ ਨੂੰ ਬਕਾਇਆ ਰਾਸ਼ੀ ਰਕਮ (ਜਿਸ ਵਿੱਚ upto date ਵਿਆਜ ਵੀ ਸ਼ਾਮਲ ਹੋਵੇਗਾ) ਦੀ 10% ਰਕਮ ਲੈ ਕੇ ਅਤੇ ਜਿਨ੍ਹਾਂ ਪ੍ਰੋਜੈਕਟਾਂ ਵੱਲੋਂ EDC ਦੀ ਬਕਾਇਆ ਰਾਸ਼ੀ ਰਕਮ ਦਾ 30% ਤੋਂ ਘੱਟ ਅਥਾਰਿਟੀ ਨੂੰ ਅਦਾ ਕੀਤਾ ਹੋਇਆ ਹੈ ਉਨ੍ਹਾਂ ਨੂੰ ਬਕਾਇਆ ਰਾਸ਼ੀ ਰਕਮ (ਜਿਸ ਵਿੱਚ upto date ਵਿਆਜ ਵੀ ਸ਼ਾਮਲ ਹੋਵੇਗਾ) ਦੀ 15% ਰਕਮ ਲੈ ਕੇ ਮਿਤੀ 31.12.2017 ਤੱਕ moratorium ਦਿੱਤਾ ਜਾਵੇ। ਮਿਤੀ 01.01.2018 ਤੋਂ ਬਕਾਇਆ ਰਾਸ਼ੀ 6 ਸਮਾਨ ਛਿਮਾਹੀ ਕਿਸ਼ਤਾਂ ਵਿੱਚ ਵਸੂਲ ਕੀਤੀ ਜਾਵੇਗੀ। ਕਿਸ਼ਤਾਂ ਅਤੇ ਹੋਰ ਵਿਆਜ ਦੀ ਪਾਲਿਸੀ ਅਨੁਸਾਰ ਹੀ ਵਸੂਲਿਆ ਜਾਵੇਗਾ। Moratorium ਦੇ ਸਮੇਂ ਦੌਰਾਨ ਇਹਨਾਂ ਦੀ ਪ੍ਰੋਜੈਕਟ, ਕਿਸੇ ਵੀ ਉਪਭੋਗਤਾ ਹੋਰ ਅਦਾਇਗੀ charges ਅਦਾ ਕੀਤੇ ਹੋਣ, ਜਾਂ CLU, Layout Plan or Building Plan ਆਦਿ ਮਨਜ਼ੂਰ ਕਰਨੇ ਨਹੀਂ ਰੋਕਿਆ ਜਾਵੇਗਾ।

2. ਜਿਸ ਵਿਭਾਗ ਵਲ ਤੇ ਹੋਰ ਵੱਲੋਂ ਸਾਰੀਆਂ Special Authorities ਨੂੰ ਜਾਰੀ ਕੀਤਾ ਗਿਆ ਹੈ, ਪ੍ਰੋਜੈਕਟ ਵੱਲੋਂ EDC ਦੀ ਬਕਾਇਆ ਰਾਸ਼ੀ ਤੇ ਵਿਆਜ ਦੀ ਦਰ ਵੀ ਉਸ ਮੁਤਾਬਿਕ ਹੋਵੇਗੀ ਜੋ ਕਿ 9.1% ਹੋਵੇਗੀ। ਜਿਸ ਵਿੱਚ ਵਿਆਜ ਦਰ ਵਿੱਚ [illegible] ਉਹ ਪ੍ਰਵਾਨਿਤ ਕਿਸ਼ਤ ਵਿਆਜ ਦਰ ਨੂੰ ਰੈਗੂਲਰ ਵਿਆਜ ਲਿਆ ਜਾਵੇਗਾ। ਇਹ ਸ਼ਰਤਾਂ [illegible] ਅਨੁਸਾਰ penal ਵਿਆਜ ਦੀ ਦਰ 3% ਦੀ ਬਜਾਏ 1% ਹੋਵੇਗੀ। Moratorium period ਦੌਰਾਨ ਵਿਆਜ ਦੀ ਰਕਮ ਦੀ ਕਿਸ਼ਤਾਂ ਵਸੂਲੀ ਕੀਤੀ ਜਾਵੇਗੀ ਜਿਸ ਵੇਲੇ ਪ੍ਰੋਜੈਕਟ ਦੇ [illegible]

[signature]

ਜਾਂਦੇ ਸਮੇਂ ਵਿਭਾਗ ਦੀ ਬਕਾਇਆ ਅਦਾ ਨਹੀਂ ਕਰਦਾ ਤਾਂ ਉਸ ਨੂੰ moratorium period ਦਾ ਲਾਭ ਨਹੀਂ ਦਿੱਤਾ ਜਾਵੇਗਾ ਅਤੇ ਉਸ ਪ੍ਰੋਜੈਕਟ ਦਾ CLU, Layout Plan or Building Plans ਆਦਿ ਦੀ ਪ੍ਰਵਾਨਗੀ ਰੱਦ ਕੀਤੀ ਜਾਵੇਗੀ।

3. ਪ੍ਰਮੋਟਰ ਨੂੰ ਪ੍ਰੋਜੈਕਟ ਵਿੱਚ ਰਹਿ ਗਈਆਂ ਕਮੀਆਂ ਪੂਰੀਆਂ ਕਰਨ ਲਈ critical gaps ਆਦਿਕ ਹੋਣ ਤਾਂ ਜੋ CLU ਪ੍ਰਵਾਨ ਕਰਨ ਲਈ ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ ਪੰਜਾਬ ਸਮਰੱਥ ਅਧਿਕਾਰੀ ਹੋਣਗੇ ਬਸ਼ਰਤੇ ਕਿ ਇਹ ਵਾਧਾ ਪ੍ਰੋਜੈਕਟ ਦੇ ਕੁੱਲ CLU ਖੇਤਰ ਦੇ 10% ਤੋਂ ਵੱਧ ਨਾ ਹੋਵੇ। ਪ੍ਰੰਤੂ ਪ੍ਰਮੋਟਰ ਦੇ ਸਮੁੱਚੇ ਪ੍ਰੋਜੈਕਟ ਦਾ CLU ਸਰਕਾਰ ਦੀ ਨਿਯੁਕਤ ਯੋਗਤਾ ਅਨੁਸਾਰ appropriate authority ਦੇ ਪੱਧਰ ਤੇ ਹੀ ਪ੍ਰਵਾਨ ਕੀਤਾ ਜਾਵੇਗਾ।

4. ਵਿਸ਼ੇਸ਼ ਛੂਟ ਲੈਣ ਵਾਲੇ ਪ੍ਰੋਜੈਕਟਾਂ ਤੋਂ implementation period ਵਿੱਚ ਵਾਧਾ ਕਰਨ ਲਈ ਜੋ ਫੀਸ ਵਸੂਲੀ ਜਾਵੇਗੀ ਉਹ 10,000/- ਰੁਪਏ ਪ੍ਰਤੀ ਏਕੜ ਪ੍ਰਤੀ ਸਾਲ ਦੇ ਹਿਸਾਬ ਨਾਲ ਵਸੂਲੀ ਜਾਵੇਗੀ ਅਤੇ ਪ੍ਰੋਜੈਕਟ ਨੂੰ implement ਕਰਨ ਲਈ ਕੁੱਲ ਸਮੇਂ ਦਾ ਵਾਧਾ 5 ਸਾਲ ਤੋਂ ਵੱਧ ਨਹੀਂ ਦਿੱਤਾ ਜਾ ਸਕੇਗਾ।

5. ਵਿਸ਼ੇਸ਼ ਛੂਟ ਲੈਣ ਵਾਲੇ ਪ੍ਰੋਜੈਕਟਾਂ ਨੂੰ complete ਕਰਨ ਲਈ ਪ੍ਰੋਜੈਕਟ ਦਾ implementation period ਉਸ ਪ੍ਰੋਜੈਕਟ ਦੀ First Approved Layout Plan ਦੀ ਮਿਤੀ ਤੋਂ ਗਿਣਿਆ ਜਾਵੇਗਾ, ਪ੍ਰੰਤੂ ਪ੍ਰਮੋਟਰ ਵੱਲੋਂ ਆਪਣੇ ਪ੍ਰੋਜੈਕਟ ਦਾ ਲਾਇਸੈਂਸ ਅਤੇ agreement ਦੀ ਮਿਤੀ ਤੋਂ ਇੱਕ ਸਾਲ ਦੇ ਅੰਦਰ-ਅੰਦਰ ਪ੍ਰਵਾਨ ਕਰਵਾਉਣਾ ਹੋਵੇਗਾ।

ਮਿਤੀ: 14-12-2016
ਚੰਡੀਗੜ੍ਹ

ਵਿਸ਼ਵਾਜੀਤ ਖੰਨਾ
ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ ਪੰਜਾਬ ਸਰਕਾਰ
ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ ਪੰਜਾਬ

ਪਿੱਠ ਅੰਕਣ ਨੰ: 18/69/2016-5ਹਾਊ2/ 8913862/2 ਮਿਤੀ, ਚੰਡੀਗੜ੍ਹ: 15/12/16

ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ ਸੂਚਨਾ ਹਿੱਤ ਜਾਰੀ ਕਰਦੇ ਹੋਏ Controller, Printing & Stationery, Punjab, SAS Nagar ਨੂੰ ਬੇਨਤੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਇਸ ਨੋਟੀਫਿਕੇਸ਼ਨ ਨੂੰ ਪੰਜਾਬ ਸਰਕਾਰ ਦੇ ਗਜ਼ਟ (ਅਸਾਧਾਰਨ) ਵਿੱਚ ਛਾਪਣ ਦੀ ਖੇਚਲ ਕੀਤੀ ਜਾਵੇ ਅਤੇ ਛਪੇ ਹੋਏ ਨੋਟੀਫਿਕੇਸ਼ਨ ਦੀਆਂ 100 ਕਾਪੀਆਂ ਇਸ ਵਿਭਾਗ ਦੀ ਵਰਤੋਂ ਲਈ ਭੇਜੀਆਂ ਜਾਣ।

ਵਿਸ਼ੇਸ਼ ਸਕੱਤਰ

ਪਿੱਠ ਅੰਕਣ ਨੰ. 16/60/2014-5ਸਿ.ਸ./ 49862/3-16 ਮਿਤੀ, ਚੰਡੀਗੜ੍ਹ: 15/12/16

ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ ਹੇਠ ਲਿਖਿਆਂ ਨੂੰ ਜਾਣਕਾਰੀ ਤੇ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ:-

1. ਵਧੀਕ ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ, ਤਕਨੀਕੀ ਸਿੱਖਿਆ ਵਿਭਾਗ।
2. ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ, ਉਦਯੋਗ ਤੇ ਵਣਜ ਵਿਭਾਗ।
3. ਮੁੱਖ ਕਾਰਜਕਾਰੀ ਅਫਸਰ, ਪੰਜਾਬ ਇਨਫੋਟੈਕ ਲਿਮਿਟਿਡ, ਚੰਡੀਗੜ੍ਹ।
4. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਪੁੱਡਾ, ਐਸ.ਏ.ਐਸ. ਨਗਰ।
5. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ. ਨਗਰ।
6. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਲਾਡਾ, ਲੁਧਿਆਣਾ।
7. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਪੀ.ਡੀ.ਏ., ਪਟਿਆਲਾ।
8. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਬੀ.ਡੀ.ਏ., ਬਠਿੰਡਾ।
9. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਏ.ਡੀ.ਏ., ਅੰਮ੍ਰਿਤਸਰ।
10. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਜੇ.ਡੀ.ਏ., ਜਲੰਧਰ।
11. ਡਾਇਰੈਕਟਰ, ਨਗਰ ਤੇ ਗ੍ਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ, ਪੰਜਾਬ।
12. ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਪੰਜਾਬ।
13. ਸੁਪਰਡੰਟ, ਆਮ ਰਾਜ ਪ੍ਰਬੰਧ ਵਿਭਾਗ, ਪ੍ਰਕਾਸ਼ਨ ਸ਼ਾਖਾ, ਪੰਜਾਬ ਸਿਵਲ ਸਕੱਤਰੇਤ, ਚੰਡੀਗੜ੍ਹ ਨੂੰ ਉਹਨਾਂ ਦੇ ਅ.ਸ਼.ਪ.ਨੰ. 12/36/2016-ਪ੍ਰਕਾਸ਼ਨ/1630 ਮਿਤੀ 14/12/2016 ਦੇ ਹਵਾਲੇ ਵਿੱਚ।

ਸਹਾਇਕ ਨਿਰਦੇਸ਼ਕ (ਆਈ.ਟੀ.), ਨੂੰ ਵੈੱਬ ਸਾਈਟ ਤੇ ਪਾਉਣ ਹਿੱਤ।

ਸੁਪਰਡੰਟ

ਪੰਜਾਬ ਸ਼ਹਿਰੀ ਯੋਜਨਾਬੰਦੀ ਅਤੇ ਵਿਕਾਸ ਅਥਾਰਿਟੀ

ਪੁੱਡਾ ਭਵਨ, ਸੈਕਟਰ 62, ਸਾਹਿਬਜ਼ਾਦਾ ਅਜੀਤ ਸਿੰਘ ਨਗਰ, ਪੰਜਾਬ।

ਵੱਲ

ਸਹਾਇਕ ਮੈਨੇਜਰ,
ਆਈ.ਟੀ. ਸਾਖਾ, ਪੁੱਡਾ,
ਐਸ.ਏ.ਐਸ. ਨਗਰ ਪ੍ਰੋ
ਪੱਤਰ ਨੰ- 1535 ਮਿਤੀ- 22/02/2025

ਵਿਸ਼ਾ: ਮਿਤੀ 02/01/2017 ਨੂੰ ਸੀਨੀਅਰ ਟਾਊਨ ਪਲਾਨਰ (ਵਿਕਾਸ) ਦੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਹੋਈ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ/ਫੈਸਲੇ ਦੀ ਕਾਪੀ ਪੁੱਡਾ ਦੀ ਵੈਬਸਾਈਟ ਤੇ ਅਪਲੋਡ ਕਰਨ ਬਾਰੇ।

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਦੇ ਸਬੰਧ ਵਿੱਚ ਲਿਖਿਆ ਜਾਂਦਾ ਹੈ ਕਿ RTI Act ਤਹਿਤ ਸੀਨੀਅਰ ਟਾਊਨ ਪਲਾਨਰ (ਵਿਕਾਸ) ਦੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਮਿਤੀ 02/01/2017(ਕਾਪੀ ਨੱਥੀ) ਨੂੰ ਹੋਈ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ/ਫੈਸਲਾ ਪੁੱਡਾ ਦੀ ਵੈਬਸਾਈਟ ਤੇ ਵਿਚ PA(TI) ਰਾਹੀਂ ਦੇਖਿਆ ਜਾ ਸਕਦਾ ਹੈ ਬਾਰੇ ਸੂਚਨਾ ਮੰਗੀ ਜਾ ਰਹੀ ਹੈ।

ਆਪ ਨੂੰ ਮਾਨਯੋਗ ਪੰਜਾਬ ਅਤੇ ਹਰਿਆਣਾ ਹਾਈਕੋਰਟ ਦੇ ਹੁਕਮਾਂ ਦੇ ਸਨਮੁੱਖ ਸੀਨੀਅਰ ਟਾਊਨ ਪਲਾਨਰ (ਵਿਕਾਸ) ਦੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਮਿਤੀ 02/01/2017 ਨੂੰ ਹੋਈ ਮੀਟਿੰਗ ਵਿਚ ਲਏ ਗਏ ਫੈਸਲੇ ਦੀ ਕਾਪੀ ਜੋ ਇਸ ਦਫ਼ਤਰ ਦੇ ਪੱਤਰ ਨੰ 4084-95 ਮਿਤੀ 15/02/2017 ਅਤੇ ਜ਼ਿਲ੍ਹਾ ਟਾਊਨ ਪਲਾਨਰ ਵਿਚ ਪੱਤਰ ਨੰ 9200-10 ਮਿਤੀ 28/02/2017 ਰਾਹੀਂ ਜਾਰੀ ਹੋਈ ਸੀ, ਦੀ ਕਾਪੀ ਇਸ ਪੱਤਰ ਨਾਲ ਭੇਜੀ ਜਾਂਦੀ ਵੈਬਸਾਈਟ ਤੇ ਅਪਲੋਡ ਕਰਨ ਹਿੱਤ ਭੇਜੀ ਜਾਂਦੀ ਹੈ।

22-02-25

ਸੀਨੀਅਰ ਟਾਊਨ ਪਲਾਨਰ (ਪ੍ਰੋਜੈਕਟ),
ਪੁੱਡਾ, ਐਸ.ਏ.ਐਸ. ਨਗਰ।

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ਪੰਜਾਬ ਸ਼ਹਿਰੀ ਯੋਜਨਾਬੰਦੀ ਅਤੇ ਵਿਕਾਸ ਅਥਾਰਿਟੀ

ਸੈਕਟਰ-62, ਐਸ.ਏ.ਐਸ. ਨਗਰ -160062

ਵੱਲ

1. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
   ਗਮਾਡਾ, ਮੋਹਾਲੀ।
2. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
   ਪੀਡੀਏ, ਪਟਿਆਲਾ।
3. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
   ਜੇਡੀਏ, ਜਲੰਧਰ।
4. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
   ਗਲਾਡਾ, ਲੁਧਿਆਣਾ।
5. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
   ਬੀਡੀਏ, ਬਠਿੰਡਾ।
6. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
   ਏਡੀਏ, ਅੰਮ੍ਰਿਤਸਰ
7. ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ(ਵਿੱਤ ਤੇ ਲੇਖਾ),
   ਪੁੱਡਾ, ਮੋਹਾਲੀ।
8. ਇੰਜੀਨੀਅਰ-ਇਨ-ਚੀਫ,
   ਪੁੱਡਾ, ਐਸ.ਏ.ਐਸ. ਨਗਰ।
9. ਮਿਲਖ ਨਿਗਰਾਨ([illegible]),
   ਪੁੱਡਾ, ਮੋਹਾਲੀ
10. [illegible],
    ਪੁੱਡਾ, ਮੋਹਾਲੀ
11. [illegible],
    ਪੁੱਡਾ, ਮੋਹਾਲੀ।

ਨੰ: ਪੁੱਡਾ-[illegible]-2-2017/ ੬੨੦੦-੧੬

ਮਿਤੀ: 29/-5-17

ਵਿਸ਼ਾ:- ਮਾਨਯੋਗ ਪੰਜਾਬ ਅਤੇ ਹਰਿਆਣਾ ਹਾਈਕੋਰਟ ਵਲੋਂ ਸਿਵਲ ਰਿੱਟ ਪਟੀਸ਼ਨ ਨੰ:4108 ਆਫ 2016 [illegible] ਅਤੇ ਹੋਰ ਬਨਾਮ ਹਰਿਆਣਾ ਸਰਕਾਰ ਅਤੇ ਹੋਰ ਦੇ ਕੇਸ ਵਿੱਚ ਕੀਤੇ ਗਏ ਫੈਸਲੇ ਦੇ ਸਬੰਧ ਵਿੱਚ ਵਧੀਕ ਮੁੱਖ ਸਕੱਤਰ [illegible] ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਮਿਤੀ 2-01-2017 ਨੂੰ ਹੋਈ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਬਾਰੇ।

ਹਵਾਲਾ:- [illegible] ਦਾ ਪੱਤਰ ਨੰ: [illegible] ਮਿਤੀ 15-02-2017 ਦੀ ਲਗਾਤਾਰਤਾ ਵਿੱਚ।

ਉਪਰੋਕਤ ਵਿਸ਼ਾ [illegible] ਹੈ ਕਿ [illegible] ਮਾਨਯੋਗ ਹਾਈਕੋਰਟ ਦੇ [illegible] ਵਧੀਕ ਮੁੱਖ ਸਕੱਤਰ [illegible] ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਮਿਤੀ 2-01-2017 ਨੂੰ ਹੋਈ ਮੀਟਿੰਗ ਵਿੱਚ [illegible] ਕਾਰਵਾਈ [illegible]

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ਇਸ ਦਫਤਰ ਵਲੋਂ ਜਾਰੀ ਕੀਤੀ ਗਈ ਸੀ। ਉਕਤ ਸਬੰਧੀ ਮਿਤੀ 13-1-2017 ਨੂੰ 3.00 ਵਜੇ ਵਧੀਕ ਮੁੱਖ ਸਕੱਤਰ(ਵਿਕਾਸ) ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਹੋਈ ਮੀਟਿੰਗ ਦੌਰਾਨ ਪਿਛਲੀ ਮੀਟਿੰਗ ਵਿਚ ਲਾਗੂ ਕੀਤੀ ਕਾਰਵਾਈ ਵਿਚ ਹੇਠ ਲਿਖੇ ਨਵ ਪੈਰਾ(V) ਸ਼ਾਮਲ ਕਰਨ ਦਾ ਵੀ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ :-

V) For the purpose of calculation of any extension fee for non construction on the plot the permissible construction period should be counted from the date of completion of all the development works as specified in the advertisement/allotment letter or the date of handing over the possession whichever is later.

ਇਸ ਸਬੰਧੀ ਆਮ ਰਾਜ ਪ੍ਰਬੰਧ ਵਿਭਾਗ(ਮਿਊਂਸੀਪਲ ਸੈਲ) ਪੰਜਾਬ ਸਰਕਾਰ ਵਲੋਂ ਜਾਰੀ ਪੱਤਰ ਨੰ: 1/56/2016-1 ਮਿ. ਸੈਲ/1001 ਮਿਤੀ 24-1-2017 ਦੀ ਕਾਪੀ ਆਪ ਨੂੰ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਕਰਨ ਲਈ ਭੇਜੀ ਜਾਂਦੀ ਹੈ।

ਨੱਥੀ/ਉਕਤ ਅਨੁਸਾਰ।

ਅਮਲਾ ਅਫਸਰ(ਪ੍ਰਸ਼ਾਸਨ),
ਪੁੱਡਾ, ਮੋਹਾਲੀ

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ਪੰਜਾਬ ਸ਼ਹਿਰੀ ਯੋਜਨਾਬੰਦੀ ਅਤੇ ਵਿਕਾਸ ਅਥਾਰਿਟੀ

ਸੈਕਟਰ-62, ਐਸ.ਏ.ਐਸ. ਨਗਰ -160062

ਵੱਲ

1. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
   ਗਮਾਡਾ, ਮੋਹਾਲੀ।
2. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
   ਪੀਡੀਏ, ਪਟਿਆਲਾ।
3. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
   ਜੇਡੀਏ, ਜਲੰਧਰ।
4. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
   ਗਲਾਡਾ, ਲੁਧਿਆਣਾ।
5. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
   ਬੀਡੀਏ, ਬਠਿੰਡਾ।
6. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
   ਏਡੀਏ, ਅੰਮ੍ਰਿਤਸਰ
7. ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ(ਵਿੱਤ ਤੇ ਲੇਖਾ),
   ਪੁੱਡਾ, ਮੋਹਾਲੀ।
8. ਨਿਗਰਾਨ ਇੰਜੀਨੀਅਰ(ਪੀ.ਐਚ.),
   ਪੁੱਡਾ, ਮੋਹਾਲੀ
9. ਸੀਨੀਅਰ ਆਰਕੀਟੈਕਟ,
   ਪੁੱਡਾ, ਮੋਹਾਲੀ
10. ਮੁੱਖ ਇੰਜੀਨੀਅਰ(ਸਿਵਲ),
    ਪੁੱਡਾ, ਮੋਹਾਲੀ।

ਨੰ: ਪੁੱਡਾ-ਸਥਾਪਨਾ/ਮੁਕੱਦਮਾ-2-2017/ 1538-95
ਮਿਤੀ: 13/2/17

ਵਿਸ਼ਾ:- ਮਾਨਯੋਗ ਪੰਜਾਬ ਅਤੇ ਹਰਿਆਣਾ ਹਾਈਕੋਰਟ ਵਲੋਂ ਸਿਵਲ ਰਿੱਟ ਪਟੀਸ਼ਨ ਨੰ:4109 ਆਫ 2016 ਰਾਮ ਕਿਸ਼ਨ ਅਤੇ ਹੋਰ ਬਨਾਮ ਹਰਿਆਣਾ ਸਰਕਾਰ ਅਤੇ ਹੋਰ ਦੇ ਕੇਸ ਵਿੱਚ ਕੀਤੇ ਗਏ ਹੁਕਮਾਂ ਦੇ ਸਬੰਧ ਵਿੱਚ ਅਧੀਨ ਮੁੱਖ ਸਕੱਤਰ ਵਿਭਾਗ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਮਿਤੀ 2-01-2017 ਨੂੰ ਹੋਈ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਬਾਰੇ।

ਉਕਤ ਵਿਸ਼ੇ ਸਬੰਧੀ ਮਾਨਯੋਗ ਹਾਈਕੋਰਟ ਦੇ ਫੈਸਲੇ ਦੀ ਰੋਸ਼ਨੀ ਵਿੱਚ ਅਧੀਨ ਮੁੱਖ ਸਕੱਤਰ (ਵਿਭਾਗ) ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਮਿਤੀ 2-01-2017 ਨੂੰ ਹੋਈ ਮੀਟਿੰਗ ਵਿੱਚ ਲਏ ਗਏ ਫੈਸਲੇ ਦੀ ਕਾਪੀ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਕਰਨ ਹਿੱਤ ਆਪ ਨੂੰ ਭੇਜੀ ਜਾਂਦੀ ਹੈ ਜੀ।

ਨਾਲ/ਉਪਰੋਕਤ ਅਨੁਸਾਰ।

ਸੰਯੁਕਤ ਪ੍ਰਸ਼ਾਸਕ(ਸਥਾਪਨਾ),
ਪੁੱਡਾ, ਮੋਹਾਲੀ

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ਮਾਨਯੋਗ ਪੰਜਾਬ ਅਤੇ ਹਰਿਆਣਾ ਹਾਈ ਕੋਰਟ ਵੱਲੋਂ ਸਿਵਲ ਰਿੱਟ ਪਟੀਸ਼ਨ ਨੰ: 4108 ਆਫ 2016 ਰਾਮ ਕਿਸ਼ਨ ਅਤੇ ਹੋਰ ਬਨਾਮ ਹਰਿਆਣਾ ਸਰਕਾਰ ਅਤੇ ਹੋਰ ਦੇ ਕੇਸ ਵਿਚ ਕੀਤੇ ਗਏ ਹੁਕਮਾਂ ਦੇ ਸਬੰਧ ਵਿੱਚ ਵਧੀਕ ਮੁੱਖ ਸਕੱਤਰ(ਵਿਕਾਸ) ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਮਿਤੀ 02.01.2017 ਨੂੰ ਹੋਈ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ।

ਮੀਟਿੰਗ ਵਿੱਚ ਹੇਠ ਲਿਖੇ ਅਧਿਕਾਰੀ ਹਾਜ਼ਰ ਹੋਏ:-

1. ਸ੍ਰੀ ਵਿਸ਼ਵਾਜੀਤ ਖੰਨਾ, ਆਈ.ਏ.ਐਸ.,
ਵਧੀਕ ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਮਕਾਨ ਉਸਾਰੀ ਅਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ।

2. ਸ੍ਰੀ ਕੇ.ਏ.ਪੀ. ਸਿਨਹਾ, ਆਈ.ਏ.ਐਸ.,
ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਆਮ ਰਾਜ ਪ੍ਰਬੰਧ ਵਿਭਾਗ (ਵਿਸ਼ੇਸ਼ ਸਕੱਤਰ)

3. ਸ੍ਰੀ ਮਨਵੇਸ਼ ਸਿੰਘ ਸਿੱਧੂ, ਆਈ.ਏ.ਐਸ.,
ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਪੁੱਡਾ, ਐਸ.ਏ.ਐਸ. ਨਗਰ।

4. ਸ੍ਰੀਮਤੀ [illegible] ਕੌਰ, ਪੀ.ਸੀ.ਐਸ.,
ਵਧੀਕ ਸਕੱਤਰ, ਸਥਾਨਕ ਸਰਕਾਰ ਵਿਭਾਗ, ਪੰਜਾਬ
(ਨੁਮਾਇੰਦਾ ਵਧੀਕ ਮੁੱਖ ਸਕੱਤਰ ਸਥਾਨਕ ਸਰਕਾਰ ਵਿਭਾਗ)

5. ਸ੍ਰੀ ਹਰਵਿੰਦਰ ਪਾਲ ਸਿੰਘ, ਸੰਧੂ,
ਸਹਾਇਕ ਲਿਟੀਗੇਸ਼ਨ ਅਫ਼ਸਰ, ਪੰਜਾਬ ਮੰਡੀ ਬੋਰਡ।

ਮਾਨਯੋਗ ਪੰਜਾਬ ਅਤੇ ਹਰਿਆਣਾ ਹਾਈ ਕੋਰਟ ਵੱਲੋਂ ਉਪਰੋਕਤ ਸਿਵਲ ਰਿੱਟ ਪਟੀਸ਼ਨ ਵਿੱਚ ਹੋਏ ਹੁਕਮਾਂ ਮੁਤਾਬਕ ਅਤੇ ਮਾਨਯੋਗ ਮੁੱਖ ਸਕੱਤਰ ਜੀ ਵੱਲੋਂ ਦਿੱਤੇ ਗਏ ਆਦੇਸ਼ਾਂ ਮੁਤਾਬਕ ਇਹ ਮੀਟਿੰਗ ਕੀਤੀ ਗਈ। ਮੀਟਿੰਗ ਵਿੱਚ ਵੱਖ-ਵੱਖ ਮਹਿਕਮੇ ਜਿਵੇਂ ਕਿ ਸਥਾਨਕ ਸਰਕਾਰ, ਪੰਜਾਬ ਮੰਡੀ ਬੋਰਡ, ਪੁੱਡਾ ਅਤੇ ਹਾਊਸਿੰਗ ਅਤੇ ਅਰਬਨ ਡਿਵੈਲਪਮੈਂਟ ਵਿਭਾਗ ਦੀਆਂ ਬਾਕੀ ਸਬੰਧਤ ਅਥਾਰਟੀਆਂ ਵੱਲੋਂ ਜੋ ਵਿਧੀ ਪਲਾਟਾਂ, ਕਮਰਸ਼ੀਅਲ ਸਾਈਟਾਂ ਅਤੇ ਹੋਰ ਇੰਸਟੀਚਿਊਸ਼ਨਲ ਸਾਈਟਾਂ ਨੂੰ ਵੇਚਣ ਸਬੰਧੀ ਅਪਣਾਈ ਜਾਂਦੀ ਹੈ, ਸਬੰਧੀ ਵਿਸਥਾਰ ਪੂਰਵਕ ਵਿਚਾਰ-ਵਟਾਂਦਰਾ ਕੀਤਾ ਗਿਆ। ਵਿਚਾਰ-ਵਟਾਂਦਰੇ ਤੋਂ ਬਾਅਦ ਇਹ ਦੇਖਣ ਵਿੱਚ ਆਇਆ ਕਿ ਜਿਆਦਾਤਰ ਸਾਈਟਾਂ ਹਾਊਸਿੰਗ ਐਂਡ ਅਰਬਨ ਡਿਵੈਲਪਮੈਂਟ ਵਿਭਾਗ ਵੱਲੋਂ ਵੇਚੀਆਂ ਜਾਂਦੀਆਂ ਹਨ ਅਤੇ ਹਾਊਸਿੰਗ ਐਂਡ ਅਰਬਨ ਡਿਵੈਲਪਮੈਂਟ ਡਿਪਾਰਟਮੈਂਟ ਵੱਲੋਂ ਜੋ ਵਿਧੀ ਅਪਣਾਈ ਜਾਂਦੀ ਹੈ, ਉਸਨੂੰ ਹੋਰ ਵਿਸਥਾਰਪੂਰਵਕ ਵਿਚਾਰਿਆ ਗਿਆ।

ਇਸ ਸਬੰਧ ਵਿੱਚ ਪੁੱਡਾ ਅਤੇ ਬਾਕੀ ਅਥਾਰਟੀਆਂ ਵੱਲੋਂ ਜੋ ਵਿਧੀ ਅਪਣਾਈ ਜਾਂਦੀ ਹੈ, ਉਸ ਅਨੁਸਾਰ ਦੋ ਤਰ੍ਹਾਂ ਨਾਲ ਇਹ ਸਾਈਟਾਂ ਨੂੰ ਵੇਚਿਆ ਜਾਂਦਾ ਹੈ :-

1. ਬੋਲੀ ਰਾਹੀਂ

2. ਅਰਜ਼ੀਆਂ ਮੰਗ ਕੇ ਡਰਾਅ ਕੱਢ ਕੇ ਸਾਈਟਾਂ ਅਲਾਟ ਕੀਤੀਆਂ ਜਾਂਦੀਆਂ ਹਨ।

[illegible] ਅਤੇ ਬਾਕੀ ਸਹਿਕਾਰ [illegible] ਵੱਲੋਂ ਜਿਨ੍ਹਾਂ ਸਕੀਮਾਂ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਪ੍ਰਣਾਲੀ ਬਣੀ ਹੋਈ ਹੈ, ਜਿਸ ਦਾ ਵਿਸਥਾਰ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਹੈ :-

1. [illegible] ਕੰਪਨੀਆਂ ਨਾਲ [illegible] :-

[illegible] ਕੰਪਨੀਆਂ ਨਾਲ [illegible] ਦੇ [illegible] ਇਸ ਵਿੱਚ [illegible], [illegible], ਪਾਣੀ, [illegible], [illegible] ਅਤੇ ਹੋਰ ਸਹੂਲੀ [illegible] [illegible] ਦੀ [illegible] ਸਬੰਧੀ [illegible] ਵਿੱਚ ਹੈ ਅਤੇ ਇਸ [illegible] ਜਿਨ੍ਹਾਂ [illegible] ਨੂੰ ਦੇਖਿਆ ਜਾਂਦਾ ਹੈ।

2. [illegible] ਆਧਾਰ [illegible] ਵਾਲੇ [illegible] ਸਬੰਧੀ :-

ਇਸ ਸਬੰਧੀ [illegible] ਵੱਲੋਂ [illegible] ਅਤੇ ਸਹਿਕਾਰ [illegible] ਵੱਲੋਂ [illegible] ਨਾਲ [illegible] ਨੂੰ [illegible] ਕਿਹਾ। [illegible] ਨਾਲ [illegible] ਅਤੇ ਬਾਕੀ ਸਹਿਕਾਰ [illegible] ਆ ਜਾਂਦੀ ਹੈ, [illegible] ਨੂੰ [illegible] ਅਤੇ ਸਹਿਕਾਰ [illegible] ਵੱਲੋਂ [illegible] ਨੂੰ [illegible] ਸਬੰਧੀ [illegible] ਦੀ [illegible] ਜਾਂਦੀ ਹੈ। ਇਸ ਸਬੰਧੀ [illegible] ਵਿੱਚ [illegible] ਅਤੇ [illegible] ਦੀ [illegible] ਜਾਂਦੀ ਹੈ ਜੋ ਕਿ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਹੈ :-

1. [illegible] । [illegible] ਦੇ 10% [illegible] ਹੁੰਦੀ ਹੈ।

2. [illegible] ਜਾਂਦਾ ਹੈ, [illegible] 15% [illegible] ਦੀ [illegible] ਜਾਂਦੀ ਹੈ। ਇਹ 15% [illegible] 30 ਦਿਨਾਂ ਦੇ [illegible] ਹੁੰਦੀ ਹੈ। [illegible] 25% [illegible] ਜਾਰੀ ਕੀਤਾ ਜਾਂਦਾ ਹੈ।

[illegible] ਵਿੱਚ [illegible] ਹੈ ਕਿ [illegible] ਵਿੱਚ [illegible], [illegible] ਨੂੰ [illegible] ਕੀਤਾ ਜਾਂਦਾ, [illegible] ਅਤੇ ਸਹਿਕਾਰ [illegible] ਵੱਲੋਂ [illegible] ਜਾਂਦਾ ਹੈ, ਇਸ [illegible] ਦੀ [illegible] ਵੱਲੋਂ [illegible] 75% [illegible] ਦੇ [illegible]। [illegible] ਵਿੱਚ [illegible] ਦੀ [illegible] ਹੈ [illegible] ਦੀ [illegible] ਜਾਂਦੀ ਹੈ, [illegible] ਜਾਂਦੀ ਹੈ, [illegible] ਨੂੰ [illegible] ਹੁੰਦਾ ਹੈ। [illegible] ਦਾ [illegible] ਨੂੰ [illegible] ਕੀਤਾ ਜਾਂਦਾ ਹੈ।

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[illegible]

1. **Chunk Sites :** Chunk site will be sold on "as is and where is" basis. The Authority/Department making this sale will have to ensure that proper connectivity or availability of basic amenities i.e. water supply, sewerage, roads, parking etc. are available. In case such provision has to be made entirely by the purchaser, it must be mentioned specifically at the time of sale.

2. **Sale by Auction of Booth, SCO, SCF and other commercial sites where development is to be done by the auctioning authority:-**

   In such cases the auctioning authority will ensure that no site should be put to auction until and unless all the basic amenities i.e. Water Supply, sewerage, roads, parking & provision of proper Electric connection is made available at site.

3. **In case the sites to be sold through draw of lots after inviting applications from public, the following policy must be followed:-**

   i) Applications must be invited only when the land is free from all encumbrances.

   ii) After the receipt of application with 10% of the sale price, the draw of lots will be held by the Authority/Deptt. In such cases after payment of 25% of the condition price, the LOI/Allotment letter will be issued to the successful applicant and no interest must be charged till the possession of that plot is given to the Allottee.

   iii) No possession in such cases must be given to the allottee until and unless all the basic amenities i.e. Water Supply, Sewerage, Roads, parking etc. wherever required is made

(v) The Department/Authority will be duly bound to complete all the development works at site in shortest period possible not extending more than 18 months. In case period of 18 months is elapsed and the possession is not handed over to the Allottee, simple interest of 12% will be provided to the allottee on the 25% amount which has been deposited by the Allottee with the Authority/Dept.

All these conditions will be mentioned in the Brochure.

ਉਪਰੋਕਤ ਅਨੁਸਾਰ ਇਹ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ ਕਿ ਉਪਰੋਕਤ ਪ੍ਰਸਤਾਵ ਸਬੰਧੀ ਮੰਤਰੀ ਕੈਬਨਿਟ ਅਤੇ ਮਾਨਯੋਗ ਪੰਜਾਬ ਅਤੇ ਹਰਿਆਣਾ ਹਾਈ ਕੋਰਟ ਨੂੰ ਜਾਣੂ ਕਰਵਾ ਦਿੱਤਾ ਜਾਵੇ ਅਤੇ ਮਾਨਯੋਗ ਪੰਜਾਬ ਅਤੇ ਹਰਿਆਣਾ ਹਾਈ ਕੋਰਟ ਵਲੋਂ ਦਿੱਤੇ ਗਏ ਦਿਸ਼ਾ-ਨਿਰਦੇਸ਼ਾਂ ਅਨੁਸਾਰ ਇਸ ਪਾਲਿਸੀ ਨਿਰਦੇਸ਼ਾਂ ਤਹਿਤ ਅਗਲੀ ਜ਼ਰੂਰੀ ਕਾਰਵਾਈ ਕੀਤੀ ਜਾਵੇ ।

ਵਧੀਕ ਮੁੱਖ ਸਕੱਤਰ (ਵਿਕਾਸ)

56

[illegible]
[illegible]
[illegible]

[illegible]

[illegible],
[illegible]-62,
[illegible]
[illegible],
[illegible], [illegible]-62,
[illegible]

[illegible]-1/56/2016-[illegible] /80
[illegible] 24-1-2017

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[illegible] 1/56/2016-[illegible] [illegible]-108, [illegible] 30-12-2016 [illegible]

[illegible] 02-01-2017 [illegible]

[illegible]

[illegible]

[illegible]

[illegible]

1. [illegible],
[illegible]
2. [illegible],
[illegible]

[illegible] 1/1/2016-[illegible] [illegible]
[illegible]

1. [illegible]
2. [illegible]

ਮਾਨਯੋਗ ਪੰਜਾਬ ਅਤੇ ਹਰਿਆਣਾ ਹਾਈ ਕੋਰਟ ਵੱਲੋਂ ਸਿਵਲ ਰਿੱਟ ਪਟੀਸ਼ਨ ਨੰ: 4108 ਆਫ 2016 ਰਾਜ ਸਿੰਘ ਅਤੇ ਹੋਰ ਬਨਾਮ ਹਰਿਆਣਾ ਸਰਕਾਰ ਅਤੇ ਹੋਰ ਦੇ ਕੇਸ ਵਿਚ ਕੀਤੇ ਗਏ ਹੁਕਮਾਂ ਦੇ ਸਬੰਧ ਵਿੱਚ ਵਧੀਕ ਮੁੱਖ ਸਕੱਤਰ(ਵਿਕਾਸ) ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਮਿਤੀ 02.01.2017 ਨੂੰ ਹੋਈ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ।

ਮੀਟਿੰਗ ਵਿੱਚ ਹੇਠ ਲਿਖੇ ਅਧਿਕਾਰੀ ਹਾਜ਼ਰ ਹੋਏ:-

1. ਸ੍ਰੀ ਵਿਸ਼ਵਜੀਤ ਖੰਨਾ, ਆਈ.ਏ.ਐਸ.,
ਵਧੀਕ ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਮਕਾਨ ਉਸਾਰੀ ਅਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ।

2. ਸ੍ਰੀ ਕੇ.ਏ.ਪੀ. ਸਿਨਹਾ, ਆਈ.ਏ.ਐਸ.,
ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਆਬ ਤਾਲ ਪ੍ਰਬੰਧ ਵਿਭਾਗ (ਮੈਂਬਰ ਸਕੱਤਰ)

3. ਸ੍ਰੀ ਜਸਕਰਨ ਸਿੰਘ ਸਿੱਧੂ, ਆਈ.ਏ.ਐਸ.,
ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਪੁੱਡਾ, ਐਸ.ਏ.ਐਸ. ਨਗਰ।

4. ਸ੍ਰੀਮਤੀ ਰਾਜਵਿੰਦਰਜੀਤ ਕੌਰ, ਪੀ.ਸੀ.ਐਸ.,
ਵਧੀਕ ਸਕੱਤਰ, ਸਥਾਨਕ ਸਰਕਾਰ ਵਿਭਾਗ, ਪੰਜਾਬ
(ਨੁਮਾਇੰਦਾ ਵਧੀਕ ਮੁੱਖ ਸਕੱਤਰ ਸਥਾਨਕ ਸਰਕਾਰ ਵਿਭਾਗ)।

5. ਸ੍ਰੀ ਮਹਿੰਦਰ ਪਾਲ ਸਿੰਘ, ਸੰਧੂ,
ਮੈਨੇਜਿੰਗ ਡਾਇਰੈਕਟਰ, ਪੰਜਾਬ ਮੰਡੀ ਬੋਰਡ।

ਮਾਨਯੋਗ ਪੰਜਾਬ ਅਤੇ ਹਰਿਆਣਾ ਹਾਈ ਕੋਰਟ ਵੱਲੋਂ ਉਪਰੋਕਤ ਸਿਵਲ ਰਿੱਟ ਪਟੀਸ਼ਨ ਵਿੱਚ ਹੋਏ ਹੁਕਮਾਂ ਮੁਤਾਬਕ ਅਤੇ ਮਾਨਯੋਗ ਮੁੱਖ ਸਕੱਤਰ ਜੀ ਵੱਲੋਂ ਦਿੱਤੇ ਗਏ ਆਦੇਸ਼ ਮੁਤਾਬਕ ਇਹ ਮੀਟਿੰਗ ਕੀਤੀ ਗਈ। ਮੀਟਿੰਗ ਵਿੱਚ ਵੱਖ-ਵੱਖ ਮੈਂਬਰਾਂ ਦੁਆਰਾ ਦੱਸਿਆ ਗਿਆ ਕਿ ਸਥਾਨਕ ਸਰਕਾਰ, ਪੰਜਾਬ ਮੰਡੀ ਬੋਰਡ, ਪੁੱਡਾ ਅਤੇ ਹਾਊਸਿੰਗ ਅਤੇ ਅਰਬਨ ਡਿਵੈਲਪਮੈਂਟ ਵਿਭਾਗ ਦੀਆਂ ਸਾਰੀਆਂ ਸੰਸਥਾਵਾਂ/ਅਥਾਰਟੀਆਂ ਵੱਲੋਂ ਹੀ ਵਿਕਰੀ ਪਲਾਟਾਂ, ਕਮਰਸ਼ੀਅਲ ਸਾਈਟਾਂ ਅਤੇ ਹੋਰ ਇੰਸਟੀਚਿਊਸ਼ਨਲ ਸਾਈਟਾਂ ਨੂੰ ਵੇਚ ਕੇ ਆਮਦਨੀ ਜਾਂਦੀ ਹੈ, ਜਿਸਦਾ ਵਿਸਥਾਰ ਪੂਰਵਕ ਵਿਚਾਰ-ਵਟਾਂਦਰਾ ਕੀਤਾ ਗਿਆ। ਵਿਚਾਰ-ਵਟਾਂਦਰੇ ਦੇ ਆਧਾਰ ਤੇ ਇਹ ਦੇਖਣ ਵਿਚ ਆਇਆ ਕਿ ਜਿਹੜੀਆਂ ਸਾਈਟਾਂ ਹਾਊਸਿੰਗ ਐਂਡ ਅਰਬਨ ਡਿਵੈਲਪਮੈਂਟ ਵਿਭਾਗ ਵੱਲੋਂ ਵੇਚੀਆਂ ਜਾਂਦੀਆਂ ਹਨ ਅਤੇ ਹਾਊਸਿੰਗ ਐਂਡ ਅਰਬਨ ਡਿਵੈਲਪਮੈਂਟ ਡਿਪਾਰਟਮੈਂਟ ਵੱਲੋਂ ਜੋ ਵਿਕਰੀ ਆਮਦਨੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ, ਉਨ੍ਹਾਂ ਨੂੰ ਵਿਸਥਾਰਪੂਰਵਕ ਵਿਚਾਰਿਆ ਗਿਆ।

ਇਸ ਸਬੰਧ ਵਿੱਚ ਪੁੱਡਾ ਅਤੇ ਬਾਕੀ ਅਥਾਰਟੀਆਂ ਵੱਲੋਂ ਜੋ ਵਿਕਰੀ ਆਮਦਨੀ ਜਾਂਦੀ ਹੈ, ਉਸ ਅਨੁਸਾਰ ਦੋ ਮੁੱਖ ਤਰ੍ਹਾਂ ਦੀਆਂ ਸਾਈਟਾਂ ਨੂੰ ਵੇਚਿਆ ਜਾਂਦਾ ਹੈ :-

1. ਖੁੱਲ੍ਹੀ ਬੋਲੀ

2. ਅਥਾਰਟੀਆਂ ਦੇਣ ਦੇ ਤਰੀਕਾ ਰਾਹੀਂ ਦੀ ਸਾਈਟਾਂ ਅਲਾਟ ਕੀਤੀਆਂ ਜਾਂਦੀਆਂ ਹਨ।

ਪੁੱਡਾ ਅਤੇ ਬਾਕੀ ਸ਼ਹਿਰੀ ਅਥਾਰਟੀਆਂ ਵਲੋਂ ਇਨ੍ਹਾਂ ਸਬੰਧੀ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਪਾਲਿਸੀ ਬਣੀ ਹੋਈ ਹੈ, ਜਿਸ ਦਾ ਵਿਸਥਾਰ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਹੈ :-

1. ਵੱਡੀ ਸਾਈਟ ਵੈਂਡੀਆਂ ਲਾਲ ਕਾਲੋਨੀਆਂ ਜਾਇਦਾਦਾਂ :

ਵੱਡੀ ਸਾਈਟ ਵੈਂਡੀਆਂ ਲਾਲ ਕਾਲੋਨੀਆਂ ਜਾਇਦਾਦਾਂ ਦੇ ਵਿਕਾਸ ਦੇ ਕੰਮ ਜਿਸ ਵਿੱਚ ਸ਼ਾਮਿਲ ਹੀ ਸਿਵਰੇਜ਼ਲਾਈਨ, ਜੰਕਸ਼ਨ, ਪਾਣੀ, ਸੜਕਾਂ, ਪਾਰਕਿੰਗ ਅਤੇ ਹੋਰ ਜ਼ਰੂਰੀ ਸਹੂਲਤਾਂ ਮੁਹੱਈਆ ਕੋਲੋਨਾਈਜ਼ਰ ਡਿਵੈਲਪਰ ਦੀ ਦੇਖ ਰੇਖ ਅਧੀਨ ਹੁੰਦਾ ਹੈ ਅਤੇ ਇਸ ਮੁਤਾਬਿਕ ਹੀ ਇਨ੍ਹਾਂ ਸਾਈਟਾਂ ਨੂੰ ਦੇਖਿਆ ਜਾਂਦਾ ਹੈ।

2. ਬਕਾਇਆ ਰਾਸ਼ੀ ਅਲਾਟ ਕੀਤੇ ਜਾਣ ਵਾਲੇ ਰਿਹਾਇਸ਼ੀ ਪਲਾਟਾਂ ਸਬੰਧੀ :-

ਇਸ ਸਕੀਮ ਬਾਰੇ ਵੱਲੋਂ ਪੁੱਡਾ ਅਤੇ ਸ਼ਹਿਰੀ ਅਥਾਰਟੀਆਂ ਵੱਲੋਂ ਆਮਦਨੀ ਪ੍ਰਾਪਤ ਕਰਨ ਵਾਲੀ ਵਿਧੀ ਨੂੰ ਲਾਗੂ ਕਰਕੇ ਵਿਚਾਰਿਆ ਗਿਆ। ਇਸ ਆਮਦਨੀ ਪ੍ਰਾਪਤ ਕਰਨ ਵਾਲੀ ਵਿਧੀ ਮੁਤਾਬਿਕ ਹੀ ਅਧੀਨ ਪੁੱਡਾ ਅਤੇ ਬਾਕੀ ਸ਼ਹਿਰੀ ਅਥਾਰਟੀਆਂ ਕੋਲ ਆ ਜਾਂਦੀ ਹੈ, ਉਸਦੇ ਈ-ਆਕਸ਼ਨ ਪਲੇਟ ਫਾਰਮ ਤੇ ਆਮਦਨ ਪੁੱਡਾ ਅਤੇ ਸ਼ਹਿਰੀ ਅਥਾਰਟੀਆਂ ਵੱਲੋਂ ਰਿਹਾਇਸ਼ੀ ਪਲਾਟਾਂ ਨੂੰ ਬਕਾਇਆ ਰਾਸ਼ੀ ਦੇ ਕੇ ਸਾਰੀ ਅਦਾਇਗੀਆਂ ਦੀ ਮੰਗ ਕੀਤੀ ਜਾਂਦੀ ਹੈ। ਇਸ ਸਕੀਮ ਵਿੱਚ ਸਥਾਨਕ ਸੰਸਥਾਵਾਂ ਵਿੱਚ ਪਾਲਿਸੀ ਸ਼ਾਮਲ ਹਨ ਅਤੇ ਅਲਾਟਮੈਂਟ ਇਸ ਸ਼ਰਤ ਰੱਖੀ ਗਈ ਹੈ ਜਿਸ ਵਿੱਚ ਵੈਲਿਊਏਸ਼ਨ ਮੁਤਾਬਿਕ ਹੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਜੋ ਕਿ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਹੈ :-

1. ਅਲਾਟੀਆਂ ਕੋਲੋਂ ਸ਼ੁਰੂਆਤ ਵਿੱਚ ਹੀ ਕੁੱਲ ਕੀਮਤ ਦਾ 10% ਰਕਮ ਨਾਲ ਲੈਣੀ ਹੁੰਦੀ ਹੈ।

2. ਬਕਾਇਆ ਵਸੂਲਿਆ ਜਾਂਦਾ ਹੈ, ਬਕਾਇਆ ਰਕਮ ਉਪਰੰਤ 15% ਰਕਮ ਦੀ ਮੰਗ ਕੀਤੀ ਜਾਂਦੀ ਹੈ। ਇਸ 15% ਰਕਮ ਜਮ੍ਹਾਂ ਕਰਵਾਉਣ ਤੋਂ ਬਾਅਦ ਕਬਜ਼ਾ ਕਾਰਵਾਈ ਹੁੰਦੀ ਹੈ। ਉਪਰੰਤ ਮੁਤਾਬਿਕ 25% ਰਕਮ ਅਧੀਨ ਉਪਰੰਤ ਕਿਸ਼ਤਾਂ ਵਿੱਚ ਜਮ੍ਹਾਂ/ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਜਾਰੀ ਕੀਤਾ ਜਾਂਦਾ ਹੈ।

ਇਸ ਦੇ ਨਾਲ ਵੈਲਿਊਏਸ਼ਨ ਵਿਵਰਣ ਉਪਰੰਤ ਇਹ ਨਿਯਮ ਵਿੱਚ ਸ਼ਾਮਿਲ ਹੈ ਕਿ ਕਈ ਵਾਰ ਹੈ ਜਿਥੇ ਸਿਵਰੇਜ਼ਲਾਈਨ ਵਿੱਚ ਜੇਕਰ ਰੁਕਾਵਟ ਹੋਵੇ, ਤਦ ਤੱਕ ਕੰਮ ਤੇ ਅਲਾਟੀ ਨੂੰ ਕਬਜ਼ਾ ਨਹੀਂ ਦਿੱਤਾ ਜਾਂਦਾ, ਉਹਨਾਂ ਕੇਸ ਸੈਕਟਰੀਆਂ ਮੁਤਾਬਿਕ ਪੁੱਡਾ ਅਤੇ ਸ਼ਹਿਰੀ ਅਥਾਰਟੀਆਂ ਵਲੋਂ ਦਿੱਤਾ ਜਾਂਦਾ ਹੈ, ਜਿਸ ਸੈਕਟਰੀਆਂ ਮੁਤਾਬਿਕ ਕੰਮ ਕਰਨ ਦੀ ਜ਼ਿੰਮੇਵਾਰ ਆਮਦਨੀ ਵਲੋਂ ਬਾਕੀ ਕਰਕੇ 25% ਰਕਮ ਤੇ ਨਹੀਂ ਲੈਣਾ ਪੈਂਦਾ। ਕੁਝ ਸਕੀਮਾਂ ਵਿੱਚ ਅਜਿਹੇ ਸੈਕਟਰੀਆਂ ਮੁਤਾਬਿਕ ਦੀ ਜ਼ਰੂਰਤ ਨਹੀਂ ਹੈ ਪਰ ਸਭ ਦੀ ਵਿਸਥਾਰ ਕੀਤੀ ਜਾਂਦੀ ਹੈ, ਉਹ ਅਦਾਲਤ ਤੇ ਪਾਈ ਜਾਂਦੀ ਹੈ, ਜਿਸ ਆਮਦਨੀ ਕਰਨ ਨੂੰ ਮੁਸ਼ਕਲ ਪ੍ਰਾਪਤ ਤੇ ਇਸ ਬਾਰੇ ਪਤਾ ਹੁੰਦਾ ਹੈ। ਜਾਣਕਾਰੀ ਦਾ ਵਸਤਾ ਜਾਣੀਆਂ ਮੁਸ਼ਕਲਾਂ ਜਰੂਰੀ ਸੁਵਿਧਾਵਾਂ ਅਲਾਟਮੈਂਟ ਤੋਂ ਬਾਅਦ ਦਿੱਤਾ ਜਾਂਦਾ ਹੈ।

ਇਸ ਸਾਰੀ ਸਥਿਤੀ ਨੂੰ ਵਿਚਾਰਨ ਉਪਰੰਤ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਪਾਲਿਸੀ ਬਣਾਉਣ ਸਬੰਧੀ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ। ਮਾਨਯੋਗ ਪੰਜਾਬ ਅਤੇ ਹਰਿਆਣਾ ਹਾਈਕੋਰਟ ਵੱਲੋਂ ਦਿੱਤੇ ਨਿਰਦੇਸ਼ਾਂ ਅਨੁਸਾਰ ਹੇਠ ਲਿਖੀ ਪਾਲਿਸੀ ਸਾਰੇ ਅਦਾਰੇ ਜਿਵੇਂ ਕਿ ਸਥਾਨਕ ਸਰਕਾਰ, ਪੰਜਾਬ ਮੰਡੀ ਬੋਰਡ, ਪੁੱਡਾ ਅਤੇ ਸਾਰੀਆਂ ਸਬੰਧਤ ਅਥਾਰਟੀਆਂ, ਪੀ ਐਸ ਆਈ ਈ ਸੀ, ਕੋਆਪਰੇਟਿਵ ਵਿਭਾਗ ਅਤੇ ਹੋਰ ਸਰਕਾਰੀ ਜਿਨ੍ਹਾਂ ਪਰਾਪਰਟੀਆਂ ਬਾਰੇ ਸਾਈਟਾਂ ਦੀ ਵੇਚ-ਵੱਟ ਕੀਤੀ ਜਾਂਦੀ ਹੈ, ਤੇ ਲਾਗੂ ਹੋਵੇਗੀ :-

1. **Chunk Sites :** Chunk site will be sold on "as is and where is" basis. The Authority/Department making this sale will have to ensure that proper connectivity or availability of basic amenities i.e. water supply, sewerage, roads, parking etc. are available. In case such provision has to be made entirely by the purchaser, it must be mentioned specifically at the time of sale.

2. **Sale by Auction of Booth, SCO, SCF and other commercial sites where development is to be done by the auctioning authority:-**

   In such cases the auctioning authority will ensure that no site should be put to auction until and unless all the basic amenities i.e. Water Supply, sewerage, roads, parking & provision of proper Electric connection is available at site.

3. **In case the sites to be sold through draw of lots after inviting applications from public, the following policy must be followed:-**

   i) Applications must be invited only when the land is free from all encumbrancies.

   ii) After the receipt of application with 10% of the sale price, the draw of lots will be held by the Authority/Deptt. In such cases after payment of 25% of the condition price, the LOI/Allotment letter will be issued to the successful applicant and no interest must be charged till the possession of that plot is given to the Allottee.

   iii) No possession in such cases must be given to the allottee until and unless all the basic amenities i.e. Water Supply, Sewerage, Roads, parking etc. wherever required is made

iv) The Department/Authority will be duty bound to complete all the development works at site in shortest period possible not extending more than 18 months. In case period of 18 months is elapsed and the possession is not handed over to the Allottee, simple interest of 12% will be provided to the allottee on the 25% amount which has been deposited by the Allottee with the Authority/Deptt.

All these conditions will be mentioned in the Brochure.

ਉਪਰੋਕਤ ਅਨੁਸਾਰ ਇਹ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ ਕਿ ਉਪਰੋਕਤ [illegible] ਕੇਂਦਰੀਕਰਨ ਰਾਹੀਂ ਮਾਨਯੋਗ ਪੰਜਾਬ ਅਤੇ ਹਰਿਆਣਾ ਹਾਈ ਕੋਰਟ ਨੂੰ ਜਾਣੂ ਕਰਵਾ ਦਿੱਤਾ ਜਾਵੇ ਅਤੇ ਮਾਨਯੋਗ ਪੰਜਾਬ ਅਤੇ ਹਰਿਆਣਾ ਹਾਈ ਕੋਰਟ ਵੱਲੋਂ ਦਿੱਤੇ ਗਏ ਦਿਸ਼ਾ-ਨਿਰਦੇਸ਼ਾਂ ਅਨੁਸਾਰ ਇਹ ਪਾਲਿਸੀ ਸੋਧਾਂ ਕਰਨ ਸਬੰਧੀ ਅਗਲੇਰੀ ਕਾਰਵਾਈ ਕੀਤੀ ਜਾਵੇ ।

ਇਸ ਸਬੰਧ ਵਿਚ ਅੱਜ ਮਿਤੀ 13.1.2017 ਨੂੰ 3.00 ਵਜੇ [illegible] ਮੀਟਿੰਗ ਕੀਤੀ ਗਈ ਜਿਸ ਵਿਚ ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਆਮ ਰਾਜ ਪ੍ਰਬੰਧ ਵਿਭਾਗ ਅਤੇ [illegible] ਅਫਸਰ, ਮਕਾਨ ਉਸਾਰੀ ਵਿਭਾਗ ਹਾਜ਼ਰ ਸਨ ਅਤੇ ਪਿਛਲੀ ਮੀਟਿੰਗ ਵਿਚ ਜਾਰੀ ਕੀਤੀ ਕਾਰਵਾਈ ਵਿਚ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਲੜੀ ਨੰ (v) ਸ਼ਾਮਲ ਕਰਨ ਦਾ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ :-

v) For the purpose of calculation of any extension fee for non construction on the plot the permissible construction period should be counted from the date of completion of all the development works as specified in the advertisement/allotment letter or the date of handing over the possession whichever is later.

ਵਧੀਕ ਮੁੱਖ ਸਕੱਤਰ (ਵਿਕਾਸ)
13.1.17

13.1.2017
PSGAD

13.1.17

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

The 11th August 2017

No.12/8/2012-5HgII/4610 In pursuance of the decision taken in the Meeting of the State Council of Ministers held on 4th August 2017 and in supersession of the previous notification Nos. 12/8/2012-5 Hg II/-5094, dated 16.11.2012, No. 12/8/2012-5 Hg II/-105 dated 07.01.2016, No.12/08/12-5HGII/928711/1 dated 17.11.2015 and No. 12/8/2012-5Hg II/520055/1 dated 18.08.2016 issued in this regard, the Governor of Punjab is pleased to notify the following Policy Guidelines and Building Norms for Regularization of Existing Marriage Palaces and for setting up of New Marriage Palaces in the State of Punjab. However, the approvals granted under the previous policies by the Competent Authority shall be honoured.

1. **Background:**

1.1 Keeping in view the orders passed by the Hon'ble Punjab and Haryana High Court dated 17.08.2012 in C.W.P. No. 21647, the policy dated 16.11.2012 for identifying the authorized/ unauthorized Marriage Palaces was framed with the approval of the Cabinet for the entire State of Punjab which is placed at Annexure 'A'. In continuation to this further, Policy Guidelines and Building Norms for Regularization of Existing Marriage Palaces as well as for setting up of New Marriage Palaces in the State of Punjab were re-framed vide policy dated 18.08.2016. The Marriage Palaces till the formulation of these policies were considered purely a commercial activity. With a change of social set up and owing to scarcity of common spaces, the Marriage Palaces have become a social necessity wherein different strata of the society hold social gatherings/ functions. Not only the marriages of almost every strata of society are solemnized in these Marriage Palaces but also other social functions are performed in these places. Hence, the Marriage Palaces were classified as a special category of buildings. Keeping in view the nature and use of these buildings as Marriage Palaces, such buildings were properly defined and proper building norms were laid down for the establishment of such buildings to ensure public safety, public conveniences and provision of adequate parking in these policies.

1.2 Under these policies, 1090 applications were received from time to time out of which and 109 Marriage Palaces have been regularized and CLU for 401 Marriage Palaces have been issued. About 580 Marriage Palaces remain unauthorized as they did not meet the criteria.

1.3 Now, therefore, in recognition of the need to provide affordable spaces to solemnize marriages and other functions of all strata of the society, while at the same time ensuring public health and safety, a new policy has been prepared as below:

2. **Definitions:**

a) ***"Authorized Marriage Palace"*** shall mean the Marriage Palace declared as authorized by the District Level Committee as per Annexure 'A' constituted for the scrutiny and approval of Marriage Palace, under this policy.

b) ***"Competent Authority"*** shall mean any person or authority appointed by the State Government by Notification to exercise and perform all or any of the powers and functions of the Competent Authority under this policy.

c) ***"Existing Marriage Palaces"*** means a Marriage Palace which is in existence on or before 16.11.2012.

d) ***"Marriage Palace"*** means premises built up or open or both or any part thereof, where accommodation or space is used for marriage, receptions, social gatherings, meetings etc. on regular or periodical or occasional basis and where number of persons not less than 50 can congregate or gather.

e) ***"State Government"*** shall mean, in the case of Marriage Palaces situated within the limits of an urban local body viz., Municipal Corporation, Municipal Committee, NAC, the department of Local Government, and in the case of all other Marriage Palaces, the Department of Housing and Urban Development.

f) ***"Unauthorized Marriage Palace"*** shall mean the Marriage Palace either declared as un-authorized by the District Level Committee constituted for the scrutiny and approval of Marriage Palace, under this policy or has been constructed after 16.11.2012 till the date of this notification without approval of the Competent Authority and has not been regularised under Govt. Policy.

3. **Applicability and Scope:**

This policy will be applicable in the State of Punjab including municipal limits for:-

(i) Regularization of Existing and unauthorized Marriage Palaces.

(ii) Setting up of new Marriage Palaces.

Receipt and disposal of applications

(i) The owners of unauthorized marriage palaces who could not apply under the previous policies of the Government shall submit their applications to the Competent Authority as below:

- The last date for submission of applications for regularization of Existing Marriage Palaces shall be upto 31-10-2017.
- The pending applications received for regularization of unauthorized Marriage Palaces under the previous policies and the applications received under this policy shall be disposed off by 31.12.2017.

4. **Permissible zones for Marriage Palaces:**

The Marriage Palaces shall be permissible as per the provisions of the respective Master Plan or as allowed by Government orders/ notifications issued from time to time. However, in rural areas where no Master Plan is notified as yet, the Marriage Palaces shall be permissible as per provisions of this policy.

5. **Building Norms for New Marriage Palaces shall be as per Annexure B.**

6. **Minimum road width (Outside Master Plans area):**

The following distances from Municipal Corporation/ Municipal Council limits of Punjab state shall be adhered to allow the new/ existing Marriage Palace on a link road having minimum 22'-0" width outside Master Plan area provided that a minimum 5 metre set back is left from the road and the gross area of the marriage palace does not exceed 2 acres. In no case the permission shall be granted if the existing road width is less than 22'-0" (4 karam):-

A) **Distance from Municipal Corporation Limits:**

i)	Municipal Corporation Ludhiana——	15 Kms.
ii)	Municipal Corporation Jalandhar——	10 Kms.
iii)	Municipal Corporation Amritsar and Patiala	07 Kms.
iv)	Rest of Municipal Corporations (except Municipal Corporation SAS Nagar)——	05 Kms.
v)	Municipal Corporation, SAS Nagar as per the provisions of Regional Plan GMADA.	

B) Distance from Municipal Council Limits:

i)	A class Municipal Councils——	05 Kms.
ii)	B class Municipal Councils——	03 Kms.
iii)	C class Municipal Councils——	no minimum distance

7. **Regularization of Marriage Palaces**

A) The regularization of existing Marriage Palaces will be dealt as per policy guidelines annexed at Annexure 'C'. However, CLU, EDC, PF, SIF etc shall be charged as per this policy. All the Marriage Palaces constructed after 10.11.2012 without approval shall be considered under this policy. The Marriage Palace Owners', who could not apply under previous policies, will have to apply for the regularization immediately under this policy and latest by 31.10.2017.

The following relaxations shall be applicable to the existing Marriage Palaces and also to those Marriage Palaces which have been constructed after 10.11.2012 till the date of notification of this policy without approval of the Competent Authority so that the maximum number of unauthorized Marriage Palaces could be brought under the umbrella of planning framework to ensure public safety, security and public conveniences.

I. **Relaxations:**

(a) Setback: In case of the marriage palace where no space is left for setback on any one side (except front) of the building, then the owner has to get a certificate from the fire authorities for getting this relaxation, which shall be limited to one setback only.

(b) If the site of the marriage palace abuts on more than one streets/ roads and the building hall or site of the marriage palace has openings on the side street/ road also, then maximum one such street/ road may be considered as a setback of the building provided that the minimum width of such street/ road is 20' and the applicant has to obtain fire safety certificate from the Fire Officer in this regard.

However, this relaxation will not be granted for the front setback.

(c) A variance upto 10% of the norms fixed for minimum plot size, setbacks around the marriage hall, approach road to the marriage palace and parking area shall be allowable.

ii. Every Marriage Palace must have at least 30% area of the existing premises of the Marriage Palace under parking and for the remaining 20% area required to achieve minimum 50% parking, the owner is permitted to make alternate arrangement of parking as per following parameters:

a) The site shall be located within a distance of 100 metres from the marriage palace site.

b) The site of parking shall have minimum approach road of 22'-0" in case of Marriage Palace falling outside Master Plan area and 40'-0" for Marriage Palace within Master Plan area.

c) The ownership of the site should either be in the name of the applicant or on registered lease for a minimum period of 3 years.

The alternate area under parking provided for meeting the shortfall of 20% parking for Marriage Palaces established before 17.08.2007 shall not be chargeable whereas the alternate parking area provided to meet the shortfall of parking for the Marriage Palaces established after 17.08.2007 upto the date of the notification of this policy shall be chargeable @ Rs.2.00 lac for a period of three years for meeting the shortfall of 20% parking. After three years, the same charges shall be payable for extension for a period of next three years and so on. In case, the shortfall of parking is less than 20% then these charges shall be levied on prorata basis.

d) The provisional/ final NOC of NHAI or PWD (B&R), or Forest Department or Development Authority, if applicable shall be pre-requisite.

e) In case the Marriage Palace owner has provident sufficient parking which is not exactly 50% of the plot area as required under policy but is close to 50% mark, in such cases a variance of up to 10% in the parking area shall be allowed, provided that the other norms of the marriage palace are fulfilled and the owner has to pay a compounding fee for the shortfall of parking area on pro-rata basis of the above said alternate shortfall parking charges.

iii. The provision of Water Closets/ Urinals for Marriage Palace shall be as per Annexure 'E' of this policy.

iv. There shall be no condition of minimum distance required from the site of a School, College, Hospital, religious place and the red category industry in case of existing Marriage Palace.

v. The Marriage Palaces which are fully compliant as per provisions of this policy but are facing closure due to non decision of any Govt. Department/ Authority will be allowed to function.

ii. Relaxation of charges/ Fee for regularization of Marriage Palaces:

The following relaxations shall be applicable on Conversion of Land Use, External Development Charges, Permission Fee (CLU, EDC, PF) etc on existing/ unauthorized marriage palaces constructed till the date of notification of this policy.

1) The CLU, EDC, PF and SIF charges leviable for Marriage Palaces shall be as per Annexure – F with following exemptions:-

   a. There shall be 100% exemption of CLU, EDC, PF etc on total parking area of the Marriage Palaces established without approval of the Competent Authority. However, the remaining area of these Marriage Palaces shall be chargeable as per provisions of this policy.

   b. In case the full amount of charges is paid in Lump sum at the time of permission of CLU then 5% rebate on total charges shall be given to the applicant.

   c. Building scrutiny fee @ Rs. 5/- per sq ft of covered area of buildings along with boundary wall fee @ Rs. 2.50 per running feet shall be charged.

The owner has to submit any of the following documents as proof to ascertain the year of establishment of the existing marriage palace:-

- Registered sale deed of Marriage Palace
- Electricity connection for Marriage Palace
- Excise permit for running a Marriage Palace
- A register maintained by an owner for registering marriages/ functions held in the Marriage Palace.
- Any other document which is found satisfactory by the Authority to establish the year of construction of the Marriage Palace.

Note:

- The exemption on parking area shall be permissible in both cases i.e., for parking on the ground floor as well as parking under basement. In case, the parking is under basement the remaining area of the site shall be calculated after deducting the area under basement parking from the total area of the site for calculation of CLU, EDC and PF etc.
- These amended charges will be applicable on all cases already approved under previous policies also. The excess amount received from the applicants of the already regularized cases prior to this policy will be adjusted in the next instalments of the project, if any. However, in case where lump sum payment has been received and marriage palace regularized, the excess amount of CLU, EDC, LF, SIF so charged will not be refunded to the applicant under this policy.

  Provided, however that the provision of refund of CLU, EDC, LF, SIF shall remain applicable as per the provisions of policy notified vide No. 12/8/2012-5Hg-08/2005/1 dated 16.08.2016.

Mode of payment of Fees/ charges:

The upfront payment of charges at the time of CLU shall be 15% of the total charges. The balance 85% of the charges shall be payable in six equal six monthly instalments. No rate of interest shall be charged on instalments if paid as per schedule. The rate of interest on earlier instalments deposited by the Marriage Palace Owners, if any, shall be adjusted in next instalments. However, in case of default of the instalment, the interest at the rate of 12% shall be chargeable on the default amount for the default period.

The balance instalments, if any shall be re-scheduled as per the provisions of this policy by the concerned Development Authority.

9. Penalty for operating Marriage Palace without regularization:

The owner of the Marriage Palace who fails to get his Marriage Palace regularized under this policy shall have to stop using his/ her premises as Marriage Palace immediately failing which he/ she have to face the following penalties:

(i) The water supply, sewerage, electricity connection, if any, will be disconnected;

(ii) The premises will be sealed;

(iii) The unauthorized building of the Marriage Palace may be demolished at his/ her expense and legal proceedings against the owner will be initiated.

10. Approval Process for New Marriage Palaces

1) The application for approval of a marriage palace shall be processed as per the prevalent procedure of the Department.

2) Provisional/ Final NOC/permission from the National Highway Authority of India (NHAI), PWD (B&R), concerned Development Authority as well as Forest Department (whichever applicable) shall be required.

3) The approval of building plans of a marriage palace may be permitted subject to following conditions:

The applicant must have obtained provisional NOC from NHAI;

a) The applicant will undertake that he/ she will obtain the final NOC from NHAI and submit the same in the office of the building plan approval authority and he/ she will not make the marriage palace operational before obtaining the final permission from NHAI and will not claim compensation for any loss in this regard.

b) The occupancy/ completion certificate will only be issued after final approval from NHAI, if any.

4) Every building application of Marriage Palace submitted for approval to the competent authority shall be verified by the concerned fire officer for safety measures proposed in the building plan before approval of the same.

5) Before occupying the building, the owner shall be required to obtain occupation certificate from the Competent Authority.

6) The building plan of the Marriage Palace shall be approved within the stipulated time frame given in the Right to Service Act.

7) No Department/ Authority of the Govt. shall conduct inspection of any marriage palace without approval of the Govt./ Chief Administrator of the Authority except inspections by Punjab Pollution Control Board, Fire Department etc. where periodic inspection is mandatory as per their law.

8) Applicant shall comply all other relevant laws/ instructions which ever are applicable in the state of Punjab from time to time.

11. Charges/ Fee for approval of new Marriage Palaces:

i. CLU, EDC, PF and SIF Charges: For setting up of a new marriage palace the charges as fixed under policy No. 17/17/2001-5 HGII/ P.F/748168/17 dated 06.05.2016 or as amended from time to time shall be applicable.

Fee for approval of building plan: Building scrutiny fee @ Rs. 5/- per sq ft of covered area of buildings along with boundary wall fee @ Rs. 2.50 per running feet shall be charged.

ii. Mode of payment: CLU, EDC, LF and SIF charges will be payable in two equal instalments. First instalment at the time of approval of CLU and second instalment will be payable at the time of approval of building plans or within one year whichever is earlier, after which 12% rate of interest shall be payable.

In case of lump sum payment 5% concession on total charges will be applicable in the above cases.

12. PROVISION OF COMMERCIAL COMPONENT:

In a Marriage Palace (existing/ new), a commercial component upto10% of the FAR availed shall be permissible subject to the following conditions:

(a) The total ground coverage of the Marriage Palace shall not exceed 35% including the commercial component.

(b) The owner has to pay CLU, EDC, LF/ PF and SIF charges as applicable for commercial purpose on commercial component.

(c) The commercial component may include shops namely Gift Shop, Toy Shop, Restaurant and not general trade shops.

(d) The parking for commercial component shall be provided @ 2 ECS/ 100 sq m of covered area.

(e) The commercial component shall only be permissible within the zoned area of the Marriage Palace.

(f) In case the area under commercial component exceeds 1000 sq metres and it is sub-divided into shops then the Marriage Palace owner has to abide by the provisions of the PAPRA, 1995.

13. PROCEDURE FOR REGULARIZATION

District Level Committee (outside Municipal limits)

The following Committee shall scrutinize and approve the regularization of existing/ unauthorized Marriage Palaces in a time bound manner:

1.	Chief Administrator of the Concerned Authority	Chairman
2.	Representative of Deputy Commissioner	Member
3.	Senior Town Planner	Member

4. Superintendent Engineer(Distribution) PSPCL of the area. Member
5. S.E./Executive Engineer, PWD (B&R) Member
(In-charge of Scheduled Roads)
6. Environmental Engineer PPCB Member
7. District Forest Officer Member
8. Representative of Fire Department Member
9. District Town Planner Convener Member

(ii) Municipal Corporation/ Council Level Committee: For areas within Municipal limits, the Committee as constituted by the Local Government Department shall scrutinize and approve the regularization of Existing Marriage Palaces in a time bound manner.

Note: The CLU and building plans of these marriage palaces shall be technically approved at the level of the designated Senior Town Planner of Department of Town and Country Planning for outside Municipal limits and within municipal limits such powers shall be with the designated officer of the Local Government/ Local Body.

iii) Submission of application:

The unauthorized Marriage Palace Owners can apply to the Chief Administrator of the concerned Authority/ Local Body as the case may be, in a form as per Annexure 'D'.

iv) List of Documents to be attached with application (10 sets):

a) Proof of ownership: - Original fard Jamabandi not more than two months old, in case of lease minimum 15 years registered lease document.

b) Copy of Akas Shajra plan showing the site of marriage palace and duly signed by Halqa patwari.

c) Location Plan duly signed by the owner / Architect with minimum degree of B.Arch.

d) Building Plans of the existing building, prepared by a qualified Architect with minimum degree of B.Arch. showing:-

i. Detail of covered area, Setbacks, Parking.
ii. Sections and elevations of the building.
iii. Fire safety measures/ equipments provided in the building.
iv. Service plans showing sewer and drainage lines, water supply lines and location of Sewerage Treatment Plant (if applicable), solid waste collection and disposal arrangements.

e) Structural safety certificate from a Structural Engineer.

f) Approval of regularization of existing Marriage Palace shall be issued in the format as per Annexure 'E'.

Place: Chandigarh
Dated: 11-08-2017

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

Endst. No. 12/08/2012-5hg2/1461 Dated: 11/08/2017

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

Annexure 'A'

Subject: Policy regarding identification of authorized/ unauthorized Marriage Palaces in the State of Punjab.

Hon'ble Punjab and Haryana High Court vide its order dated 17.08.2012 in C.W.P. No. 21547 of 2011-Jagjit Singh vs State of Punjab and Others has issued directions as under:-

> "The respondents -Marriage Palaces in this case are permitted to submit their representations/ objections in GMADA or Patiala Development Authority or Municipal Corporations/ Committees/ Councils, as the case may be and appear before the authorities concerned from 21.08.2012 to 28.08.2012 in their respective offices.
>
> The authorities concerned shall form an opinion and tentative decision taken be placed on record of this Court.
>
> Directions are also issued to the State of Punjab to verify the number of marriage palaces being run in each district and to inform the Court as to how many marriage palaces out of the so identified were opened after getting all necessary permissions under the relevant Acts including Change of Land Use (CLU) etc.
>
> Mr. J.S. Puri, Additional Advocate General, Punjab is directed to convey the order passed to all the Deputy Commissioners in State of Punjab."

Keeping in view the above order passed by the Hon'ble Punjab and Haryana High Court, it was felt that a policy must be framed to identify the authorized/ unauthorized Marriage Palaces in the entire State of Punjab. The entire area in the state of Punjab can be divided in two categories as far as the marriage palaces are concerned i.e. within M. C. limits and the out side M.C. limits. On the Marriage Palaces falling within the M.C. limits, the policy formulated by the Local Govt. Department is applicable. However, for the Marriage Palaces falling out side the M.C. limit, different rules/guidelines/ instructions were applicable from time to time. To identify a marriage palace as authorized it is necessary that the marriage palace should have all the requisite approvals/sanctions/NOCs required at the time of its commencement. Thus a detailed study has been carried out in the Department of Housing and Urban Development to list out the rules/instructions/guidelines applicable from time to time.

After studying all the rules/instructions/ guidelines issued from time to time, the time line from 1963 to till date for approval of Marriage Palaces can be segregated as under :-

1. **Before 26th May, 1995**

   Before 1995 the only act applicable on the constructions outside the municipal limits was The Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963. As per the provisions of this Act, for the construction along Scheduled Roads or within notified Controlled Areas, permission from Competent Authority was required. So from 1963 till 26th May, 1995, approval from the competent authority for construction of Marriage

Palaces along the Scheduled Roads and in the notified Controlled Area was required under this act.

The Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 was repealed in the Punjab Regional and Town Planning and Development Act 1995. However, the constructions on the Scheduled Roads and Bye-passes that have been made prior to coming into force of 1963 Act and the ones which have been put up between the period of enforcement of 1963 Act and coming into force of the Punjab Regional and Town Planning and Development Act, 1995 are exempted vide Notification No.7-PLA- 99/19 dated 21.03.1996 which is placed at Annexure 'A'.

2. From 26 May, 1995 to 27 July, 1996:

On 26 May 1995, the Punjab Regional and Town Planning and Development Act came into force. Under this Act, during the above timeline, three Local Planning Areas namely; Mohali, Zirakpur and Dera Bassi were notified. Once the Local Planning Areas are notified, the necessary approval for setting up any building within Planning Areas is required to be sought from the Competent Authority. However no Building Bye-laws were prevalent during this period.

3. From 27 July, 1996 to 17 February, 2000:

Vide Notification No.G.S.R. 46/PA 11/95/S.180/96, dated 27 July, 1996, PUDA Building Rules were framed which were applicable to the areas mentioned below:-

i) The areas of the Urban Estates set up by the authority in terms of provisions of section 28 of the Act or by the State Government under the Punjab Urban Estates (Development and Regulations), Act, 1964.

ii) The planning areas in respect of which town development schemes have been made by the authority under the act or which are to be developed otherwise by the authority under the act.

iii) The Controlled Areas declared as such under section 4 of the Punjab Scheduled Roads and Controlled Areas Restriction of Un-regulated Development Act, 1963.

iv) Such other areas which the state Govt. may be notification specify from time to time.

During this period, any construction that took place, in the above said areas was required to get the building plans approved from the Competent Authority.

4. From 17 Feb.,2000 to 20 Jan., 2005:

The Department of Town and Country Planning, Punjab issued instructions to all the field offices conveying the parameters under which the Marriage Palaces can be approved on 17 February 2000. So any Marriage Palace that was established during the above mentioned period was required to take NOC from the Department of Town and Country Planning (District Town Planner) keeping in view these parameters. The copy of instructions issued by the Department in this regard has been placed at Annexure 'C'.

5. From 20 Jan., 2006 to 17 August, 2007:

The Govt. of Punjab Department of Housing and Urban Development vide Notification No. 1/149/06-4HG-1/558 dated 20 Jan., 2006, in pursuance to the provisions of rule 1 (3) (iv) of the Punjab Urban Planning and Development Authority (Building) Rules, 1996 enhanced the jurisdiction of these rules to all the areas in the State of Punjab, except those falling within the notified limits of any Municipal Corporation, or Municipal Council or Nagar Panchayat and Cantonment Boards. Another Notification No. 1/149/06-4HG-1/559 dated 21 Jan., 2006 was issued in which the Officers of Department of Town and Country Planning were declared as Competent Authority for approval of Building Plans in the above said areas. During this period viz., from 20 Jan., 2006 to 17 August, 2007, any Marriage Palace could only be established after getting building plan approved by the Competent Authority and were liable to pay the requisite scrutiny fee. These Notifications are placed at Annexure 'D' and 'E' respectively. It is, however clarified that no CLU fees were made applicable by the State of Punjab except for the selected areas mentioned under the provisions at the end of this policy.

6. From 17 August, 2007 onwards:

The Govt. of Punjab vide notification's No.17/17/01-5HG-2/6555 dated 17.08.2007 and 17/17/01-5HG-2/6582 dated 17.08.2007 notified a policy for the entire State of Punjab vide which the Department of Housing and Urban Development was declared as the Nodal Agency for granting the Change of Land Use against the payment of prescribed charges. These notifications are placed at Annexure 'F' and 'G' respectively. So any Marriage Palace which is established during this period was to get CLU from the Department of Town and Country Planning and was supposed to pay CLU, EDC and any other fee or charges as applicable.

The building parameters which were fixed in the year 2000 vide circular No. 195 CTP (Pb) SP-16 dated 17-2-2000 are prevalent since then.

In addition to the above, following provisions were also prescribed in some selected areas in the State of Punjab. The details of which are placed below:-

i) The Punjab New Capital (Periphery) Controlled Area Act, 1952:

Under this Act, within the periphery area of 16 km from the boundary of Chandigarh, no building could come up without taking permission from the Competent Authority.

ii) Periphery Policy (20 Jan., 2006):

The Punjab Govt. vide notification No. 18/35/2002-1HG-2/ 499 dated 20 Jan., 2006 notified the Periphery Policy for development within the periphery area and also fixed the CLU, EDC and other charges applicable in the Master Plan Mohali. These CLU, EDC and other charges were further made applicable to the entire areas of Chandigarh Periphery except within the Municipal Limit vide notification No. 18/35/2002-1HG2/6300 dated 12 July, 2006. These Notifications are placed at Annexure 'H' and 'I' respectively.

iii) Declaration of Local Planning Areas under Punjab Regional and Town Planning and Development Act, 1995:

A number of Local Planning Areas were declared under the said Act during 1995 to 17 August 2007 and Master Plans were also notified. Once the Local Planning Area/ Master Plan was notified under the above mentioned Act, the necessary approval for setting up a building is required to be sought from the Competent Authority.

It is also clarified that any construction existing before the coming into operation of the Master Plan which falls in the Non Conforming land use of the Master Plan may be allowed to continue for a period not exceeding 10 years upon such terms and conditions as may be provided by regulations made in this behalf by the Competent Authority for the purpose and to the extent, for and to which it was being used on the date on which such a Master Plan came into operation.

In compliance with the directions issued by the Hon'ble Punjab and Haryana High Court, the owners of Marriage Palaces have already submitted their applications/ representations in the offices of GMADA and PDA. Keeping in line with the process initiated by the Hon'ble Punjab and Haryana High Court, it is proposed that applications may be invited from the owners of all the Marriage Palaces from all over the State of Punjab alongwith the documents pertaining to the permissions granted by the Competent Authorities and also with the documents establishing the date of commencement of the Marriage Palaces. These documents can be electricity bill showing the adequate electricity load required to run a marriage palace, registration under the Pb General Sales Tax Act, Punjab Value Added Tax 2005, Punjab Luxury Tax Act 2009, Permits from the Excise department or any other document which the applicant thinks would be helpful in identifying the date of establishment of the Marriage Palace.

A District Level Committee as prescribed below shall be constituted in each Development Authority with the following members:-

1.	Chief Administrator of the Concerned Authority	Chairman
2.	Representative of Deputy Commissioner	Member
3.	Superintendent Engineer (Distribution) PSPCL of the area.	Member
4.	S.E./Executive Engineer, PWD (B&R)	Member

(In-charge of Scheduled Roads)

5. Environmental Engineer PPCB — Member
6. District Forest Officer — Member
7. Representative of Fire Department — Member
8. District Town Planner — Convener Member

The Committee will invite applications from the owners within a period of 30 days and the date, time and venue for submission of applications shall be published in two newspapers at-least one in vernacular language. The above Committee would scrutinize the documents submitted by the applicants to ascertain the date of establishment of Marriage Palace within 30 days. The Committee will also enlist the required approvals, sanctions/NOCs etc that were required during that particular time zone and accordingly place the marriage palaces in the authorized or non-authorized list. The Marriage Palaces which have got permissions/NOCs required in that particular time zone when the particular Marriage Palace was established will be considered as authorized. All other Marriage Palaces will be considered as un-authorized and shall have to submit fresh application to the competent authority for approval and will be required to get the permission as per the prevalent rules/guidelines/instructions after paying the prevalent charges/fees.

The identification of a marriage palace as authorized or fresh approvals under the prevalent policy with respect to the building parameters and the other rules and regulations related with the operations will have to be strictly followed.

Scrutiny of Authorized Marriage Palaces:

All the Marriage Palaces which will fall under this category shall also be open to scrutiny with respect to public convenience, public safety, parking, fire safety and conformity with approvals. Shortfalls if any, have to be fulfilled.

Annexure 'B'

Building Norms for setting up of new Marriage Palaces

(i) The schedule of area and building norms for setting up a new Marriage Palace shall be as per table-1.

(ii) Frontage of the site shall not be less than 20 meters.

(iii) Provision of Water Closets / Urinals shall be as under.

(a) For Marriage Palace in an area upto 2.5 acres		
Men	Water Closets	3 Nos
	Urinals	7 Nos.
Women	Water Closets	7 Nos
Handicapped 1 Water Closet each for Men and Women		
(b) For every additional acre area 1WC each for men and women and 2 urinals for men shall be provided		

In case of fraction of an acre:

- If the fraction is equal to or less than half of an acre then it will not be considered for provision of extra urinals/ toilets.
- If the fraction is more than half an acre then it will be considered equal to 1 acre and the applicant has to provide the additional urinals/ toilets as per the norms given above.

(iv) The cooking space may have direct opening to the Marriage Hall provided that the doors opening in the Marriage Hall shall be fire rated doors of minimum 1 hr fire resistance of self closing type to stop spread of fire/smoke into the Marriage Hall.

(v) Every site should have minimum 2 gates having minimum width of 5 meters. If the gates are covered then the minimum height shall be 5 meters. No direct entry/ exit from the National Highway/ State Highway/ Scheduled Road shall be permissible.

(vi) In the covered area of Marriage Hall or the area which is covered by temporary ceiling, travel distance from any point of building/ temporary structure/ pandal shall be as per National Building Code (NBC) applicable to Assembly Buildings and temporary pandals shall adhere to Indian standards IS 8758: 1993 (Recommendations for fire precautionary measures in construction of Temporary structures and Pandals) as amended from time to time.

(vii) The minimum width of doors/ exits shall not be less than 1.5 meters and shall open outward.

(viii) Fire fighting equipments and building materials throughout the building shall be installed/ used to the satisfaction of fire officer and the building shall adhere to the fire norms as referred in the National Building Code Part IV of 2005 as applicable to assembly building as amended from time to time and the building shall adhere to the Punjab Safety Measures for Prevention and Control of Fire Act, 2004 as amended from time to time.

- Temporary structure including large Pandals shall adhere to Indian standards IS 8758 : 1993 (Recommendations for fire precautionary measures in construction of Temporary structures and Pandals) as amended from time to time.

(ix) The site of a new marriage palace should be at least 100 metres away from the site of a School, College, Hospital, religious place and at least 100 metres away from the source of pollution of Red Category Industry, if any.

(x) In case the site of new marriage palace falls in Industrial zone of a Master Plan, a minimum distance of 100 metres from the source of pollution of Red Category Industry and 250 metres from the source of pollution of Maximum Hazard Accidental Industry as categorized by PPCB must have to be maintained. However, no such distance shall be applicable in case of regularization of existing marriage palaces.

(xi) In case of a new marriage palace the parking of vehicles will be provided within the marriage palace premises and no vehicle shall be allowed to be parked on the road/ road side berms/ road reservation. The parking may be provided on ground, under stilts or in basement.

(xii) The parking of vehicles shall be ensured within the specified parking space and no vehicle shall be allowed to be parked on the road side/ road reservation.

(xiii) Provision regarding solid waste garbage/ kitchen disposal, prevention of air, water and noise pollution shall be made according to the Punjab Pollution Control Board (PPCB) norms.

(xiv) The site of Marriage Palace shall be segregated by a Boundary wall.

(xv) The provisions contained in "The persons with Disability Equal Opportunities protection Rights & Full participation Act, 1995", so far as this relates to planning, designing and construction of public buildings, guidelines and space standards for Barrier Free Environment for Disable and Elderly persons proposed under this Act by CPWD, time to time shall also be complied with.

Table:-1 Schedule of Area and other norms for approval of new Marriage Palace

Sr. No.	Area in Sq. Mtrs.	Minimum width of approach road		Max site cover age	FAR	Hierarchy Of Road	Minimum set back of the (in meters)			Minimum height of ceiling of the structure from the ground level (in meters)	Minimum parking on ground/ basement
		Within Master Plan	Other areas				Front	Back	Other sides		
1	2000 to 4000	18 metres	12 metres	35% of the plot area	1:0.5	NH	30	9	9	4	50% of plot area
						SH	25	6	6		
						SH (other than NH/ SH)	20	6	6		
						Other Roads	18	6	6		
2	4001 and above	24 metres	18 metres	25% of the plot	1:0.5	NH	30	6	6	4	50% of plot area
						SH	25	6	6		

				area		SR (other than MR)	20	9	9		
						Other roads	15	6	6		

NOTE:

1. Entry/ exit from the National Highway/ State Highway/ Scheduled Road shall be through service road where available and where service lane is not laid out a minimum set back of 15 meters from Right of Way (ROW) to the boundary wall of the Marriage Palace shall be mandatory. However, this shall be subject to NOC/permission from the National Highway Authority of India (NHAI) and concerned Development Authority as well as Forest Department (if access is being sought from the forest land).
2. No construction Zone along Scheduled Roads shall be applicable as per provisions of Section 143 of the Punjab Regional and Town Planning and Development Act 1995. However where the Master Plan is approved, No-construction Zone shall be as provided in the Master Plan. No construction zone and front set back of the Marriage Palace shall be inclusive of each other and whichever is more shall prevail.
3. Conversion of plots in approved residential/ industrial estates/ focal points shall not be permissible for Marriage Palace under this policy.

Annexure 'C'

NORMS/ GUIDELINES FOR REGULARIZATION OF MARRIAGE PALACES

S. No.	Area in sq.mts	Minimum width of approach road			Maximum covered area	Minimum set back			Minimum height of ceiling of the structure from the ground level (in meters)	Parking on ground/ under basement
		Within M.C limits	Master Plan area	Rural area		Front	Back	Other sides		
1	1200 to 2000	12 mts.	12 mts.	-	40%	12 mts.	4 mts.	3 mts.	4 mts.	50% of site
2	2001 to 3000	15 mts.	15 mts.	10 mts.		15 mts.	6 mts.	4 mts.		
3	3001 to 4000	18 mts.	18 mts.	10 mts.		18 mts.	8 mts.	4 mts.		
4	4001 and above	20 mts.	20 mts.	10 mts.		18 mts.	8 mts.	4 mts.		

In addition to above norms the following guidelines shall be followed:

1. Frontage of site should not be less than 20 mts.
2. Provision of toilets for each 50 Sq.mts. covered area- 1 W.C. & two urinals are required.
3. The garbage disposal will be done to the satisfaction of the local municipal authorities.
4. Kitchen waste water shall be disposed off in to soakage pit or sewer nearby.
5. Sufficient provision for fire safety shall be made as detailed below:
   a) The cooking space shall be segregated from main building to avoid fire hazard.
   b) Every site should have minimum 2 gates directly opening on the approach road/ roads and minimum width of the gate shall be 5 meters.
   c) Line of travel to any exit point shall not be more than 10 meters from any point of the building.
   d) The minimum width of doors shall not be less than 1.5 meters and shall open outward.
   e) Own source of water supply along with water reservoir proportionate to the capacity and size of the hall to satisfaction of the Fire officer, shall be provided.
   f) The doors, window, false ceiling, decoration fixtures shall be made of fire resistant material.
6. Fixed fire fighting equipments throughout the building i.e. automatic water sprinklers, fire detectors, fire alarm system, wet risers, fire hydrants etc. shall be provided to the satisfaction of fire officer.

Annexure 'D'

Application Form for regularization/ setting up of new marriage palace

From

Shri_____
Son of_____
House no._______
Village/ Town__________
District____________

To

____

____

No.

Dated_________, the______

Subject:- Application for grant of permission for regularization/ setting up of new marriage palace

Sir,

I/We hereby apply for the above said permission to carry out development of the under mention land.

Area ____________

I/we undertake to pay to the competent Authority such charges as CLU, External development charges, LF, SIF, urban development fund etc. levied by the government from time to time.

It is requested that the permission applied for may be granted accordingly. I/ we shall abide by all rules and regulations and conditions for the purpose of carrying out development, viz____________ for which permission is sought.

Your's faithfully

Signature of the applicant(s)

Address

Annexure 'E'

Format of Regularization Certificate for unauthorized Marriage Palace

Name of Authority

From:

To:

No.
Dated:

Subject: Regularization of unauthorized marriage palace situated at ____________ under the provisions of policy for Regularization of Unauthorized Marriage Palaces in the State of Punjab.

Ref:- Your application dated ____________

Your application under reference for the regularization of your unauthorized marriage palace namely__________ situated at Road __________ in Khataun/ Khasra No.______ area ________, Village ______________ (H.B No.____), Tehsil __________, District ______ has been considered at the level of District Level Committee constituted under the provisions of policy issued by the department of Housing and Urban Development Punjab vide No. ____________________ for Regularization of existing Marriage Palaces and for setting up of New Marriage Palaces in the State of Punjab. Your marriage palace is hereby regularized on the following terms and conditions:-

1. This regularization is for running a marriage palace under the name and style as mentioned under subject for the purpose mentioned therein and not for any other purpose whatsoever.
2. The owner of the marriage palace shall be bound to pay the instalments of CLU/ EDC/ License Fee etc. in time according to the schedule of payment. In case of default the regularization will be cancelled.
3. Further additions/ alterations if any, in the site or in the building plans of the marriage palace shall be made after obtaining prior approval of the Competent Authority.
4. The alternative parking if required, shall be provided as per the provisions of the policy No. ____________________ as amended from time to time and shall be maintained properly.
5. Any other condition (s) (to be specified)

Apart from the above said conditions, the owner of the marriage palace shall also comply with the terms and conditions of NOCs/ Clearances received from the following departments in this regard:-

1. Revenue Department------
2. Senior Town Planner------
3. Punjab State Power Corporation Limited------
4. Public Works Department (B&R)------
5. Punjab Pollution Control Board------
6. Forest Department------
7. Fire Department------
8. Any other department required in a specific case (pl. specify).

In case the owner of the marriage palace fails to fulfil any of the terms and conditions and NOCs/ Clearance issued by the concerned departments in this regard, the marriage palace so regularized will be cancelled and action shall be initiated as per provisions of the policy/ law against the owner.

Chief Administrator,
____

Endst. No. Dated:

Copy of above is forwarded to the following for information and necessary action:-

1. Office of Deputy Commissioner,__________
2. Senior Town Planner ....
3. Superintending Engineer, PSPCL,________
4. SE/ Executive Engineer, PWD (B&R)
5. Environmental Engineer, PPCB ________
6. District Forest Officer______
7. Fire department, __________
8. Any other department required in a specific case.

Chief Administrator,
____

Annexure 'F'

Charges of CLU, EDC, PF & SIF for Regularization of Existing Marriage Palaces in the State of Punjab

(Rs. in Lacs/gross acre)

Sr. No.	Classification of Zone	EDC	Change of Land Use Charges		Permission Fee	SIF	Total	
			NH/SH/ Scheduled Road	Other Road			NH/SH/ Scheduled Road	Other Road
1	Master Plan areas of SAS Nagar, Zirakpur & New Chandigarh	11.25	35.00	25.00	1.50	2.25	50.00	40.00
2	Ludhiana within and outside M.C.limits upto 15 KMs	11.25	35.00	25.00	1.50	2.25	50.00	40.00
3	Jalandhar, within and outside M.C. limits upto 15 KMs	9.00	28.00	18.00	1.20	1.80	40.00	30.00
4	Amritsar, Patiala within and outside MC limits upto 7 KMs. Bathinda within and outside MC limits upto 5 KMs	3.75	15.00	10.00	0.50	0.75	20.00	15.00
5	A) Rajpura, Sirhind, Mandi Gobindgarh, Khanna and Phagwara within and outside MC limits upto 7 KMs B) Moga, Batala,Pathankot, Barnala,Malerkotla, Morinda and Hoshiarpur within and outside MC limits upto 5 KMs C) Master plan areas of Kharar, Dera Bassi ,Banur and remaining areas of GMADA regional plan, other than master plan areas mentioned at sr. no.1	3.00	8.00	4.00	0.40	0.60	12.00	8.00
6	Sangrur, Sunam, Nabha, Faridkot, Kotkapura, Ferozepur, Mansa, Abohar, Muktsar, Kapurthala, Nawan Shahar, Ropar, Tarn Taran, Gurdaspur, Samana, Jagraon, Malout, Laru and rural within M.C. limits and Outside M.C. limits upto 3 KMs	2.25	7.00	3.00	0.30	0.45	10.00	6.00
7	All other towns and areas not covered in any of the above potential zones.	1.50	4.00	2.00	0.20	0.30	6.00	4.00

Note:-
In case the site falls within the overlapped area of two zones then the charges of highest potential zone will be applicable.

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

18.08.2017

No.21/3/2017-1HgII/4578 In pursuance of the decision of the State Council of Ministers in its meeting held on 4th August 2017. As an endeavour to provide free/subsidized housing to all urban houseless/urban poor/poor residing in slums/urban middle class in the State of Punjab, the Governor of Punjab is pleased to notify the Punjab Shehri Awas Yojana (PSAY) – 2017 as below:-

1. This policy will be in supersession to the policy issued vide Notification No. 21/4/2014-1HgII/2738, dated 22.12.2015. However, projects already approved other than Credit Linked Subsidy Scheme (CLSS) Vertical-II proposals under aforesaid notified policy shall continue to have the legal force.

2. Scope of the Policy:

This policy shall be applicable in the urban areas of the State of Punjab and will include the following categories of beneficiaries:

Part – 1: **Free housing to eligible beneficiaries:**

I. Houseless Scheduled Caste/Backward Class families with an Annual Income less than Rs. 3 lacs in Phase – 1 & with an Annual Income less than Rs. 5 lacs in Phase -2. (for details refer to Para No. 7 (I) Pages 5 to 8).

Part – 2: **Subsidised housing to eligible beneficiaries:**

II. Slum Dwellers. (for details refer to Para No. 7 (II) Pages 8 to 11).

III. Other urban poor having annual income from all sources less than Rs. 3 lacs. (for details refer to Para No. 7 (III) Pages 11 to 16).

IV. Lower Income Group (LIG) families having annual income from all sources less than Rs. 6 lacs. (for details refer to Para No. 7 (IV) Pages 16 & 17).

V. Middle income group (MIG) families having annual income from all sources less than Rs. 18 lacs. (for details refer to Para No. 7 (V) Pages 17 to 19).

3. **Background:-**

As per the report of the technical group on Urban Housing Shortage (2012) constituted by the Ministry of Housing and Urban Poverty Alleviation (MoHUPA), Government of India, there is a shortage of 18.78 million dwelling units, out of which nearly 5% are households in houseless condition and further nearly 96% belongs to the Economically Weaker Sections (EWS) and Lower Income Groups (LIG) households. The Socio Economic and Caste Census (SECC) data (provisional) with respect to State of Punjab for the year 2012 shows status of urban houseless and living in shelters as 15,872. This data is up to the year 2012 and would require fresh survey to know the up to date exact number of beneficiaries to be covered under this policy. Punjab has recorded total population of 27,704,236 persons out of which 37.49% were living in urban areas. In view of the fact that more than 50% of the State's population is forecasted to be living in urban areas by 2041, it is necessary to ensure affordable housing for urban poor. It is proposed to cover the urban poor and lower income families as at Para-2 above through this policy.

Definitions:

(i) **"Allottee"** means a person to whom a property has been allotted by way of sale or hire purchase or lease or rent or in such manner as determined by the Authority.

(ii) **"Amenity"** includes roads, water supply, street lighting, drainage sewerage, public works and such other conveniences.

(iii) **"Beneficiary"** means a beneficiary individual/family as per the policy which comprises husband, wife and unmarried sons and/or unmarried daughters. An adult earning member (irrespective of marital status) can be treated as a separate household, (i) provided that he/she does not own a pucca (an all weather dwelling unit) houses in his/her name in any part of India (ii) Provided also that in the case of a married couple either of the spouses or both together in joint ownership will be eligible for a single house, subject to income eligibility of the household under the scheme.

(iv) **"Carpet Area"** means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.

(v) **"Kutcha House"** means a house the walls and/or roof of which are made of unburnt bricks, bamboos, mud, grass, reeds, thatch, loosely packed stones.

(vi) **"Semi -Kutcha house"** means a house that has fixed walls made up of pucca material but roof is made up of the material other than those used for pucca house.

(vii) **"EWS house"** means a dwelling unit with a carpet area upto 30 sq m with basic civil infrastructure.

(viii) **"EWS"** means an household having an annual income from all sources up to Rs. 3,00000 (Rs. Three Lacs).

(ix) **"Family"** means an individual or a basic social unit comprising of husband, wife and their unmarried children.

(x) **"LIG"** means households having an annual income from all sources between Rs. 3,00001 (Rs. Three Lacs one) up to 6,00000 (Rs. Six Lacs).

(xi) **"LIG house"** means a dwelling unit with a maximum area upto 60 sq m carpet area with basic civil infrastructure.

(xii) **"Local Authority"** means either ULB or Special Development Authority.

(xiii) **"MIG-I"** means households having an annual income from all sources between Rs. 6,00001 (Rs. Six Lacs one) up to 12,00000 (Rs. Twelve Lacs).

(xiv) **"MIG-II"** means households having an annual income between Rs. 12,00000 (Rs. Twelve Lacs only) to Rs. 18,00000 (Rs. Eighteen Lacs only).

(xv) **"PLI"** means Primary Lending Institutions covering Scheduled Commercial Banks, Housing Finance Companies, Regional Rural

Banks (RRBs), State Cooperative Banks, urban Cooperative Banks or any other institutions as may be identified by the State.

(xvi) **"Development Authority"** means any special development Authority notified under PRTPD Act, 1995 (ADA, BDA, GLADA, GMADA, JDA, PDA).

(xvii) **"Slum"** is a compact area of at least 300 population or about 60-70 households of poorly built congested tenements, in unhygienic environment usually with inadequate infrastructure and lacking in proper sanitary and drinking water facilities.

(xviii) **"Slum Rehabilitation Component"** means that portion (area) of the project (scheme) which is used to provide EWS housing along with basic infrastructure.

(xix) **"Free Sale Component"** means that portion (area) which will be available to developer for selling in the market so as to cross subsidize the project.

(xx) **"State"** means the State of Punjab.

(xxi) **"Urban Local Body (ULB)"** means Municipal Corporation, Nagar Council, Nagar Panchyat of the area.

(xxii) **"Urban Poor"** means an EWS individual or household as defined under Sr. No. (viii).

4. **Building Norms:**

Building norms shall be as per the Punjab Urban Planning and Development Authority Building Rules, 2013 and as amended from time to time or norms fixed by the State Government for construction of affordable houses under this scheme. For sites within Municipal Limits the Building Rules of the Local Body shall be applicable.

5. **Nodal Department:**

Department of Housing & Urban Development shall be the Nodal Department for coordination and monitoring of this policy which will be implemented with the support of Department of Local Government, in particular inviting applications/conducting surveys, identification of eligible beneficiaries, verification (particularly w.r.t. land ownership of eligible beneficiaries and distribution of funds under Central Assistance received from GoI.

6. **Nodal Agency:**

The Punjab Urban Planning & Development Authority (PUDA) shall be the nodal agency for coordination and monitoring of this policy.

7. **Schemes for each category:**

Part - 1:

7(I) **Houseless SC/BC families with annual income less than Rs. 3 lacs shall be provided a free house as per the following scheme:-**

7(I) 1. Applicability:

This scheme will be applicable in all the urban areas of the State. The beneficiary must be a resident of an urban area in the State preferably having Voter Id Card, Adhaar Card or any other document as may be prescribed and should have been living in the State of Punjab for atleast 10 years.

7(I) 2. Identification of Beneficiaries:

The concerned Deputy Commissioner through ULB in consultation with Labour Department, Industry Department, Food & Civil Supplies Department, Punjab Mandi Board or any other department dealing with such category of persons within its jurisdiction, shall identify the beneficiaries. The identification will be linked with Voter Id or Aadhar Card or such other document as may be specified.

7(I) 3. Identification of lands:

The Deputy Commissioners shall identify all available vacant Govt./Semi Govt./Municipal/Panchayat land within as well as outside Municipal limits where these EWS houses can be constructed. The land shall be transferred free of cost to Urban Development Department, Punjab for implementation of this Scheme.

7(I) 4. Eligibility of the Beneficiary:

(i) The beneficiary or his parents or spouse or dependent child should not own a house or living unit or plot for house in his/her name or family in the State or anywhere in India (Self Declaration Admissible).

(ii) Should be an adult;

(iii) Domicile of State of Punjab or continuously living for more than 10 years in the State of Punjab. Preference shall be given to a beneficiary born in the State of Punjab;

(iv) Should be a resident in an urban area with proof of residence & photo ID preferably be an Aadhar card;

(v) Annual Household Income from all sources shall not exceed Rs. 3 lac (Self declaration will be admissible);

(vi) Should not have availed any benefit for construction of a house or renovation of an existing dwelling unit under any Central or State sponsored scheme;

(vii) Aadhar card shall be mandatory before occupying of the house;

7(I) 5. Construction Norms:

The Nodal agency will prepare a model architectural design for EWS houses upto 30 Sqm carpet area. The specification will also be prepared by the nodal agency and will be got approved from the SLSMC. The construction will be carried out by the executing agency which will be notified by the Nodal Department on site to site basis. The norms for construction will be as follows:

EWS

(i)	Size of the dwelling unit	30 sq m carpet area
(ii)	FAR	No Limit (subject to fulfilment of other building norms)
(iii)	Number of storeys	G+3

7(I) 6. Funding of the Projects:

i. Rs. 1.5 Lac per beneficiary under vertical III i.e Affordable Housing in Partnership (AHP) as described under PMAY-HFA mission of GOI as central assistance shall be availed.

ii. The funds accruing under the State Govt. policy for utilization of EWS lands dated 31-12-2013/24-05-2016 available with the Govt./development authorities may also be utilized for the construction of EWS houses for the projects falling outside municipal limits after approval of the Competent Authority.

iii. Provisions for adequate budgetary allocations shall be made by the state govt. to bridge the funding gap.

7(I) 7. Executing Agency:

The Executing Agency for every project will be ULB/Development Authority or any other Govt. Department/Agency as approved by the SLSMC.

7(I) 8. Implementation Methodology:

(i) The concerned Deputy Commissioner through ULB/other Departments/Agencies will get a comprehensive survey conducted to identify the beneficiaries.

(ii) The beneficiaries will self certify their income and the other eligibility criteria as specified under this scheme.

(iii) The Nodal Agency will then publish the list of beneficiaries along with other details for inviting objections, if any.

(iv) In case the government land identified for this purpose belongs to a different department of the Government, the SLSMC will be authorized to take a decision to utilize this land through Local Government Department (ULB)/Housing & Urban Development Department (Dev. Authorities) in their respective jurisdiction under this scheme, with the consent of the concerned department.

(v) To avail Central Assistance of Rs. 1.5 lac per beneficiary under PMAY-HfA, Nodal Agency shall prepare DPRs for construction of these houses.

(vi) The Nodal Agency after approval of DPRs by the SLSMC will recommend the case to the GOI for the Central Assistance.

(vii) The Executing agencies will be identified project wise by SLSMC to ensure that the projects are completed in the least possible time.

(viii) The houses constructed under this scheme of the policy shall be allotted on lease hold basis for 33 years at a token lease of Rs. 1/- per annum. Allottee/Beneficiary will not be allowed to sell or sub-lease the house under any circumstances.

Part - 2:

7 (II) Housing for Slum Dwellers:

7 (II) 1. Persons residing in slums which exist on land belonging to the State Government or the Central Government, their Public Sector Undertakings or the land belonging to the Urban Local Bodies or Special Development Authorities shall be eligible for housing under In Situ Slum Re-development as described below. Department of Local Government shall be the Nodal Department for coordination & monitoring of this scheme and State Urban Development Authority (SUDA) shall be the Nodal Agency for coordination & monitoring of this scheme.

7 (II) 2. Responsibility of Implementation:

The concerned Local Authority, within its jurisdiction, shall identify the slums, which exist on Central Government or State Government land or on land belonging to a Local Authority or Public Sector Undertaking. The concerned will be responsible to identify the families staying in the slums under their jurisdiction and this identification will be linked with Voter Id and Adhaar card.

The Redevelopment of a slum under this scheme may be carried out through Public Private Partnership (PPP). In such case the Private Partner will develop the units required to redevelop the slum as per specifications and conditions of the scheme. The land saved will be utilized by the developer to cross subsidise the dwelling unit construction. The private partner will be selected through open bidding process. In case, no private partner opts for the scheme, then the concerned Local Authority will take up the redevelopment of the slum keeping in view its financial viability and the availability of resources with the concerned Local Authority. Financial and Economic analysis of these projects will be done on site to site basis and the project will be put to bidding or will be carried out by the concerned Local Authority only after approval of the **State Level Sanctioning and Monitoring Committee (SLSMC). State Urban Development Authority (SUDA) will act as the coordinating authority to provide help in preparation of DPRs, in the Department of Local Government, for the Urban Local Bodies (ULBs).**

7 (II) 3. In case the project is developed through PPP then '**Slum Rehabilitation Component**' shall be handed over to the Private partner for construction. While formulating the project, the Local Authority shall decide /identify area of slum land which should be given to the private developers. In some cases, where the area of slums is more than what is required for rehabilitating all eligible slum dwellers plus free sale component for cross subsidizing the project, in such cases Local Authority may give only the required slum land to private developers and remaining slum land may be utilized for rehabilitating slum dwellers living in other slums or for housing the other urban poor. The slum development area and the **Free Sale Component** must be identified clearly before bidding out the project. The allotment to the eligible beneficiaries, as identified by the Local Authority, will be made as per beneficiary contribution, if any, to be decided by the SLSMC. The Local Authority will also ensure handing over of land which comes out free from the relocation to the private partner, for further construction, without any delay. **The sale of 'Free Sale Component' of the project shall be linked with the completion and transfer of 'Slum Rehabilitation Component' to the implementing agency/State Government.** The bid money received from the Private partner for the **Free Sale Component** will go to the owner of the land on which the slum exists. In case the land belongs to multiple agencies the money will be shared on ownership basis.

7 (II) 4. Clubbing of nearby slums in clusters to make the project financially and technically viable shall be permissible under this scheme and such a cluster of slums can be considered as a single project.

7 (II) 5. The following incentives shall be available to the private partner under this scheme:

(i) No CLU, EDC, LF/PF & Building Fee shall be charged for such projects. The provision of basic services and up gradation of the existing Sewerage, Water supply, roads and other services in the area in order to increased population will be part of every project. The private partner will be free to put the allowable free sale area of the scheme to any use (commercial, residential etc.) subject to the condition that it conforms to the building bye laws applicable in the area. Necessary inter-change of use in the Master Plan to allow this use will be made by the Department.

(ii) Under this scheme, Central Financial Assistance of Rs 1.0 lac per house on an average would be provided for all houses built for slum dwellers in all such projects.

(iii) **Physical Norms** (Slum Rehabilitation Component):

(i) Size of the dwelling unit	30 sq.m carpet area
(ii) Minimum Number of Dwelling Units per acre	250 DU
(iii) Maximum Ground Coverage	60%
(iv) FAR	No Limit (subject to fulfilment of other building norms)
(v) Number of storeys	G+3

Note: Physical norms for free sale component shall be as per Punjab Urban Planning & Development Authority Building Rules, 2013 and as amended from time to time. For sites within Municipal limits the building rules of the Local Body shall be applicable.

(iv) Eligibility conditions for the Private Partner, Bid variable, Completion Period of the project & Penalty etc. shall be mentioned in the bid document approved by SLSMC.

7 (III) Other Urban Poor with annul income less than Rs. 3 lacs will be provided the following benefits:

a) Cheap Home Loans upto Rs. 6 lacs:

7 (III) (a) 1. The State Government will facilitate the cheap home loans upto Rs. 6 lacs per beneficiary with re-payment period of 20 years for purchase/new construction, addition of rooms, toilet, kitchen etc., to beneficiaries from Primary Lending Institutes (PLIs)/Banks and interest subsidy of 6.5% will be available on such loans taken by eligible urban poor (EWS) subject to the condition that the carpet area of the house being constructed or enhanced under this scheme shall be upto 30 sq. mtr. (323 sq. ft.). The first priority of the beneficiary to use this loan in case of enhancement under this scheme will be the construction of toilet to achieve the 100% target of open defecation free (ODF) State and thereafter the assistance may be used for construction/enhancement of other components of the house.

7 (III) (a) 2. Eligibility of the Beneficiary:

(i) Should be a voter in the city or in a village around the city in an area which will be specified by the SLSMC.
(ii) Should be an Adhaar card holder.
(iii) Should be an adult and domicile of State of Punjab or continuously living for more than 10 years in the State of Punjab.
(iii) Annual Household income less than Rs 3 lacs. (Self declaration will be admissible).
(iv) Should not have availed any benefit for construction of a house or renovation of an existing unit under any central or state sponsored scheme in last 5 years.

7 (III) (a) 3. Implementation Methodology:

i. The Nodal Agency will invite applications in accordance with the eligibility criteria.
ii. The beneficiaries will self certify their income and the other eligibility criteria as specified above.

iii. The verification of the beneficiaries will be the responsibility of the Deputy Commissioners with the help of all those agencies which are required for this purpose.

iv. The Banks/HFIs which are financing these beneficiaries under this scheme will be associated with the process of identification.

7 (III) (b) Subsidy for individual house construction/enhancement:

7 (III) (b) 1. The beneficiary under this scheme must own his/her own land and should have been living in a Kutcha or Semi-Kutcha house for new construction of pakka house upto 30 sq. mtr (323 sq. ft.) area or should have a pakka house for enhancement from 21 sq. mtr (226 sq. ft.) carpet area to 30 sq. mtr. (323 sq. ft.). The first priority of the beneficiary to use this assistance under this scheme will be the construction of toilet to achieve the 100% target of open defecation free (ODF) State and thereafter the assistance may be used for construction/enhancement of other components of the house.

7 (III) (b) 2. Eligibility of the Beneficiary:

(i) Should be a voter in the city or town, is living in a katcha or semi katcha house which has been erected on a piece of land that belongs to the beneficiary (proof of land ownership is mandatory). He should be an Adhaar card holder.

(ii) Should be an adult and domicile of State of Punjab or continuously living for more than 10 years in the State of Punjab.

(iii) Annual Household Income should be less than Rs 3 lac (Self declaration will be admissible).

(iv) In case the total expenditure to be incurred on the construction/enhancement of the house exceeds Rs. 1.5 lacs, then the beneficiary has to give his/her consent/undertaking for the source of funding for expenditure beyond Rs. 1.5 lacs.

(v) The beneficiary should not have availed any benefit for construction of a house or renovation of an existing unit under any Central or State sponsored scheme in last 5 years.

7 (III) (b) 3. Implementation Methodology:

(i) The Nodal Agency will invite applications from all those who are eligible under the scheme in the towns/ cities identified by the SLSMC.

(ii) The beneficiaries will self certify their income and the other eligibility criteria as specified above.

(iii)The verification of the beneficiaries will be the responsibility of the Deputy Commissioners with the help of all those agencies which are required for this purpose.

(iv)The Nodal agency will seek approval of the SLSMC.

(v) After the approval from the SLSMC the project will be got approved from the Central Government.

(vi)On approval and receipt of the funds the funds will be released to the beneficiary in three stages:-

Stage I- Rs 50,000/-

Stage II –on construction upto roof level Rs 50,000/-

Stage III – on construction of the roof and a toilet Rs 50,000/-

The beneficiary may start the construction using his own funds or any other fund and central assistance will be released by the ULBs in proportion to the construction by individual beneficiary.

(vii) The progress of such individual houses shall be tracked through Geo-tagged photographs so that each house can be monitored effectively.

(viii) It will be the responsibility of the Local Authority to ensure that the funds are put to proper use.

7 (III) (c) Affordable Housing in Partnership:

7 (III) (c) 1. Under this scheme the beneficiary can avail assistance of Rs. 1.5 lacs on the purchase of a house to be constructed by a private developer as per the price fixed by the SLSMC. Under this scheme the Private Developers/ Builders can come up with projects which have at least 35% EWS component and a single project has at least 250 EWS dwelling units. The Builder/ Developer will have to submit the Detailed Project Report to the Nodal Agency and the Nodal Agency will examine and put up the DPR to the

SLSMC. The assistance of Rs. 1.5 lac shall be released by the State Govt. to the developer in instalments as appropriate stages of execution of the project.

7 (III) (c) 2. Eligibility of the Beneficiary:

(i) The beneficiary family should not own any pucca house either in his/her name or in the name of any member of his/her family in any part of India to be eligible under the Scheme. (Self Declaration Admissible)

(ii) Should be a voter in the city or in a village around the city in an area which will be specified by the SLSMC, should be an Adhaar card holder.

(iii) Should be an adult and domicile of State of Punjab or continuously living for more than 10 years in the State of Punjab.

(iv) Annual Household Income EWS – less than Rs 3 lacs. (Self declaration will be admissible).

(v) Should not have availed any benefit for construction of a house or renovation of an existing unit under any central or state sponsored scheme in last 5 years.

(vi) The applicant will have to submit certificate with respect to the reservation under which the application is being made.

7 (III) (c) 3. The conditions for these projects for the Promoter/Developer/Builder will be as under:-

(i) The Developer/Builder should own the entire land on which such construction is to take place.

(ii) The design of the EWS Dwelling Units has to be approved by the Nodal agency.

(iii) The sale prices of the dwelling unit shall be fixed on a transparent basis. The construction cost may be calculated on the basis of latest Ceiling Premium of Punjab CSR 2010 (this construction cost may be amended as per the amendment in the Ceiling Premium) and as per the specifications adopted by the builder with the approval of SLSMC, plus cost of land as fixed by the District Level Price Fixation

Committee. The sale prices of the dwelling unit will be fixed by the SLSMC either on the project basis or city basis. The price of dwelling unit will factor in incentives provided by Centre/ State/ ULB/ Developing Authority.

(iv)The Developer/ Builder will be authorised to sell EWS houses to eligible beneficiaries in accordance with the eligibility criteria fixed above. This eligibility criteria has to be got approved as part of the DPR from the SLSMC.

(v) The Nodal Agency after approval from the SLSMC will recommend the case for the Central Assistance at the rate of Rs. 1.5 Lakh per EWS house to the central government.

(vi) This recommendation would be done keeping in view the entire benefit available to the state from the Central Government under HFAPoA.

(vii)While making the allotment, keeping in view the availability the families with differently abled persons and senior citizens will be allotted house preferably on the ground floor or lower floors.

(viii)The sale of the commercial portion shall be allowed in proportion to the completion of EWS houses.

7 (III) (c) 4. Incentives to the private developers for cross subsidizing the price of EWS houses:

i. CLU, EDC, Licence Fee, Permission/Processing Fee & Building Fee shall be exempted on the entire project area provided that minimum 35% of the houses in the project are constructed for EWS category and a single project should have at least 250 EWS houses. The promoter can claim the refund of the aforesaid exemptions after completion of the EWS component of the project only.

ii. The project under this scheme shall be exempted from the provisions of PAPRA, 1995

7 (III) (c) 5. Construction Norms:

EWS

(i) Size of the dwelling unit 30 sq m carpet area.

(ii)	Minimum Number of Dwelling Units per acre	150
(iii)	Maximum Ground Coverage	60%
(iv)	FAR	No Limit (subject to fulfilment of other building norms)
(v)	Number of storeys	G+3
(vi)	Approach road for EWS housing project	40 Feet
(vii)	Minimum width of internal road for EWS housing project	25 Feet

Note: Physical norms for area other than EWS Component in the project shall be as per Punjab Urban Planning & Development Authority Building Rules, 2013 and as amended from time to time. Commercial component to maximum of 10% of the plot area shall be permissible and shall be part of 60% ground coverage. For sites within Municipal Limits the building rules of the Local Body shall be applicable.

Note: Beneficiary can take advantage under one component only mentioned at Sr. No. II & III of the scope of the policy.

7 (IV) **Cheap home loans for Lower Income Group (LIG) families:**

7 (IV) 1. The State Government will facilitate the cheap home loans upto Rs. 6 lacs per beneficiary with re-payment period of 20 years for purchase/new construction, addition of rooms, toilet, kitchen etc., to beneficiaries from Primary Landing Institutes (PLIs)/Banks and interest subsidy of 6.5% will be available on such loans taken by eligible Low Income Group (LIG) subject to the condition that the carpet area of the house being constructed or enhanced under this scheme shall be upto 60 sq. mtr. (646 sq. ft.). The first priority of the beneficiary to use this loan in case of enhancement under this scheme will be the construction of toilet to achieve the 100% target of open defecation free (ODF) State and thereafter the assistance may be used for construction/enhancement of other components of the house.

7 [IV] 2. Eligibility of the Beneficiary:

(i) Should be a voter in the city or in a village around the city in an area which will be specified by the SLSMC; should be an Adhaar card holder.

(ii) Should be an adult and domicile of State of Punjab or continuously living for more than 10 years in the State of Punjab.

(iii) Annual Household income less than Rs 6 lacs. (Self declaration will be admissible)

(iv) Should not have availed any benefit for construction of a house or renovation of an existing unit under any central or state sponsored scheme in last 5 years;

7 (IV) 3. Implementation Methodology:

i. The Nodal Agency will invite application in accordance with the eligibility criteria.

ii. The beneficiaries will self certify their income and the other eligibility criteria as specified above.

iii. The verification of the beneficiaries will be the responsibility of the Deputy Commissioners with the help of all those agencies which are required for this purpose.

iv. The Banks/FLIs which are financing these beneficiaries under this scheme will be associated with the process of identification.

7 (V) <u>Cheap home loans for Middle Income Group (MIG) families:</u>

7 (V) 1. The State Government will facilitate the cheap home loans with interest subsidy to MIG beneficiaries seeking housing loan for acquisition/construction of houses (including re-purchase) from Banks, Housing Finance Companies and other such notified institutions as per the following table:

Particulars	MIG I	MIG II
Household Income (Rs. p.a.)	12,00,000	18,00,000

Interest Subsidy (% p.a.)	4.00%	3.00%
Maximum loan tenure (in years)	20	20
Eligible Housing Loan Amount for Interest Subsidy (Rs.)	9,00,000	12,00,000
Dwelling Unit Carpet Area	90 Sq. m.	110 Sq. m.
Discount Rate for Net Present Value (NPV) calculation of interest subsidy (%)	9.00%	9.00%

i. CLSS for MIG will support acquisition/construction of house (including re-purchase) of 90 square meters and 110 square meters carpet area as per income eligibility with basic civic infrastructure like water, toilet, sanitation, sewerage, road, electricity etc.

ii. Houses constructed under CLSS for MIG should conform to the building and safety norms of the State.

7 (V) 2. Eligibility of the Beneficiary:

i. Should be a voter in the city or in a village around the city in an area which will by specified by the SLSMC; should be an Adhaar card holder;

ii. Should be an adult and domicile of State of Punjab or continuously living for more than 10 years in the State of Punjab.

iii. The beneficiary family should not own a pucca house either in his/her name or in the name of any member of his/her family in any part of India.

iv. Annual Household income for MIG-1 should be less than Rs 12 lac, and for MIG-2 between Rs. 12 lac to 18 lac from all sources (income proof to be attached).

v. A beneficiary family should not have availed of central assistance under any housing scheme from Government of Punjab/India.

vi. An adult earning member irrespective of marital status can be treated as a separate household. Provided that he/she does not own a pucca house in his/her name in any part of India. Provided also that in case of married couple, either of the spouses or both together in joint ownership will be eligible for a single house, subject to income eligibility of the household under the Scheme.

vii. CLSS for MIG will be implemented upto 31.12.2017 only.

7 (V) 3. Implementation Methodology:

i. The Nodal Agency will invite application in accordance with the eligibility criteria.

ii. The Banks/FLIs which are financing these beneficiaries under this scheme will be associated with the process of identification.

iii. State Level Bankers Committee (SLBC) will monitor the scheme through its prevalent institutional mechanism.

8. Other conditions of the allotment:

(i) The houses constructed/acquired under this policy shall be in the name of female head of the household or in the joint name of the male head of the household and his wife, and only in cases where there is no adult female member in the family, the house can be in the name of male member of the household.

(ii) The houses constructed under Scheme 7(i) of this policy shall be allotted on lease hold basis for 33 years at a token lease of Rs. 1/- per annum. Allottee/Beneficiary will not be allowed to sell or sub-lease the house under any circumstance.

(iii) Allottee/Beneficiary under all other Schemes of this policy shall not be allowed to sell the house at least 5 years. No transfer of the house will be allowed other than inheritance.

(iv) The allottee/ beneficiary will use the allotted house only for residential purposes for himself and his family and not for purpose other than residence.

(v) The allottee/beneficiary will not lease or rent out the house.

(vi) The allottee will be liable to pay sewage charges, water charges, electricity consumption bill etc.

(vii) The transfer of property through execution of Irrevocable General Power of Attorney (GPA) where the consideration amount has been passed to the executor or any one on his behalf, will be considered as sale of the property and same will be counted as breach of terms and conditions of the policy. Penal proceedings as per the prescribed provisions above shall be initiated.

(viii) The Allottee/Beneficiary will abide by the terms and conditions of the allotment/grant letter.

(ix) Any violation of the terms and conditions or default will lead to revocation of such allotment and resumption of the property.

(x) No Stamp Duty/Registration Charges or any other State Govt. Cess or Social Infrastructure Fund etc. w.r.t EWS houses for the beneficiaries identified under the policy.

9. State Level Appraisal Committee (SLAC)

Under this policy, a State Level Appraisal Committee (SLAC) shall be constituted by Punjab State for techno-economic appraisal of DPRs submitted by ULBs/Implementing Agencies. SLAC will submit its appraisal reports with its comments and recommendations to the Nodal Agency for taking approval of State Level Sanctioning & Monitoring Committee (SLSMC). The members of the SLAC shall be as follows:

1.	State Nodal Officer, CA, PUDA/CEO PMIDC	Chairman
2.	Advisor (Tech.) to Hon'ble CM Punjab	Member
3.	Chief Engineer, Local Govt.	Member
4.	Chief Town Planner, Punjab	Member
5.	Director Town Planning, Local Govt.	Member
6.	General Manager (Projects) PMIDC	Convener
7.	Chief Engineer, PUDA	Member
8.	Senior Architect, Punjab/PUDA	Member
9.	ACA (PS&I), PUDA	Member

10. State Level Sanctioning & Monitoring Committee (SLSMC):

Under this policy, a State Level Sanctioning & Monitoring Committee (SLSMC) shall be formulated by the State Government under the Chairmanship of the Chief Secretary, Punjab with the following members:

1.	Chief Secretary	Chairman
2.	Additional Chief Secretary, Housing and Urban Development	Member
3.	Additional Chief Secretary, Local Government	Member
4.	Principal Secretary Finance	Member
5.	Secretary Revenue	Member
6.	Secretary Environment	Member
7.	State Nodal Officer ICA, PUDA	Member Convener

Note: The chairman of the SLSMC shall have the authority to co-opt any other member or invite special invitees to the meeting of the SLSMC as and when need arises.

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

Place: Chandigarh
Dated: 14-08-2017

Endst. No. 21/3/2017-1Hg2/4579 Dated, Chd, the: 14-08-2017

A copy along with a spare copy is forwarded to the Controller, Printing and Stationery Department, Punjab, SAS Nagar with request to publish this notification in the Punjab Govt. Gazette (Extra Ordinary) and send 60 copies of the same.

Special Secretary

Regd. No. NW/CH-22

Regd. No. CHD/0092/2018-2020

Price : Rs 2.70

Punjab Government Gazette

EXTRAORDINARY

Published by Authority

CHANDIGARH, FRIDAY, FEBRUARY 9, 2018 (MAGHA 20, 1939 SAKA)

DEPARTMENT OF HOUSING & URBAN DEVELOPMENT
(HOUSING-1 BRANCH)

NOTIFICATION

The 9th February, 2018

No.08/01/2018-4HG1/ 1162245/1.- Whereas over the years the education sector has seen a sustained growth due to government initiatives on education for all and enabling the widespread participation of private sector in education infrastructure because of which a large number of colleges and universities have been established in the state of Punjab and

Whereas due to economic globalization corporate sector has also made a tremendous progress due to which a large number of national and multinational companies have set up their units and call centers etc. in the state and

Whereas due to economic development of the state during the post independence era, a number of industrial units has been set up in the state. Similarly, the state has experienced the construction of other real estate projects during the last few decades and

Whereas due to the breaking of the joint family system and the emergence of nuclear family system in the society, the living of senior people has become a problem from security, safety and social angle and

Whereas the government has clear norms/rules and policies for the control and development of educational, industrial, business and other buildings but the requirement of accommodation for students or for the professionals working in corporate offices/call centers or other public/ private establishments or the accommodation for industrial/ construction labour or senior citizens has not been addressed adequately so far and

Whereas due to lack of in house accommodation in educational business and industrial establishments etc., about 80% students or working professionals or labour class have to seek accommodation outside educational campuses or work/ industrial establishments respectively and

Whereas, due to lack of clear policy on housing for students, working professionals, senior citizens and labour class a number of 'Paying Guest' facilities and old age homes have mushroomed in residential areas in an unorganized manner which do not provide a comprehensive solution to the large scale demand for proper housing for students, professionals and senior citizens. Due to shortage of proper in house accommodation for migrant labour, a number of slums have come up in and around working places without basic civic infrastructure. Therefore, in order to make available proper housing accommodation to students, working professionals, senior citizens and migrant labour in the state, the Governor of Punjab is pleased to formulate a policy on rental housing as given below:-

1. Applicability:- This policy shall be called 'Rental Housing Accommodation Policy' and it shall be applicable in the entire state of Punjab.

2. Enforcement:- It shall come into force from the date of its, notification by the government.

3. The rental housing accommodation projects shall be permissible in existing residential areas/urban estates etc. and in residential and mixed land use zones of the Master Plans except Master Plan SAS Nagar and New Chandigarh where such projects shall be allowed in plots which are part of approved layout plan of a bigger project. In case of rental housing for workers/labour, the project shall also be permissible in industrial zone of the respective master plan except Master Plan SAS Nagar and New Chandigarh.

4. Physical Norms**:-**

<table>
<tr><th>S. No.</th><th colspan="2">Parameter</th><th colspan="2">Permissible Limits</th></tr>
<tr><td>I.</td><td colspan="2">Minimum Site Area</td><td colspan="2">800 sq.m</td></tr>
<tr><td>II.</td><td colspan="2">Minimum Approach Road</td><td colspan="2">within Master plan- 18m (60'-0")
Outside Master plan-12m (40'-0")</td></tr>
<tr><td>III.</td><td colspan="2">Maximum Ground Coverage</td><td colspan="2">60%</td></tr>
<tr><td rowspan="2">IV.</td><td colspan="2" rowspan="2">Maximum Floor Area Ratio</td><td>Plot area upto 1600 sq.m.</td><td>1:2.5</td></tr>
<tr><td>Plot area above 1600 sq.m.</td><td>1:3.0</td></tr>
<tr><td>V.</td><td colspan="2">Maximum Height of Building</td><td colspan="2">No Restriction subject to clearance from Airport Authority and fulfilment of norms such as setbacks around building, ground coverage, F.A.R., structural safety and fire safety norms.</td></tr>
<tr><td rowspan="4">VI.</td><td rowspan="4">Setbacks around buildings</td><td rowspan="3">(i) If the height of the building below 15 m</td><td>Front & Rear setback</td><td>1/4th of the height of the building or 2 m whichever is more</td></tr>
<tr><td>Side setback</td><td>1/5th of the height of the building or 1.5 m whichever is more</td></tr>
<tr><td colspan="2">Provided that if covered area on any floor is 500 sq.m. or above in that case the minimum setbacks around the building shall be 6 m.</td></tr>
<tr><td>(ii) If the height of the building is 15 m or above</td><td colspan="2">The minimum setback shall be 6m or 1/3rd of the height of the building whichever is more.</td></tr>
<tr><td>VII.</td><td colspan="2">Parking</td><td colspan="2">1.0 ECS per five persons.</td></tr>
<tr><td>VIII.</td><td colspan="2">Permissible density</td><td colspan="2">500 persons per acre</td></tr>
</table>

Notes:

a) Rental housing building shall be a detached building.

b) It may provide common kitchen with dining hall, common room for indoor games, First Aid room, Laundry and security guard room.

c) In Rental housing upto 2% of the FAR availed, may be used for canteen/coffee shop, library, ATM, Grocery shop, Pharmacy, office, Mobile shop, Fruit/Vegetable shop, Barber shop or any other similar activities for self use of the occupants and shall be permissible within the building block.

d) Basement shall be permissible as per extant building rules.

5. <u>Fees applicable:</u>

(i) CLU, EDC and permission fee etc. shall be levied @ 50% of as applicable in case of residential plotted development outside municipal limits.

(ii) <u>Building Fee:</u> @ Rs. 2.5/- Sq. ft. of covered area and boundary wall @ 2.5/ running ft.

6. The rental housing accommodation projects shall be exempted from the provisions of Punjab Apartment and Property Regulation Act 1995, if the plots exceed 1000 sq.mtr.

7. The owner/developer of the rental housing accommodation project can only rent out the accommodation and will have no right to sell/lease the accommodation to different buyers. However, there will be no restriction on the sale of the project as a whole.

If the promoter violates this condition he/she will be charged a lumpsum penalty @ 10 times the charges as applicable to a Group Housing Project in the respective zone. In case the promoter fails to pay the penalty, the penalty charges will be recovered as arrears of land revenue by the concerned authority.

8. Every owner/promoter of such project shall comply with the guidelines/instructions issued by the Department of Police or any other Govt. Department for rental accommodation.

9. The fire fighting arrangements shall be provided to the satisfaction of the concerned Fire Deptt.

10. Since the Govt. has allowed concession of 50% on C.L.U, E.D.C charges etc. to the developers of these projects, therefore it will be the responsibility of the developer to provide services such as water supply, sewerage etc. at his/her own cost, if it is not provided already in the area by the local authority.

11. The building structure shall conform to the norms stipulated in NBC-2016 or other relevant BIS-Codes.

12. The building shall also conform to the Punjab Energy Conservation Building Code-2016.

13. The provisions for Rain Water Harvesting Installation of Solar Photovoltaic Panels, Solar Assisted Water Heating System shall be made to the satisfaction of Punjab Energy Development Agency.

14. The promoters of such buildings shall make public health arrangements in the building such as water supply, sewerage and drainage as per provisions of extant building rules.

15. The owner/developer of the project shall not rent out the accommodation or allow the accommodation to be occupied without getting the completion and occupancy certificate from the competent authority.

Sd/-

VINI MAHAJAN

Chandigarh — Additional Chief Secretary

The 16th January, 2018 — Department of Housing and Urban Development

ਡਾਇਰੈਕਟੋਰੇਟ ਸਥਾਨਕ ਸਰਕਾਰ ਵਿਭਾਗ, ਪੰਜਾਬ

(ਮਿਊਂਸਪਲ ਚੋਣਾਂ ਦਫਤਰ)

ਪੰਜਾਬ ਮਿਊਂਸਪਲ ਭਵਨ

ਪਲਾਟ ਨੰ: 3, 3 ਫਲੋਰ, ਕਮਰਾ ਨੰਬਰ: 305, ਸੈਕਟਰ 35 ਏ, ਚੰਡੀਗੜ੍ਹ।

ਈ ਮੇਲ ਪਤਾ : municipalelectionsoffice@gmail.com

ਅਧਿਸੂਚਨਾ

ਮਿਤੀ 2 ਫਰਵਰੀ, 2018

ਨੰਬਰ 3/11/2017/ਮਚਦ/ਚਸ/512.–ਪੰਜਾਬ ਮਿਊਂਸਪਲ ਐਕਟ, 1911 (ਪੰਜਾਬ ਐਕਟ ਨੰਬਰ 3 ਆਫ 1911) ਦੀ ਸਬ-ਧਾਰਾ (2) ਆਫ ਧਾਰਾ 24 ਦੀਆਂ ਸ਼ਕਤੀਆਂ, ਜਿਹੜੀਆਂ ਕਿ ਸਰਕਾਰ ਵੱਲੋਂ ਅਧਿਸੂਚਨਾ ਨੰਬਰ 3/4/2003/ਮਚਦ/ਚਸ/1465, ਮਿਤੀ 25 ਜੂਨ, 2007 ਰਾਹੀਂ ਸੌਂਪੀਆਂ ਗਈਆਂ ਹਨ, ਦੀ ਵਰਤੋਂ ਕਰਦਾ ਹੋਇਆ ਮੈਂ, ਕਰਨੇਸ਼ ਸ਼ਰਮਾ, ਆਈ.ਏ.ਐਸ., ਡਾਇਰੈਕਟਰ ਸਥਾਨਕ ਸਰਕਾਰ, ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ ਸ਼੍ਰੀ ਇੰਦਰਪਾਲ ਸਿੰਘ ਪੁੱਤਰ ਸ਼੍ਰੀ ਬਲਬੀਰ ਸਿੰਘ, ਮੈਂਬਰ ਵਾਰਡ ਨੰਬਰ 6, ਰਾਜਾਸਾਂਸੀ, ਜ਼ਿਲ੍ਹਾ ਅੰਮ੍ਰਿਤਸਰ ਦਾ ਨਾਂ ਬਤੌਰ ਪ੍ਰਧਾਨ ਉਕਤ ਨਗਰ ਪੰਚਾਇਤ ਲਈ ਅਧਿਸੂਚਿਤ ਕਰਦਾ ਹਾਂ।

ਮਿਤੀ 7 ਫਰਵਰੀ, 2018

ਨੰਬਰ 3/6/2017/ਮਚਦ/ਚਸ/566.– ਪੰਜਾਬ ਮਿਊਂਸਪਲ ਐਕਟ, 1911 (ਪੰਜਾਬ ਐਕਟ ਨੰਬਰ 3 ਆਫ 1911) ਦੀ ਸਬ-ਧਾਰਾ (2) ਆਫ ਧਾਰਾ 24 ਦੀਆਂ ਸ਼ਕਤੀਆਂ, ਜਿਹੜੀਆਂ ਕਿ ਸਰਕਾਰ ਵੱਲੋਂ ਅਧਿਸੂਚਨਾ ਨੰਬਰ 3/4/2003/ਮਚਦ/ਚਸ/1465, ਮਿਤੀ 25 ਜੂਨ, 2007 ਰਾਹੀਂ ਸੌਂਪੀਆਂ ਗਈਆਂ ਹਨ, ਦੀ ਵਰਤੋਂ ਕਰਦਾ ਹੋਇਆ ਮੈਂ, ਕਰਨੇਸ਼ ਸ਼ਰਮਾ, ਆਈ.ਏ.ਐਸ., ਡਾਇਰੈਕਟਰ, ਸਥਾਨਕ ਸਰਕਾਰ, ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ ਸ਼੍ਰੀ ਵਿਨੋਦ ਕੁਮਾਰ, ਮੈਂਬਰ ਵਾਰਡ ਨੰਬਰ 6, ਨਗਰ ਪੰਚਾਇਤ, ਭੀਖੀ, ਜ਼ਿਲ੍ਹਾ ਮਾਨਸਾ ਦਾ ਨਾਂ ਬਤੌਰ ਪ੍ਰਧਾਨ ਉਕਤ ਨਗਰ ਪੰਚਾਇਤ ਲਈ ਇਸ ਸ਼ਰਤ ਤੇ ਅਧਿਸੂਚਿਤ ਕਰਦਾ ਹਾਂ ਕਿ ਉਕਤ ਪ੍ਰਧਾਨ ਦੀ ਇਹ ਚੋਣ ਸਿਵਲ ਰਿੱਟ ਪਟੀਸ਼ਨ ਨੰਬਰ 10 ਆਫ 2018-ਕਿੱਲੂ ਸਿੰਘ ਬਨਾਮ ਸਟੇਟ ਅਤੇ ਹੋਰਨਾਂ ਵਿੱਚ ਮਿਤੀ 16-01-18 ਨੂੰ ਮਾਨਯੋਗ ਪੰਜਾਬ ਅਤੇ ਹਰਿਆਣਾ ਹਾਈ ਕੋਰਟ ਵੱਲੋਂ ਪਾਸ ਕੀਤੇ ਦੇ ਹੁਕਮਾਂ ਮੁਤਾਬਕ ਇਸ ਕੇਸ ਵਿੱਚ ਹੋਣ ਵਾਲੇ ਫੈਸਲੇ ਦੇ ਅਸਰ ਅਧੀਨ ਹੋਵੇਗੀ।

ਕਰਨੇਸ਼ ਸ਼ਰਮਾ, ਆਈ.ਏ.ਐਸ.
ਡਾਇਰੈਕਟਰ, ਸਥਾਨਕ ਸਰਕਾਰ, ਪੰਜਾਬ।

1436/2-2018/Pb. Govt. Press, S.A.S. Nagar

1

GOVERNMENT OF PUNJAB
HOUSING AND URBAN DEVELOPMENT
(HOUSING -2 BRANCH)
Notification

Dated: September 7, 2018

No. 17/17/01-Shg2/P.F./1866 Whereas the Government of Punjab, Department of Housing and Urban Development had notified rates for External Development Charges (EDC), Conversion of Land Use Charges (CLU), License/Permission Fee (LF/PF) and Social Infrastructure Fund (SIF) for setting up of industries in the State of Punjab vide notification no. 17/17/2001-5hg2/PF/748167/1-2 dated 06-05-2016.

Now in order to give boost to industrial growth and to allow free flow of trade in Public interest in the State of Punjab, the Governor of Punjab is pleased to partially modify the earlier notification referred above to the following extent:-

"Change of land use granted for Stand alone Industrial Projects and Educational institutions shall be transferrable after the transfer of title or a right to the land for a period not less than 15 years provided CLU granted is still valid and the site fulfils stipulations of Master Plan of area concerned.

Further, no transfer fee shall be charged for transfer of CLU. However, the processing fee shall be charged at the rate of Rs. 5,000/- for first acre and Rs. 1,000/- for subsequent acre or part thereof or as amended from time to time."

Place: Chandigarh
Dated: 31-08-2018

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

Endst. No. 17/17/01-5HG2/PF 1865 Dated: 7/9/2018

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

Special Secretary

Regd. No. NW/CH-22 Regd. No. CHD/0092/2018-2020

Punjab Government Gazette

Published by Authority

No. 47] CHANDIGARH, FRIDAY, NOVEMBER 23, 2018 (AGRAHAYANA 2, 1940 SAKA)

PART I

Punjab Government Notifications and Orders

GOVERNMENT OF PUNJAB

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

(Housing -2 Branch)

NOTIFICATION

The 16th November, 2018

No. 13/64/17-5hg2/1848.-In pursuance to Clause No. 10.10.1 & 10.11.3 of Industrial and Business Development Policy 2017 notified by Government of Punjab *vide* No. CC/Addl Dir./Indl & Business Development/2017/1369 dated 17th October, 2017 amended as on 30.07.2018, the Governor of Punjab is pleased to notify that all the eligible units to whom eligibility certificates are issued by Competent Authority in accordance with Chapter 9 of Detailed Schemes and Operational Guidelines, 2018 notified on 07.08.2018, shall be 100% exempted from CLU/EDC charges under Punjab Regional Town Planning and Development Act, 1995, subject to fulfilling other norms namely sitting guidelines of Department of Housing and Urban Development, Government of Punjab.

This notification shall be applicable to only those Projects which are granted Eligibility Certificates under Industrial and Business Development Policy, 2017 and shall not be applicable on already approved projects.

VINI MAHAJAN, IAS

Chandigarh
The 16th November, 2018

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

1645/11-2018/Pb. Govt. Press, S.A.S. Nagar

Regd. No. NW/CH-22 Regd. No. CHD/0092/2018-2020

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PART I

Punjab Government Notifications and Orders

GOVERNMENT OF PUNJAB

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

(Housing -2 Branch)

NOTIFICATION

The 16th November, 2018

No. 13/64/17-5hg2/1864.-In pursuance to Clause No. 10.24 of Industrial and Business Development Policy 2017 notified by Government of Punjab *vide* No. CC/Addl Dir./Indl & Business Development/2017/ 1369 dated 17th October, 2017 amended as on 30.07.2018 and in partial modification of conversion policy *vide* notification no. 17/17/01-5hg2/836008/1 date 08-09-2016, the Governor of Punjab is pleased to notify that an industrial park with a minimum area of 25 acres will be allowed to develop 50% area as residential and commercial and no CLU and/or EDC will be levied on any component of the industrial park.

This notification shall be applicable to only new Industrial Park Projects approved under Industrial and Business Development Policy, 2017.

VINI MAHAJAN, IAS

Chandigarh Additional Chief Secretary, Govt. of Punjab,

The 16th November, 2018 Department of Housing and Urban Development.

1645/11-2018/Pb. Govt. Press, S.A.S. Nagar

Government of Punjab

Department of Housing and Urban Development

(Housing -2 Branch)

Notification

Dated: The 16 Nov 18

No. 13/64/17-5hg2/1850 In pursuance to Clause No. 10.19.2 of Industrial and Business Development Policy 2017 notified by Government of Punjab vide No. CC/Addl Dir./Indl & Business Development/2017/1369 dated 17th October, 2017 amended as on 30.07.2018, the Governor of Punjab is pleased to notify that no CLU will be required to setup industry in Border Zone (BZ) being area falling within 30 kms of International Border as certified by concerned revenue authority, as provided in Clause 2.5 of Detailed Schemes & Operational Guidelines, 2018 notified on 07-08-2018 (except industry in negative list in border zone as per clause 10.20 of Industrial and Business Development Policy 2017). Such units shall also be 100% exempted from EDC charges under the Punjab Town Planning & Development Act, 1995. This notification shall be applicable from effective date of Industrial Business & Development Policy 2017 that is w.e.f. ——— 17-10-2017 and shall be coterminous with the policy.

Provided that the siting norms of Department of Housing and Urban Development shall be fulfilled and the applicant shall be bound to get the building plan approved from the Competent Authority of the Department of Housing and Urban Development.

Dated: 16-11-2018
Chandigarh

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

Endst. No. 13/64/17-5hg2/1851 Dated: 16-11-18

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

Regd. No. NW/CH-22 Regd. No. CHD/0092/2018-2020

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PART I

Punjab Government Notifications and Orders

GOVERNMENT OF PUNJAB

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

(Housing -2 Branch)

NOTIFICATION

The 16th November, 2018

No. 13/64/17-5hg2/1896.-In pursuance to Clause No. 11.2.1 of Industrial and Business Development Policy 2017 notified by Government of Punjab *vide* No.CC/Addl Dir./Indl & Business Development/2017/1369 dated 17th October 2017 amended as on 30.07.2018 and in exercise of the power vested under section-44 (2) of the Punjab Apartment & Property Regulation Act, 1995 (Punjab Act No. 14 of 1995) and all over powers enabling him in this behalf, the Governor of Punjab is pleased to exempt all Industrial Parks including Textile, Food, IT, Electronics etc. approved by the State or Central Government from all provisions of the Punjab Apartment & Property Regulation Act, 1995 (Punjab Act No. 14 of 1995) subject to the conditions that section 5(11) and section 32 shall remain applicable and shall be further subject to the following conditions:-

1. The development works shall be carried out in accordance with the layout/zoning plan and building plans approved by the Chief Town Planner, Punjab (Competent Authority) keeping in with such general guidelines as the Department of Housing and Urban Development may issue in respect of such Projects from time to time and shall obtain the required permission as specified in the CLU order and approval of Layout Plan before undertaking any development at the site.
2. This exemption shall be valid for such period as mentioned in the lease deed agreement of the promoter with Land Owner/Owners/Govt. Department/Govt. Agency.
3. The promoter shall pay SIF charges as mentioned in the Government Notification dated 02.11.2015 as fixed under Government Policy from time to time.
4. The promoter shall complete the project within a period of 5 years from the date of first approval of the layout plan or within a period as stipulated by the Government of India in its sanction order whichever is earlier.
5. The incentives as stipulated under Industrial and Business Development Policy 2017 of the Government shall be available to such project.
6. The promoter shall deposit the entire amount in respect of the contribution to the Punjab Urban

Development Fund, created under section 32 of the Punjab Apartment and Property Regulation Act, 1995 (Act No. 14 of 1995), within a period of 30 days of the sanctioning of its layout plan.

7. The revenue rasta or khalls failing within or passing through the project shall be kept unobstructed.
8. The promoter shall be responsible for obtaining the final NOC from Punjab Pollution Control Board.
9. Before starting the development of the proposed project promoter shall obtain environment clearances from the Ministry of Environment & Forest, Government of India as required under EIA notification dated 14.09.2006 as well as consent to establish (NOC) from the Punjab Pollution Control Board.
10. Promoter and the allottees shall not use the underground 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/ Government from time to time.

    Promoter shall abide all the instructions/notifications issued by Department of Housing and Urban Development or any other Department of the Government from time to time relating to setting up of Industrial Park including Textile, Food, IT, Electronics approved by State or Central Government.
11. This notification shall be applicable to only new Industrial Park Projects approved under Industrial and Business Development Policy, 2017.

VINI MAHAJAN, IAS

Chandigarh
The 16th November, 2018

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

1645/11-2018/Pb. Govt. Press, S.A.S. Nagar

Regd. No. NW/CH-22 Regd. No. CHD/0092/2018-2020

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PART I

Punjab Government Notifications and Orders

GOVERNMENT OF PUNJAB

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

(Housing -2 Branch)

NOTIFICATION

The 16th November, 2018

No. 13/64/17-5hg2/1912.-In pursuance to Clause No. 11.2.8 of Industrial and Business Development Policy 2017 notified by Government of Punjab *vide* Notification No.CC/Addl Dir./Indl & Business Development/ 2017/1369 dated 17th October 2017 amended as on 30.07.2018, in order to encourage the shifting of Industries from residential areas or other non-conforming zones to the conforming zones of Master Plans/approved industrial zones/industrial estates within stipulated time limit, the Governor of Punjab is pleased to notify the following incentives to these units, subject to the compliance of the provisions of the respective Master Plan, Common Zoning Regulations and Punjab Urban Planning and Development Building, 2018 or as amended from time to time:

- The existing site will allowed for permissible usage as per Master Plan without any CLU charges.
- No CLU, EDC or License Fee on the new industrial site.
- After shifting to new location, type of such industry may change.

The Notifications No. 17/17/01-5hg2/836008/1 Dated 08-09-2016 of Department of Housing and Urban Development shall stand partially amended to this extent. All other terms and conditions of the said notification dated shall prevail.

VINI MAHAJAN, IAS

Chandigarh
The 16th November, 2018

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

1645/11-2018/Pb. Govt. Press, S.A.S. Nagar

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

The 30/11/2019

No.12/01/2017-5hg2/1P/1234/1 In partial modification of notification No. 12/01/2017-5hg2/1806 dated 18.10.2018 issued by the Department of Housing and Urban Development regarding Regularization of Unauthorized Colonies/Plots/Buildings in the State of Punjab, the Governor of Punjab is pleased to amend clause 3(ii) in the above said notification to the extent as given below:-

(1) This amendment shall be effective from the date of notification.

(2) In the said clause 3(ii) the following provision is substituted:-

"Competent Authority" means

a) Chief Administrator of the Concerned Special Development Authority in case of area falling outside Municipal Limits for the purpose of regularization of colonies.

b) Commissioner, Municipal Corporation, in case of area falling within Municipal Corporation limits

c) Regional Deputy Director, Local Government for the area falling within Municipal Limits of Municipal/Nagar Councils and

d) Estate Officer (Regulatory) of the Concerned Special Development Authority in case of Regularization of plots/buildings falling outside Municipal Limits.

Dated: 12-04-2019
Chandigarh

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

Endst. No. 12/01/17-5hg2/1P/1234/2 Dated: 30/11/2019

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

Special Secretary

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

Notification

Dated: The 12/11/19

No. 18/69/16-5hg2/12.? Keeping in view the representation of CREDAI mentioning the recession in real estate sector for the time being and to bring uniformity in dealing with different categories of Real Estate Projects following is hereby notified in supersession of notification no. 18/69/16-5hg2/1521297/1 dated 11-07-2019 and no. 18/69/16-5hg2/1543567/1 dated 08-08-2019:-

1. Outstanding dues of Real Estate Projects under the jurisdiction of Development Authorities as on 31-12-2019 can be paid in 6 half yearly instalments along with applicable interest by way of post dated cheques, first cheque being payable on 31-03-2020.
2. To avail the benefit, all the cheque must be submitted by 31-12-2019.
3. The benefit is applicable only in cases where security in the form of bank guarantee or hypothecation of plots is provided for the amount due.
4. Outstanding Amounts will be calculated project-wise and No Dues Certificates too will be issued project wise.
5. In future it will be mandatory for the developers to submit the post dated cheques for all the instalments of dues.

Dated: 12/11/19
Chandigarh

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

Endst. No. 18/69/16-5hg2/ 3?? Dated: 12/11/19

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).

Joint Secretary

Endst. No.18/69/16-5Hg2/ 387 Dated, Chandigarh: 28/11/2019

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

1. Chief Administrator, PUDA, SAS Nagar.
2. Chief Administrator, GMADA, SAS Nagar
3. Director, Town and Country Planning, Punjab.
4. Chief Administrator, JDA, Jalandhar.
5. Chief Administrator, PDA, Patiala.
6. Chief Administrator, ADA, Amritsar.
7. Chief Administrator, BDA, Bathinda.
8. Chief Administrator, GLADA, Ludhiana.
9. Additional Chief Administrator (F&A), PUDA, SAS Nagar
10. Chief Town Planner, Punjab.
11. G.M. (I.T.), PUDA, SAS Nagar.

Superintendent

ਡਾਇਰੈਕਟੋਰੇਟ ਆਫ਼ ਨਗਰ ਅਤੇ ਗ੍ਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ, ਪੰਜਾਬ
ਸੈਂਟਰ ਪੁੱਡਾ ਭਵਨ, ਬਲਾਕ-ਏ, ਸੈਕਟਰ 62, ਐਸ.ਏ.ਐਸ.ਨਗਰ।

ਵੱਲ:

1) [illegible]

2) [illegible]

3) [illegible]

4) [illegible]

[illegible]

ਵਿਸ਼ਾ:- [illegible]

[illegible] ਨੰ: 4960 [illegible] ਮਿਤੀ 02.11.2014 [illegible]

1) [illegible]

2) [illegible]

1. [illegible]

2. [illegible]

iii. [illegible]

iv. [illegible]

v. [illegible]

vi. [illegible]

vii. [illegible]

viii. [illegible]

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ।

ਪਿੱਠ ਅੰਕਣ ਨੰ: [illegible] ਮਿਤੀ

[illegible]

1) PS/HUDM [illegible]

2) PA/PSHUD [illegible]

3) PA/DTCP [illegible]

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ।

174

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible] Partial Completion/ Completion [illegible]

[illegible] Partial Completion/ Completion [illegible]

"Proportionate construction of E.W.S. Houses or transfer of land required for EWS to the Development Authority as per policy should be complete"

[illegible] EWS [illegible] completion/ partial completion [illegible]

[illegible] EWS [illegible] completion/ partial completion [illegible] completion policy [illegible] completion/ partial completion [illegible]

1. [illegible]

2. [illegible]

[illegible]

[illegible]

[illegible]

1. [illegible]

2. [illegible]

[illegible]

Government of Punjab
Department of Housing and Urban Development
(Housing-1, Branch)

Notification

Dated: 05/01/2021.

No. [illegible] Whereas in order to boost the planned urban development, to avoid complicacies of compulsory land acquisition, to make the Land owners as stake holders in urban development and to share with them the benefits of such developments, the following Land Pooling Policy for GMADA area is issued:-

Land Pooling Policy, 2020
(For GMADA Area)

(i) This policy shall be applicable from the date of its issuance only in the area falling in the jurisdiction of GMADA.

(ii) This policy amends the earlier Land Pooling Policies issued for residential sectors. Further this Land Pooling Policy shall cover Land Pooling for industrial sectors also.

(iii) This policy provides issuance of Sahuliyat Certificates to the land owners.

(A) Land Pooling Policy For Residential Sectors:-

GMADA will give 1000 Sq. Yds. developed residential plot and 200 Sq. Yds. developed commercial site (apart from parking space) in lieu of each acre of agriculture land offered by the land owner under Land Pooling Scheme. Accordingly, the existing provisions regarding allotment of developed residential plot and commercial site to the land owners under Land Pooling Policy are amended as under:-

Breakup of Plot Sizes to be given to landowners opting for Land pooling.
(Co Ownership in a joint khewat can opt for joint allotment as per table below)

	Residential					Commercial			
	Plots					SCO (3 FAR)		Shop (2 Far)	Booth (1 Far)
	500	300	200	150	100	200	100	60	25
1 acre (8 Kanal)	1	1	1	X	X	1	X	X	X
0.5 acre (4 Kanal)	X	1	1	X	X	X	1	X	X
0.25 acre (2 Kanal)	X	X	X	1	1	X	X	1	X
0.125 acre (1 Kanal)	-	-	-	1	X	X	X	X	1

- SCOs (24'X75' and 18'X50') and Shops (12'X45') leave 8'3" corridor on ground floor. Booth is 9'X18' plus 7'3" corridor. Basement is allowed in all cases.
- Land owners can opt for bigger plot sizes wherever possible.

5. **Land Pooling Policy For Industrial Sectors:-**

GMADA will give 1100 Sq. Yds. developed Industrial site and 200 Sq. Yds. developed commercial site (apart from parking space) in lieu of each acre of agriculture land offered by the land owner under Land Pooling Scheme. The breakup of industrial site and commercial site to be returned to the land owner shall be as per table given below:-

Breakup of Plot Sizes to be given to landowners opting for Land pooling. (Co Ownership in a joint Khewat can opt for joint allotment as per table below)							
	Ind.	Ind.	Ind.	SCO (3 FAR)		Shop (2FAR)	
Size >	1100	550	275	200	100	60	
1 acre (8 Kanal)	X	2	X	1	X	X	
0.5 acre (4 Kanal)	X	1	X	X	1	X	
0.25 acre (2 Kanal)	X	X	1	X	X	1	
*	SCOs (24'X75' and 18'X50') and Shops (12'X45') have 8'3" corridor on ground floor. Basement is allowed in all cases.						
*	Land owners can opt for bigger plot sizes wherever possible.						

Note:-

1. An acre means standard acre having 8 Kanal. Each Kanal shall be of 605 square yards in area.
2. The Land owner can opt for standard size of plots only as per the breakup given in the tables. This option of the landowner shall be as per the Layout Plan of the scheme.
3. Residential, Commercial and Industrial plots shall be allotted to the land owner (s) through open draw of lots under this policy.
4. Where the land owner is to be allotted two or more plots of the same size, he shall have the option to club these plots. In this case the allotment of first plot shall be through open draw of lots and the rest of the plots shall be clubbed as per availability in the Layout Plan. For these plots the continuity factor shall be applied and the land owner shall give his consent before the numbering draw to the Estate Officer, GMADA.
5. The common share holders in a khewat shall have the option to apply separately or jointly under this policy.
6. In case the land owners are more than one, then they can club their land to avail land pooling under this policy.

the compensation for structures falling in the land to be acquired under Land Pooling policy shall be given as per provisions of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 on the basis of assessment made by Technical Department of the State Government.

8. The land owner shall not be permitted to subdivide the allotted plots into smaller plots.

9. Other aspects relating to construction of the building, F.A.R., parking and other norms shall be governed by the Punjab Urban Planning and Development Authority (Building) Rules, 2018, as amended from time to time.

10. Land Pooling plots shall be allotted/given preferably in the same sector from where land is taken but it may by extended within the same zone as per planning of that zone. The zone and sector shall be earmarked before offering land pooling and it shall be got approved from the Competent Authority.

C. **<u>Sahuliyat certificate</u>**

In respect of the acquired land of Land owner under the Land Pooling Policy, Sahuliyat Certificate shall be issued by the Land Acquisition Collector, Urban Development, S.A.S Nagar to the said land owner. The validity of Sahuliyat Certificate shall be counted 2 years from the date of allotment of developed plot/site.

D. **<u>Preferential Location Charges:</u>**

Preferential Location Plots shall not be included in the draw of lots to be held for allotment to the Land Pooling beneficiaries.

E. **<u>Subsistence Allowance:</u>**

The land owners shall be given subsistence allowance @ Rs. 25,000/- per acre per annum up to maximum 3 years or till the possession of developed share of land is not handed over to him/her, whichever is earlier.

This Policy is issued as per approval of Punjab Cabinet taken in its meeting held on 22.07.2020 and as per decision of GMADA Authority taken in its meeting held on 23.10.2020 vide Agenda Item No. 26.15.

Dated: 11/12/2020
Place: Chandigarh

Sarvjit Singh, IAS
Principal Secretary to Govt. of Punjab,
Deptt. of Housing and Urban Development

Endst No. 10/30/2020-EHO1/527, Dated: 25/01/2021.

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

Special Secretary

Government of Punjab
Department of Housing and Urban Development
(Housing-1 Branch)

Notification

No. [illegible]/2021-[illegible] Dated: [illegible]/2021

Whereas in order to recover the outstanding installments from allottees of Urban Development Authorities of Punjab, the Governor of Punjab is pleased to notify the following Amnesty Scheme - 2021 for all Urban Development Authorities of Punjab.

Amnesty Scheme - 2021

1. This Scheme shall be applicable for all properties auctioned/allotted or through any other method by any Development Authority.
2. This scheme shall be applicable for 3 months from the date of notification.
3. Any allottee who was defaulting in payment of installment(s) due after 31-12-2013 may avail this scheme.
4. The allottee shall have to deposit defaulted amount plus interest at the rate mentioned in allotment letter. However, it will not be compounded i.e. simple interest will be charged till the date of deposit.
5. The cases where allotment has been cancelled due to default in installments or there is litigation on this account may also avail of this scheme. However, the scheme is not applicable where physical possession has been taken by an authority.
6. Penalties levied by the Estate office on outstanding amount as per the terms and conditions of the allotment letters shall be waived off.
7. In case of any dispute/clarification with respect to amount due, allottee may request to the person deputed by the Authorities concerned in the Estate Offices.
8. Each authority will depute one nodal officer for effective implementation of the scheme.

9. In case of short payment against due amount as per records, allotee will be responsible for further action as per terms and conditions of allotment letter.

10. Calculator shall be provided on website i.e. www.gmada.gov.in for calculation of due amounts.

Place - Chandigarh
Date:- 19-4-2021

Sarvjit Singh, IAS
Principal Secretary to Government of Punjab,
Department of Housing & Urban Development,
Chandigarh

Endst No. 10/06/2021-6HG1/625 Dated :19/04/2021

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

Superintendent

Endst No. 10/06/2021-6HG1/626 Dated 19-04-2021

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

1. Director, Town and Country Planning, Punjab, SAS Nagar
2. Chief Administrator, PUDA, SAS Nagar.
3. Chief Administrator, GLADA, Ludhiana.
4. Chief Administrator, PDA, Patiala.
5. Chief Administrator, BDA, Bathinda.
6. Chief Administrator, GMADA, SAS Nagar.
7. Chief Administrator, ADA, Amritsar.
8. Chief Administrator, JDA, Jalandhar.
9. General Manager (IT), PUDA, SAS Nagar.
10. Superintendent, Cabinet Affairs Branch, Punjab Civil Secretariat, Chandigarh.

Superintendent

Government of Punjab
Department of Housing and Urban Development
(Housing-1 Branch)

Notification No: 10/8/2021-6H1/237   Date: 20/3/2025.

Whereas in order to recover the outstanding installments from allottees of Urban Development Authorities of Punjab in respect of allotted/auctioned Plots/Sites and with a view to mitigate the litigations in this regard, the Governor of Punjab is pleased to notify the following Amnesty Policy 2025 for all Urban Development Authorities of Punjab: -

AMNESTY POLICY - 2025

I. Applicability of Policy

1. This Policy shall be applicable on all the properties allotted/auctioned by all the Development Authorities or transferred through any mode of allotment/auction.
2. This policy shall be applicable for allottees who have defaulted in payment of their installments due after 31.12.2013 (including installments of additional FAR) and where an allottee has made part default of installments due up to 31.12.2013 and also part default of installments due after 31.12.2013 however, the benefit of this Amnesty Policy shall be available only on installments due after 31.12.2013.
3. This Policy shall also be applicable in all cases including those where allotment of property has been cancelled or cases pending in appeal/revision or litigation, except for such cases, where physical possession of the property already stands taken over by the Authority.
4. This Policy shall also be applicable only to those cases where at least 20% of the cost of the plot/site stands deposited initially as per the allotment /auction rate and scheme interest shall be charged as per this policy.
5. This Amnesty Policy shall also be applicable on such cases in which the allottees have made payment of their dues after the stipulated period given in the allotment letter but their delay in making the payment of dues could not be condoned. However, the allottees shall be bound to deposit the Balance dues, if any, under this Amnesty Policy.
6. The Policy shall also be applicable to those cases where the allottee has not defaulted any payment of installments but could not fulfill the terms and conditions of the allotment letter with respect to implementation of the project and condition of construction period as specified in the allotment letter.
7. The Policy shall further be applicable to those cases where the allottee has both defaulted the payment of installments as stated above and also could not fulfill the terms and conditions of the allotment letter with respect to implementation of the project and condition of construction period as specified in the allotment letter.
8. This Policy shall be applicable from 1st March 2025 and remain valid for a period of 09 months.
9. Further, this Policy shall supersede all other Policies of this Department for the time being in vogue.

II. Procedure

1. Allottee can apply for the Amnesty Policy himself or through an authorized representative.

2. The allottee who is interested to avail benefit under this Policy, would be bound to submit an application with the Estate Officer of Concerned Authority within 06 months from the date of Publication of Public Notice in newspapers and on website (www.Puda.gov.in). In his application, he will also mention email id or whatsapp number, at which he seeks response. The said application shall be submitted in Form "A" attached with this Policy.

3. After receipt of the application, within 02 months, the allottee shall be intimated about the lumpsum amount payable as per policy through a written communication by the Concerned Estate Officer sent on his/her email or whatsapp number.

4. Once the applicant submits his application in the Estate Office of the Authority and an acknowledgement receipt is issued to him, the period from the date of receipt of application to the date of payment of dues to him shall be considered as processing/Zero period in which no interest/penalty shall be charged from the allottee.

5. The due amount intimated to the applicant shall be final and the allottee would be bound to pay the same to the Authority by way of E-Bank transfer or through Demand Draft within 03 months of intimation of such amount. In case of delay, application shall not be considered under this policy and shall be governed by earlier applicable rules.

III. Mode of Payment

1. (a) The defaulter allottees shall be liable to deposit the lump sum amount of all defaulted installments along with scheme rate of interest upto the date of application as conveyed by concerned authority, within the time period stipulated under this Policy and no penalty shall be charged over this amount.

(b) The defaulter allottees shall also be liable to deposit the Extension Fee as described below:

(i) 50% amount of Extension Fee (Non-Construction Fee) due upto the end of the month of submitting application under this Policy, in case of all residential and commercial plots and chunk sites.

(ii) Extension Fee @2.5% of the allotment price/auction price in the case of Institutional Sites/Hospital Sites/Industrial plots allotted in IT City, SAS Nagar or any other Scheme of the Development Authorities, where implementation period of Projects stands expired or is going to expire on 31.12.2023. The said allottees/auction purchasers shall be granted further period of 3 years for fulfillment of all conditions of the allotment letter. This period of 3 years shall be counted from the date of deposit of defaulted amount (if applicable) and of Extension fee.

2. However, in case of noncompliance of terms and conditions of allotment further in this extended period of 3 years, the incentives given to the allottee under this policy shall be taken back from the allottee and the said allottee shall be governed by the original/earlier applicable rules/conditions and policies applicable at the time of allotment.

IV. Other Terms and Conditions:

1. The allottee shall also file an application of withdrawal of his/her appeals/revisions/Court cases/consumer cases etc. filed by him/her before the Statutory Authority/Courts of Law and submit an affidavit for the same to the Estate Officer along with the certified copy and payment conveyed to him within stipulated period period. After which the Estate Officer of the concerned Authority shall pass an order restoring the plot/site. In case such appeal/revision has been filed by the concerned Authority, it shall also be withdrawn.

2. In case the allottee is not satisfied with the amount communicated to him as per PARA III, then he/she shall be liable to pay the conveyed amount within the stipulated time as mentioned in the policy and parallelly he/she can submit an application in Form "B" attached to this Policy, mentioning the amount which according to him should have been charged from him/her.

3. The Officer Committee will consider his Form "B" after affording opportunity of personal hearing to the applicant in view of Principle of Natural Justice and going through the office record. The Committee will submit its recommendations to the concerned Chief Administrator who will be the Competent Authority for deciding the claim in Form "B" and he/she shall do so by way of a speaking order. The decision passed by Competent Authority shall be final. This entire process shall be completed in one year and if the decision comes in the favour of the applicant, the excess amount as charged from him/her shall be refunded without any interest within further 6 months of the issuance of the Speaking Order by the Competent Authority.

4. Committee to decide on all Form "B" applications shall consist of Additional Chief Administrator, Estate Officer and Senior Accounts Officer/Accounts Officer of the Authority (With SAO/AO being the Convener).

5. In case of any issue or difficulty regarding interpretation of any clause of this Policy, then a Committee of ACA (HQ) PUDA, ACA (F & A), PUDA and Estate Officer (Policy), PUDA shall be the Competent Authority to interpret the same. Any appeal relating to interpretation made by this Committee can be preferred before the Principal SSecretary, Department of Housing and Urban Development or an Officer nominated by Government, whose decision shall be final and binding on the parties.

6. The Chief Administrators of the Authorities shall initiate action as per various provisions of law against those individuals who do not avail of this Amnesty policy and are otherwise in default.

Place:- Chandigarh
Dated:- 20-02-2025

Rahul Tewari
Principal Secretary, Govt. of Punjab
Department of Housing and Urban Development

Endst No. 18/6/2021-6H1/238 Date: Chandigarh 20/2/2025

A copy is forwarded to the Controller, Printing & Stationery, Punjab, Sahibzada Ajit Singh Nagar with a request to publish this notification in the Punjab Govt. Gazette (Extra Ordinary).

Special Secretary

FORM-A

To

The Estate Officer,

(Authority)

Subject: Application for availing benefit of Amnesty Policy-2025.

Sir,

I, ______________, (Name of the applicant) __________, owner of ________ (Details of the property) ____________________________ am interested to avail benefit under Amnesty Policy, 2025.

(i) I/we have read the Amnesty Policy 2025 issued by the Government& agree to abide by all the terms/conditions laid down in the provisions of this policy.

(ii) I/we understand that violation of any of the conditions of this policy would mean automatic withdrawal of benefits extended under the policy.

(iii) I/we undertake to withdraw all complaints/appeals/civil suits/petitions in respect of our allotted properties filed against the Authority and submit proof of the same at the time of deposition of my dues.

Kindly intimate the lumpsum amount payable by me as per Amnesty Policy- 2025, which I shall deposit within a maximum of 03 months of such intimation.

Dated: Signature of the Applicant

Name:

Email Id*

Whats App No.:

FORM-B

To

The Estate Officer,

(Authority)

Subject: Application for re-determination of amount under Amnesty Policy, 2025.

Sir,

1. I have been asked to deposit total amount_______in avail of the Amnesty Policy 2025. I have deposited the amount and availed the benefit of the policy.
2. However, I am not satisfied with the amount communicated by you vide Memo No. ______________, dated ___________, due to the following reasons:-

Detail of Amount	Amount
Amount communicated to me	
Amount payable as per my calculation under Amnesty Policy	
Reasons:	

3. It is requested to refer my case to the Committee of Officers for re-determination of total amount payable by me under this policy.
4. I undertake to abide by the decision of the Competent Authority regarding my Form "B".

Dated: Signature of the Applicant

Email id:

Whats App No.

ਪੰਜਾਬ ਸਰਕਾਰ
ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ
(ਮਕਾਨ ਉਸਾਰੀ -1 ਸ਼ਾਖਾ)

ਅਧਿਸੂਚਨਾ ਨੰ: ੧੦/੬/੨੦੨੪-੬ਮਉ੧/੪੩੨ ਮਿਤੀ: ੨੦/੨/੨੦੨੫

ਪੰਜਾਬ ਦੇ ਰਾਜਪਾਲ ਜੀ ਪ੍ਰਸੰਨਤਾਪੂਰਵਕ ਪੰਜਾਬ ਰਾਜ ਦੀਆਂ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਅਥਾਰਟੀਆਂ ਵੱਲੋਂ ਅਲਾਟਮੈਂਟ/ਨਿਲਾਮੀ ਰਾਹੀਂ ਅਲਾਟ ਕੀਤੇ ਗਏ ਪਲਾਟਾਂ/ਸਾਈਟਾਂ ਦੇ ਅਲਾਟੀਆਂ ਤੋਂ ਬਕਾਇਆ ਰਾਸ਼ੀ ਵਸੂਲ ਕਰਨ ਅਤੇ ਵਿਸਤਾਰ ਫੀਸ ਰਾਹੀਂ ਨਿਰਮਾਣ ਨੂੰ ਉਤਸ਼ਾਹਿਤ ਦੇ ਮੰਤਵ ਲਈ ਪੰਜਾਬ ਰਾਜ ਵਿੱਚ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਐਮਨੈਸਟੀ ਪਾਲਿਸੀ 2025 ਲਾਗੂ ਕਰਨ ਦੀ ਪ੍ਰਵਾਨਗੀ ਦਿੰਦੇ ਹਨ।

ਐਮਨੈਸਟੀ ਪਾਲਿਸੀ 2025

(ੳ) ਪਾਲਿਸੀ ਤਹਿਤ ਅਪਲਾਈ ਕਰਨ ਦੀ ਯੋਗਤਾ:

1. ਇਹ ਪਾਲਿਸੀ ਵਿਭਾਗ ਦੇ ਪ੍ਰਬੰਧਕੀ ਕੰਟਰੋਲ ਅਧੀਨ ਆਉਂਦੀਆਂ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਅਥਾਰਟੀਆਂ ਵੱਲੋਂ ਅਲਾਟਮੈਂਟ/ਨਿਲਾਮੀ ਦੀ ਵਿਧੀ ਰਾਹੀਂ ਵੇਚੀਆਂ ਜਾਂ ਟਰਾਂਸਫਰ ਕੀਤੀਆਂ ਗਈਆਂ ਜਾਇਦਾਦਾਂ ਤੇ ਲਾਗੂ ਹੋਵੇਗੀ।
2. ਇਹ ਪਾਲਿਸੀ ਉਹਨਾਂ ਅਲਾਟੀਆਂ ਤੇ ਲਾਗੂ ਹੋਵੇਗੀ ਜਿਹਨਾਂ ਦੀਆਂ ਕਿਸ਼ਤਾਂ ਦੇ ਭੁਗਤਾਨ ਵਿੱਚ ਮਿਤੀ 31.12.2013 ਤੋਂ ਬਾਅਦ ਡਿਫਾਲਟ ਹੈ (ਭਾਵ ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਅਨੁਸਾਰ ਦੀਆਂ ਕਿਸ਼ਤਾਂ ਅਦਾਯੋਗ)। ਜੇਕਰ ਕਿਸੇ ਅਲਾਟੀ ਵੱਲੋਂ ਮਿਤੀ 31.12.2013 ਤੱਕ ਦੀਆਂ ਕਿਸ਼ਤਾਂ ਦਾ ਕੁੱਝ ਹਿੱਸੇ ਦਾ ਡਿਫਾਲਟ (Part default of installments) ਕੀਤਾ ਗਿਆ ਹੈ ਅਤੇ ਮਿਤੀ 31.12.2013 ਤੋਂ ਬਾਅਦ ਦੀਆਂ ਕਿਸ਼ਤਾਂ ਦੇ ਕੁੱਝ ਹਿੱਸੇ ਵਿੱਚ ਡਿਫਾਲਟ (Part default of installments) ਹੈ ਤਾਂ ਇਸ ਪਾਲਿਸੀ ਦਾ ਲਾਭ ਮਿਤੀ 31.12.2013 ਤੋਂ ਬਾਅਦ ਦੀਆਂ ਕਿਸ਼ਤਾਂ ਤੇ ਲਾਗੂ ਹੋਵੇਗਾ।
3. ਇਹ ਪਾਲਿਸੀ ਉਹਨਾਂ ਸਾਰੇ ਮਾਮਲਿਆਂ ਤੇ ਵੀ ਲਾਗੂ ਹੋਵੇਗੀ ਜਿੱਥੇ ਜਾਇਦਾਦ ਦੀ ਅਲਾਟਮੈਂਟ ਰੱਦ ਕਰ ਦਿੱਤੀ ਗਈ ਹੋਵੇ ਜਾਂ ਅਪੀਲ /ਰਵੀਜ਼ਨ ਜਾਂ ਮੁੱਕਦਮੇ ਲੰਬਿਤ ਹੋਣ। ਪ੍ਰੰਤੂ ਜਿਨ੍ਹਾਂ ਕੇਸਾਂ ਵਿੱਚ ਜਾਇਦਾਦਾਂ ਦਾ ਭੌਤਿਕ ਕਬਜ਼ਾ ਪਹਿਲਾਂ ਹੀ ਸਬੰਧਤ ਅਥਾਰਟੀ ਵੱਲੋਂ ਲਿਆ ਜਾ ਚੁੱਕਾ ਹੈ ਉਹਨਾਂ ਤੇ ਇਹ ਪਾਲਿਸੀ ਲਾਗੂ ਨਹੀਂ ਹੋਵੇਗੀ।
4. ਇਹ ਪਾਲਿਸੀ ਕੇਵਲ ਉਹਨਾਂ ਕੇਸਾਂ ਤੇ ਲਾਗੂ ਹੋਵੇਗੀ ਜਿੱਥੇ ਅਲਾਟੀਆਂ ਵੱਲੋਂ ਪਲਾਟ/ਸਾਈਟ ਦੀ ਕੀਮਤ ਦਾ ਘੱਟੋ-ਘੱਟ 20% ਅਲਾਟਮੈਂਟ/ਨਿਲਾਮੀ ਵਕਤ ਦੇ ਅਨੁਸਾਰ ਸ਼ੁਰੂ ਵਿੱਚ ਜਮ੍ਹਾਂ ਕਰਵਾਇਆ ਗਿਆ ਹੋਵੇ ਅਤੇ ਸਬੰਧਤ ਸਕੀਮ ਦਾ ਵਿਕਾਸ ਇਸ ਪਾਲਿਸੀ ਸ਼ਾਮਿਲ ਕੀਤਾ ਜਾਵੇਗਾ।
5. ਇਹ ਪਾਲਿਸੀ ਉਹਨਾਂ ਕੇਸਾਂ ਤੇ ਵੀ ਲਾਗੂ ਹੋਵੇਗੀ ਜਿੱਥੇ ਅਲਾਟੀਆਂ ਵੱਲੋਂ ਬਕਾਇਆ ਰਾਸ਼ੀ ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਵਿੱਚ ਦਰਸਾਏ ਗਏ ਨਿਰਧਾਰਿਤ ਸਮੇਂ ਤੋਂ ਬਾਅਦ ਜਮ੍ਹਾਂ ਕਰਵਾਈ ਗਈ ਹੈ ਪ੍ਰੰਤੂ ਅਲਾਟੀ ਵੱਲੋਂ ਰਕਮ ਜਮ੍ਹਾਂ ਕਰਵਾਉਣ ਵਿੱਚ ਹੋਈ ਦੇਰੀ ਦੇ ਵਿਆਜ ਨੂੰ ਸਬੰਧਤ ਵਿਭਾਗ

ਅਲਾਟੀ ਵੱਲੋਂ ਭੁਗਤਾਨ ਨਹੀਂ ਕੀਤਾ ਗਿਆ। ਇਸ ਪਾਲਿਸੀ ਅਧੀਨ ਉਕਤ ਅਜਿਹੀ ਬਕਾਇਆ ਰਾਸ਼ੀ ਸੰਬੰਧਤ ਹੋਣੀ ਹੈ, ਨੂੰ ਜਮ੍ਹਾਂ ਕਰਵਾਉਣ ਲਈ ਪਾਤਰ ਹੋਣਗੇ।

6. ਇਹ ਪਾਲਿਸੀ ਉਹਨਾਂ ਕੇਸਾਂ ਤੇ ਵੀ ਲਾਗੂ ਹੋਵੇਗੀ ਜਿੱਥੇ ਅਲਾਟੀਆਂ ਵੱਲੋਂ ਕਿਸ਼ਤਾਂ ਦੇ ਭੁਗਤਾਨ ਵਿੱਚ ਕੋਈ ਡਿਫਾਲਟ ਨਹੀਂ ਕੀਤਾ ਗਿਆ ਪ੍ਰੰਤੂ ਪ੍ਰੋਜੈਕਟ ਨੂੰ ਲਾਗੂ ਕਰਨ ਸਬੰਧੀ ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਵਿੱਚ ਦਰਸਾਈ ਗਈ ਨਿਯਮਾਂ ਅਤੇ ਸ਼ਰਤਾਂ ਨੂੰ ਪੂਰਾ ਨਹੀਂ ਕਰ ਸਕੇ।

7. ਇਹ ਪਾਲਿਸੀ ਉਹਨਾਂ ਅਲਾਟੀਆਂ ਤੇ ਵੀ ਲਾਗੂ ਹੋਵੇਗੀ ਜਿਨ੍ਹਾਂ ਵੱਲੋਂ ਕਿਸ਼ਤਾਂ ਦਾ ਭੁਗਤਾਨ ਕਰਨ ਦੇ ਨਾਲ-ਨਾਲ ਪ੍ਰੋਜੈਕਟ ਨੂੰ ਲਾਗੂ ਕਰਨ ਅਤੇ ਨਿਰਧਾਰਤ ਅਵਧੀ ਨਾਲ ਸੰਬੰਧਤ ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਵਿੱਚ ਦਰਸਾਏ ਗਏ ਨਿਯਮਾਂ ਅਤੇ ਸ਼ਰਤਾਂ ਨੂੰ ਪੂਰਾ ਕਰਨ ਵਿੱਚ ਅਸਫਲ ਰਹੇ ਹਨ।

8. ਇਹ ਪਾਲਿਸੀ ਮਿਤੀ 01.03.2023 ਤੋਂ ਲਾਗੂ ਹੋਵੇਗੀ ਅਤੇ ਇਸ ਦੀ ਮਿਆਦ ਅਗਲੇ ਛੇ ਮਹੀਨਿਆਂ ਤੱਕ ਹੋਵੇਗੀ।

9. ਇਹ ਪਾਲਿਸੀ ਮੌਜੂਦਾ ਸਮੇਂ ਇਸ ਮਾਮਲੇ ਨਾਲ ਸਬੰਧਤ ਵਿਭਾਗ ਦੀਆਂ ਹੋਰ ਪਾਲਿਸੀਆਂ ਨੂੰ ਅਧਿਕਾਰਤ ਤੌਰ ਤੇ ਰੱਦ ਕਰੇਗੀ।

(ਅ) ਪ੍ਰੋਸੈੱਸ:

1. ਅਲਾਟੀ ਖੁਦ ਜਾਂ ਆਪਣੇ ਅਧਿਕਾਰਤ ਪ੍ਰਤੀਨਿਧੀ ਰਾਹੀਂ ਐਮਨੈਸਟੀ ਪਾਲਿਸੀ ਲਈ ਅਰਜ਼ੀ ਦੇ ਸਕਦਾ ਹੈ।

2. ਇਸ ਪਾਲਿਸੀ ਅਧੀਨ ਲਾਭ ਲੈਣ ਵਿੱਚ ਰੁਚੀ ਰੱਖਣ ਵਾਲਾ ਅਲਾਟੀ ਅਖਬਾਰਾਂ ਅਤੇ ਵੈੱਬਸਾਈਟ (www.puda.gov.in) ਤੇ ਜਨਤਕ ਸੂਚਨਾ ਪ੍ਰਕਾਸ਼ਿਤ ਹੋਣ ਦੀ ਤਾਰੀਖ ਤੋਂ 04 ਮਹੀਨਿਆਂ ਦੇ ਅੰਦਰ ਸਬੰਧਤ ਅਥਾਰਟੀ ਦੇ ਅਸਟੇਟ ਅਫਸਰ ਕੋਲ ਬਿਨੈ-ਪੱਤਰ ਜਮ੍ਹਾਂ ਕਰਵਾਉਣ ਲਈ ਪਾਤਰ ਹੋਵੇਗਾ। ਅਲਾਟੀ ਅਰਜ਼ੀ ਵਿੱਚ, ਉਸ ਦੀ ਈ-ਮੇਲ, ਆਈ.ਡੀ. ਜਾਂ ਵਟਸਐਪ ਨੰਬਰ ਦਾ ਵੀ ਜ਼ਿਕਰ ਕਰੇਗਾ, ਜਿਸਤੇ ਉਹ ਜਵਾਬ ਲੈਣਾ ਚਾਹੁੰਦਾ ਹੈ। ਇਹ ਅਰਜ਼ੀ ਪਾਲਿਸੀ ਦੇ ਫਾਰਮ ਦੇ ਵਿੱਚ ਭਰਕੇ ਜਮ੍ਹਾਂ ਕਰਵਾਈ ਜਾਵੇ।

3. ਬਿਨੈ-ਪੱਤਰ ਪ੍ਰਾਪਤ ਹੋਣ ਤੋਂ ਬਾਅਦ, 02 ਮਹੀਨਿਆਂ ਦੇ ਅੰਦਰ ਸਬੰਧਤ ਅਸਟੇਟ ਅਫਸਰ ਲਿਖਤ ਸੂਚਨਾ ਰਾਹੀਂ ਈ-ਮੇਲ ਜਾਂ ਵਟਸਐਪ ਨੰਬਰ ਤੇ ਅਲਾਟੀਆਂ ਨੂੰ ਪਾਲਿਸੀ ਅਨੁਸਾਰ ਜਮ੍ਹਾਂ ਕਰਨ ਯੋਗ ਕੁੱਲ ਰਕਮ ਬਾਰੇ ਸੂਚਿਤ ਕੀਤਾ ਜਾਵੇਗਾ।

4. ਜਦੋਂ ਬਿਨੈਕਾਰ ਆਪਣੀ ਅਰਜ਼ੀ ਸਬੰਧਤ ਅਥਾਰਟੀ ਦੇ ਅਸਟੇਟ ਦਫ਼ਤਰ ਵਿਖੇ ਜਮ੍ਹਾਂ ਕਰਵਾਏਗਾ ਤਾਂ ਉਸਨੂੰ ਇੱਕ ਰਸੀਦ ਜਾਰੀ ਕੀਤੀ ਜਾਵੇਗੀ। ਅਰਜ਼ੀ ਪ੍ਰਾਪਤੀ ਦੀ ਤਾਰੀਖ ਤੋਂ ਬਕਾਏ ਦੇ ਭੁਗਤਾਨ ਦੀ ਮਿਤੀ ਤੱਕ ਦੀ ਮਿਆਦ ਨੂੰ ਪ੍ਰੋਸੈਸਿੰਗ ਪੀਰੀਅਡ ਮੰਨਿਆ ਜਾਵੇਗਾ ਜਿਸ ਵਿੱਚ ਅਲਾਟੀ ਤੋਂ ਕੋਈ ਵੀ ਵਿਆਜ/ਜੁਰਮਾਨਾ ਨਹੀਂ ਲਿਆ ਜਾਵੇਗਾ।

5. ਬਿਨੈਕਾਰ ਨੂੰ ਸੂਚਿਤ ਕੀਤੀ ਗਈ ਬਕਾਇਆ ਰਾਸ਼ੀ ਅੰਤਿਮ ਹੋਵੇਗੀ ਅਤੇ ਅਲਾਟੀ ਇਸ ਰਕਮ ਸਬੰਧਤ ਅਥਾਰਟੀ ਨੂੰ ਈ-ਪੇਅ ਟ੍ਰਾਂਸਫਰ ਜਾਂ ਡਿਮਾਂਡ ਡਰਾਫਟ ਰਾਹੀਂ ਸੂਚਨਾ ਮਿਲਣ ਦੇ 03 ਮਹੀਨਿਆਂ ਦੇ ਅੰਦਰ ਜਮ੍ਹਾਂ ਕਰਵਾਉਣ ਲਈ ਪਾਬੰਦ ਹੋਵੇਗਾ। ਜੇਕਰ ਉਕਤ ਰਾਸ਼ੀ ਜਮ੍ਹਾਂ ਕਰਵਾਉਣ ਵਿੱਚ ਦੇਰੀ ਹੁੰਦੀ ਹੈ ਤਾਂ ਬਿਨੈਕਾਰ ਦੀ ਅਰਜ਼ੀ ਨੂੰ ਇਸ ਪਾਲਿਸੀ ਅਧੀਨ ਵਿਚਾਰਿਆ ਨਹੀਂ ਜਾਵੇਗਾ ਅਤੇ ਜਿਸਤੇ ਪਹਿਲਾਂ ਲਾਗੂ ਨਿਯਮਾਂ ਅਨੁਸਾਰ ਕਾਰਵਾਈ ਕੀਤੀ ਜਾਵੇਗੀ।

(ੲ) ਭੁਗਤਾਨ ਦਾ ਤਰੀਕਾ:-

1.(ੳ)ਬਿਨੈਕਾਰ ਅਲਾਟੀਆਂ ਨੂੰ ਆਪਣੀਆਂ ਸਾਰੀਆਂ ਬਕਾਇਆ ਕਿਸ਼ਤਾਂ ਦੀ ਕੁੱਲ ਰਕਮ, ਵਿਆਜ ਦੀ ਦਰ ਅਨੁਸਾਰ ਵਿਆਜ ਸਮੇਤ ਜੋ ਸਬੰਧਤ ਅਥਾਰਟੀ ਦੁਆਰਾ ਅਰਜ਼ੀ ਦੀ ਪ੍ਰਾਪਤੀ ਤੱਕ ਗਣਿਤ ਕੀਤੀ ਜਾਵੇਗੀ, ਇਸ ਪਾਲਿਸੀ ਅਧੀਨ ਨਿਰਧਾਰਿਤ ਮਿਆਦ ਦੇ ਅੰਦਰ ਜਮ੍ਹਾਂ ਕਰਵਾਉਣੀ ਲਾਜ਼ਮੀ ਹੋਵੇਗੀ। ਇਸ ਰਕਮ ਤੇ ਕੋਈ ਜੁਰਮਾਨਾ ਨਹੀਂ ਲਗਾਇਆ ਜਾਵੇਗਾ।

(ਅ)ਬਿਨੈਕਾਰ ਅਲਾਟੀ ਹੇਠ ਦਰਸਾਏ ਅਨੁਸਾਰ ਐਕਸਟੈਂਸ਼ਨ ਫੀਸ (ਨਾਨ ਉਸਾਰੀ ਫੀਸ) ਜਮ੍ਹਾਂ ਕਰਵਾਉਣ ਲਈ ਪਾਬੰਦ ਹੋਣਗੇ:-

(i) ਇਸ ਪਾਲਿਸੀ ਤਹਿਤ ਸਬੰਧਤ ਅਥਾਰਟੀ ਵੱਲੋਂ ਰਿਹਾਇਸ਼ੀ/ਵਪਾਰਕ ਪਲਾਟਾਂ ਅਤੇ ਚੰਕ ਸਾਈਟਾਂ ਦੇ ਮਾਮਲੇ ਵਿੱਚ ਕਿੱਤੇ-ਪੱਤਰ ਜਮ੍ਹਾਂ ਕਰਨ ਦੇ ਮਿਤੀ ਤੋਂ ਅੰਤ ਤੱਕ 50% ਐਕਸਟੈਂਸ਼ਨ ਫੀਸ (ਨਾਨ ਉਸਾਰੀ ਫੀਸ) ਜਮ੍ਹਾਂ ਕਰਵਾਉਣੀ ਲਾਜ਼ਮੀ ਹੋਵੇਗੀ।

(ii) ਜਿਥੇ ਪ੍ਰੋਜੈਕਟ ਨੂੰ ਲਾਗੂ ਕਰਨ ਦੀ ਮਿਆਦ ਸਮਾਪਤ ਹੋ ਚੁੱਕੀ ਹੈ ਜਾਂ ਮਿਤੀ 31.12.2023 ਨੂੰ ਖਤਮ ਹੋ ਜਾਂਦੀ ਹੈ, ਉਨ੍ਹਾਂ ਅਲਾਟੀਆਂ ਲਈ 2.5% ਦੀ ਦਰ ਨਾਲ ਲਾਗੂ ਫੀਸ ਅਲਾਟਮੈਂਟ ਕੀਮਤ/ਨਿਲਾਮੀ ਕੀਮਤ ਤੇ ਵਸੂਲੀ ਜਾਵੇਗੀ। ਇਸ ਪਾਲਿਸੀ ਦੇ ਤਹਿਤ, ਇਨ੍ਹਾਂ ਅਲਾਟੀਆਂ/ਨਿਲਾਮੀ ਖਰੀਦਦਾਰਾਂ ਨੂੰ 3 ਸਾਲ ਦਾ ਹੋਰ ਸਮਾਂ ਦਿੱਤਾ ਜਾਵੇਗਾ ਤਾਂ ਜੋ ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਦੀਆਂ ਸਾਰੀਆਂ ਸ਼ਰਤਾਂ ਨੂੰ ਪੂਰਾ ਕੀਤਾ ਜਾ ਸਕੇ। ਇਹ 3 ਸਾਲ ਦੀ ਮਿਆਦ ਅਲਾਟੀ ਵੱਲੋਂ ਬਿਨੈਕਾਰ ਕੀਤੀ ਗਈ ਰਕਮ/ਐਕਸਟੈਂਸ਼ਨ ਫੀਸ ਜਮ੍ਹਾਂ ਕਰਵਾਉਣ ਦੀ ਮਿਤੀ ਤੋਂ ਗਿਣੀ ਜਾਵੇਗੀ।

2. ਜੇਕਰ ਇਸ 3 ਸਾਲ ਦੀ ਵਧਾਈ ਗਈ ਮਿਆਦ ਦੌਰਾਨ ਅਲਾਟੀ ਵੱਲੋਂ ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਦੀਆਂ ਸ਼ਰਤਾਂ ਅਤੇ ਨਿਯਮਾਂ ਦੀ ਪਾਲਣਾ ਨਹੀਂ ਕੀਤੀ ਜਾਂਦੀ ਤਾਂ ਇਸ ਪਾਲਿਸੀ ਤਹਿਤ ਅਲਾਟੀਆਂ ਨੂੰ ਦਿੱਤੀਆਂ ਗਈਆਂ ਸਹੂਲਤਾਂ/ਪ੍ਰੋਤਸਾਹਨਾਂ ਨੂੰ ਵਾਪਸ ਲੈ ਲਿਆ ਜਾਵੇਗਾ ਅਤੇ ਉਕਤ ਅਲਾਟੀ ਤੇ ਅਲਾਟਮੈਂਟ ਸਮੇਂ ਲਾਗੂ ਨਿਯਮਾਂ/ਸ਼ਰਤਾਂ ਅਤੇ ਨੀਤੀਆਂ ਤਹਿਤ ਕਾਰਵਾਈ ਕੀਤੀ ਜਾਵੇਗੀ।

(ਸ) ਹੋਰ ਸ਼ਰਤਾਂ ਅਤੇ ਬਾਕੀ:-

1. ਅਲਾਟੀ ਦੁਆਰਾ ਇਸ ਪਾਲਿਸੀ ਤਹਿਤ ਲਾਭ ਪ੍ਰਾਪਤ ਕਰਨ ਦੇ ਮੰਤਵ ਲਈ ਸਟੇਟਿਊਟਰੀ ਅਥਾਰਟੀ/ ਵੱਖ-ਵੱਖ ਅਦਾਲਤਾਂ ਵਿੱਚ ਦਾਇਰ ਕੀਤੀਆਂ ਗਈਆਂ ਅਪੀਲਾਂ/ਰਵੀਜ਼ਨਾਂ/ਰੈਫਰੈਂਸ/ਕੇਸ ਆਦਿ ਵਾਪਸ ਲੈਣ ਲਈ ਲਿਖਤ ਅਰਜ਼ੀ ਦਾਇਰ ਕੀਤੀ ਜਾਵੇਗੀ ਅਤੇ ਅਲਾਟੀ ਵੱਲੋਂ ਇਸ ਬਾਬਤ ਸਬੰਧਤ ਅਥਾਰਟੀ ਦੇ ਸਮਰੱਥ ਅਧਿਕਾਰੀ ਨੂੰ ਲਿਖਤੀ ਹਲਫੀਆ ਬਿਆਨ, ਤਸਦੀਕਸ਼ੁਦਾ ਨਕਲ ਸਮੇਤ ਪਾਲਿਸੀ ਅਨੁਸਾਰ ਨਿਰਧਾਰਿਤ ਕੀਤੀ ਗਈ ਬਕਾਇਆ ਰਾਸ਼ੀ ਜਮ੍ਹਾਂ ਕਰਵਾਈ ਜਾਵੇਗੀ। ਇਸ ਉਪਰੰਤ ਸਬੰਧਤ ਅਥਾਰਟੀ ਦੇ ਸਮਰੱਥ ਅਫਸਰ ਵੱਲੋਂ ਪਲਾਟਧਾਰਕ ਨੂੰ ਲਾਭ ਦੇਣ ਸਬੰਧੀ ਹੁਕਮ ਜਾਰੀ ਕੀਤੇ ਜਾਣਗੇ। ਜੇਕਰ ਅਪੀਲ/ਰਵੀਜ਼ਨ ਸਬੰਧਤ ਅਥਾਰਟੀ ਦੁਆਰਾ ਦਾਇਰ ਕੀਤੀ ਗਈ ਹੈ ਤਾਂ ਉਕਤ ਦਫਤਰ ਵੱਲੋਂ ਉਸਨੂੰ ਵਾਪਸ ਲੈ ਲਿਆ ਜਾਵੇਗਾ।

2. ਜੇਕਰ ਅਲਾਟੀ ਉਪਰੋਕਤ ਪੈਰਾ ਵਿੱਚ ਦਰਸਾਏ ਅਨੁਸਾਰ ਬਕਾਇਆ ਰਾਸ਼ੀ ਦਾ ਭੁਗਤਾਨ ਨਹੀਂ ਕਰਦਾ ਤਾਂ ਅਲਾਟੀ ਵੱਲੋਂ ਪਾਲਿਸੀ ਵਿੱਚ ਦਰਸਾਏ ਗਏ ਨਿਰਧਾਰਿਤ ਸਮੇਂ ਦੇ ਅੰਦਰ ਰਾਸ਼ੀ

ਦਾ ਭੁਗਤਾਨ ਕਰਨ ਦੇ ਨਾਲ ਨਾਲ ਪਾਲਿਸੀ ਵਿੱਚ ਦਰਜ ਅਰਜ਼ੀ ਦੇ ਫਾਰਮ ਬੀ ਵਿੱਚ ਉਸ ਵੱਲੋਂ ਰਕਮ ਦਾ ਜ਼ਿਕਰ ਕੀਤਾ ਜਾਵੇਗਾ ਤੇ ਉਸਦੇ ਹਿਸਾਬ ਨਾਲ ਵਸੂਲਣਯੋਗ ਹੋਵੇਗੀ।

3. ਅਦਾਲਤ ਕਮੇਟੀ ਵੱਲੋਂ ਬਿਨੈਕਾਰ ਵੱਲੋਂ ਪੇਸ਼ ਕਰਵਾਏ ਗਏ ਫਾਰਮ 'ਬੀ' ਜ਼ਰੂਰੀ ਦਸਤਾਵੇਜ਼ ਲੈ ਕੇ ਇਸ ਵਿੱਚ ਦਰਸਾਈ ਰਕਮਾਂ ਦੇ ਵਿਰੁੱਧ ਅਨੁਸਾਰ ਸਬੰਧਤ ਅਲਾਟੀ ਨੂੰ ਨਿੱਜੀ ਸੁਣਵਾਈ ਦਾ ਮੌਕਾ ਦਿੱਤਾ ਜਾਵੇਗਾ ਅਤੇ ਜ਼ਰੂਰੀ ਦਸਤਾਵੇਜ਼ਾਂ ਦੀ ਜਾਂਚ ਕੀਤੀ ਜਾਵੇਗੀ। ਉਕਤ ਕਮੇਟੀ ਆਪਣੀਆਂ ਲੋੜੀਂਦੀਆਂ ਸਿਫਾਰਸ਼ਾਂ ਸਬੰਧਤ ਅਥਾਰਟੀ ਰਾਹੀਂ ਸਬੰਧਤ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ ਨੂੰ ਪੇਸ਼ ਕਰੇਗੀ ਜੋ ਕਿ ਇਸ ਸਬੰਧੀ ਮੁੱਢਲੇ ਹੁਕਮ ਜਾਰੀ ਕਰਨਗੇ। ਸਬੰਧਤ ਅਥਾਰਟੀ ਦੁਆਰਾ ਲਿਆ ਗਿਆ ਫੈਸਲਾ ਅੰਤਿਮ ਹੋਵੇਗਾ। ਇਹ ਸਾਰੀ ਪ੍ਰਕਿਰਿਆ ਇੱਕ ਸਾਲ ਵਿੱਚ ਪੂਰੀ ਕੀਤੀ ਜਾਵੇਗੀ। ਜੇਕਰ ਉਕਤ ਫੈਸਲਾ ਬਿਨੈਕਾਰ ਦੇ ਹੱਕ ਵਿੱਚ ਹੁੰਦਾ ਹੈ ਤਾਂ ਉਸ ਤੋਂ ਲਈ ਗਈ ਵਾਧੂ ਰਕਮ ਦੀ ਅਦਾਇਗੀ ਸਬੰਧਤ ਅਥਾਰਟੀ ਵੱਲੋਂ ਮੁੱਢਲੇ ਹੁਕਮਾਂ ਜਾਰੀ ਹੋਣ ਦੇ ਫੈਸਲੇ ਦੇ 6 ਮਹੀਨਿਆਂ ਦੇ ਅੰਦਰ-ਅੰਦਰ ਬਿਨਾਂ ਕਿਸੇ ਵਿਆਜ ਤੋਂ ਕਰ ਦਿੱਤੀ ਜਾਵੇਗੀ।

4. ਫਾਰਮ 'ਬੀ' ਦੀ ਅਰਜ਼ੀਆਂ ਤੇ ਫੈਸਲਾ ਲੈਣ ਲਈ ਗਠਿਤ ਕੀਤੀ ਜਾਣ ਵਾਲੀ ਅਦਾਲਤ ਕਮੇਟੀ ਵਿੱਚ ਸਬੰਧਤ ਵਿਸ਼ੇਸ਼ ਵਿਕਾਸ ਅਥਾਰਟੀ ਦੇ ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਅਸਟੇਟ ਅਫਸਰ ਅਤੇ ਸੀਨੀਅਰ ਲੇਖਾ ਅਫਸਰ/ਲੇਖਾ ਅਫਸਰ (ਸਬੰਧਤ ਡਾਇਰੈਕਟਰ) ਸ਼ਾਮਿਲ ਹੋਣਗੇ।

5. ਜੇਕਰ ਇਸ ਪਾਲਿਸੀ ਵਿੱਚ ਦਰਜ ਕਿਸੇ ਸ਼ਰਤ ਨੂੰ ਸਮਝਣ ਵਿੱਚ ਮੁਸ਼ਕਲ ਆਉਂਦੀ ਹੈ ਜਾਂ ਪਾਲਿਸੀ ਦੇ ਕਿਸੇ ਸ਼ਰਤ ਸਬੰਧੀ ਸਪਸ਼ਟੀਕਰਨ ਲੋੜੀਂਦਾ ਹੈ ਤਾਂ ਇਸ ਸਬੰਧੀ ਇੱਕ ਕਮੇਟੀ ਦਾ ਗਠਨ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਜਿਸ ਵਿੱਚ ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ (ਹੈਡਕੁਆਟਰ) ਪੁੱਡਾ, ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ (ਵਿੱਤ ਤੇ ਲੇਖਾ), ਪੁੱਡਾ ਅਤੇ ਅਸਟੇਟ ਅਫਸਰ (ਪਾਲਿਸੀ) ਪੁੱਡਾ ਬਤੌਰ ਮੈਂਬਰ ਨਾਮਜ਼ਦ ਕੀਤਾ ਜਾਂਦਾ ਹੈ। ਉਕਤ ਕਮੇਟੀ ਵੱਲੋਂ ਲਏ ਗਏ ਫੈਸਲੇ ਸਬੰਧੀ ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ ਜੀ, ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ ਜਾਂ ਸਰਕਾਰ ਵੱਲੋਂ ਨਾਮਜ਼ਦ ਕੀਤੇ ਗਏ ਅਧਿਕਾਰੀ ਪਾਸ ਅਪੀਲ ਦਾਇਰ ਕੀਤੀ ਜਾ ਸਕਦੀ ਹੈ ਜਿਨ੍ਹਾਂ ਦਾ ਫੈਸਲਾ ਅੰਤਿਮ ਹੋਵੇਗਾ।

6. ਜੇਕਰ ਕੋਈ ਅਲਾਟੀ ਇਸ ਪਾਲਿਸੀ ਤਹਿਤ ਲਾਭ ਲੈਂਦਾ ਹੈ ਪ੍ਰੰਤੂ ਉਸ ਵੱਲੋਂ ਇਹ ਪਾਲਿਸੀ ਦਾ ਲਾਭ ਨਹੀਂ ਲਿਆ ਜਾਂਦਾ ਤਾਂ ਵਿਭਾਗ ਦੇ ਨਿਯਮਾਂ/ਹਦਾਇਤਾਂ ਅਨੁਸਾਰ ਉਸ ਵਿਰੁੱਧ ਬਣਦੀ ਕਾਰਵਾਈ ਆਰੰਭੀ ਜਾਵੇਗੀ।

ਸਥਾਨ ਚੰਡੀਗੜ੍ਹ
ਮਿਤੀ: ੨੯.੦੮.੨੦੨੫

ਰਾਹੁਲ ਤਿਵਾੜੀ
ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ
ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ

ਪਿੱਠ ਅੰਕਣ ਨੰ: 10/6/2021-6ਹਾਂਉ1/239 ਮਿਤੀ: ੨੯/੮/੨੦੨੫

ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ ਕੰਟਰੋਲਰ, ਪ੍ਰਿੰਟਿੰਗ ਅਤੇ ਸਟੇਸ਼ਨਰੀ, ਪੰਜਾਬ ਨੂੰ ਭੇਜਦੇ ਹੋਏ ਇਸ ਨੋਟੀਫਿਕੇਸ਼ਨ ਨੂੰ ਪੰਜਾਬ ਸਰਕਾਰ ਦੇ ਗਜ਼ਟ (ਅਸਾਧਾਰਨ) ਵਿੱਚ ਛਾਪਣ ਦੀ ਬੇਨਤੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ।

ਅਧੀਨ ਸਕੱਤਰ

ਫਾਰਮ ਏ

ਸੇਵਾ ਵਿਖੇ,

ਐਸਟੇਟ ਅਫਸਰ,
(ਸਬੰਧਤ ਅਥਾਰਟੀ)

ਵਿਸ਼ਾ:- ਐਮਨੈਸਟੀ ਪਾਲਿਸੀ 2025 ਦਾ ਲਾਭ ਲੈਣ ਲਈ ਅਰਜ਼ੀ।

ਸ਼੍ਰੀਮਾਨ,

ਮੈਂ ____________________ (ਬਿਨੈਕਾਰ ਦਾ ਨਾਮ), ____________________ (ਜਾਇਦਾਦ ਦਾ ਵੇਰਵਾ) ਦਾ ਮਾਲਕ ਹਾਂ ਅਤੇ ਐਮਨੈਸਟੀ ਪਾਲਿਸੀ 2025 ਦਾ ਲਾਭ ਲੈਣ ਦਾ ਇੱਛੁਕ ਹਾਂ।

(i) ਮੈਂ/ ਅਸੀਂ ਐਮਨੈਸਟੀ ਪਾਲਿਸੀ 2025 ਪੜ੍ਹ ਲਿਆ ਹੈ ਅਤੇ ਇਸ ਪਾਲਿਸੀ ਵਿੱਚ ਦਰਜ ਸਾਰੇ ਨਿਯਮਾਂ/ਸ਼ਰਤਾਂ ਨੂੰ ਮੰਨਣ ਲਈ ਸਹਿਮਤ ਹਾਂ।

(ii) ਮੈਂ/ ਅਸੀਂ ਸਮਝਦਾ ਹਾਂ ਕਿ ਇਸ ਪਾਲਿਸੀ ਦੀ ਕਿਸੇ ਸ਼ਰਤ ਦੀ ਉਲੰਘਣਾ ਕਰਨ ਦਾ ਮਤਲਬ ਪਾਲਿਸੀ ਦੇ ਤਹਿਤ ਮਿਲੇ ਫਾਇਦੇ ਦਾ ਸਵੈਚਾਲਿਤ ਰੱਦ ਹੋ ਜਾਣਾ ਹੋਵੇਗਾ।

(iii) ਮੈਂ/ ਅਸੀਂ ਇਸ ਸਬੰਧ ਵਿੱਚ ਸਾਰੀਆਂ ਸ਼ਿਕਾਇਤਾਂ/ਅਪੀਲਾਂ/ਸਿਵਲ ਮਾਮਲੇ/ ਅਰਜ਼ੀਆਂ ਨੂੰ ਵਾਪਸ ਲੈਣ ਲਈ ਅਰਜ਼ੀ ਦੇਣ ਦਾ ਵਚਨ ਦਿੰਦਾ/ਦਿੰਦੀ ਹਾਂ ਅਤੇ ਆਪਣੇ ਬਕਾਇਆ ਸਬੰਧੀ ਤਸਦੀਕ ਸ਼ੁਦਾ ਲਿਖਤੀ ਸਬੂਤ ਪੇਸ਼ ਕਰਾਂਗਾ।

ਮੈਨੂੰ ਐਮਨੈਸਟੀ ਪਾਲਿਸੀ 2025 ਅਨੁਸਾਰ ਦਿੱਤੇ ਜਾਣ ਵਾਲੇ ਨਿਰਧਾਰਤ ਰਕਮ ਦੀ ਜਾਣਕਾਰੀ ਲਿਖਤ ਰਾਹੀਂ ਸੂਚਿਤ ਕੀਤਾ ਜਾਵੇ, ਜਿਸਨੂੰ ਮੈਂ ਸੂਚਿਤ ਕੀਤੇ ਗਏ 03 ਮਹੀਨਿਆਂ ਦੇ ਅੰਦਰ ਜਮ੍ਹਾਂ ਕਰਵਾ ਦਿਆਂਗਾ।

ਮਿਤੀ:

ਧੰਨਵਾਦ,

....

ਅਲਾਟੀ/ਬਿਨੈਕਾਰ ਦਾ ਨਾਮ:
ਈਮੇਲ ਆਈ.ਡੀ.:
ਵਟਸਐਪ ਨੰਬਰ

ਫਾਰਮ -ਬੀ

ਸੇਵਾ ਵਿਖੇ,

ਅਸਟੇਟ ਅਫਸਰ,
(ਸਬੰਧਤ ਅਥਾਰਟੀ)

ਵਿਸ਼ਾ:- ਐਮਨੈਸਟੀ ਪਾਲਿਸੀ 2025 ਤਹਿਤ ਰਕਮ ਮੁੜ ਨਿਰਧਾਰਤ ਕਰਨ ਲਈ ਅਰਜ਼ੀ।

ਸਰ,

1. ਮੈਨੂੰ ....(ਪ੍ਰੋਜੈਕਟ ਦਾ ਨਾਮ) ਐਮਨੈਸਟੀ ਪਾਲਿਸੀ 2025 ਦੇ ਤਹਿਤ ______________ ਰਕਮ ਜਮ੍ਹਾਂ ਕਰਵਾਉਣ ਲਈ ਕਿਹਾ ਗਿਆ ਹੈ। ਮੈਂ ਰਕਮ ਜਮ੍ਹਾਂ ਕਰ ਦਿੱਤੀ ਹੈ ਅਤੇ ਪਾਲਿਸੀ ਦੇ ਫਾਇਦੇ ਲੈ ਚੁੱਕਾ/ਚੁੱਕੀ ਹਾਂ।
2. ਹਾਲਾਂਕਿ, ਮੈਨੂੰ ਸੂਚਿਤ ਕੀਤੀ ਗਈ ਬਕਾਇਆ ਰਕਮ ਨਾਲ ਸਹਿਮਤ ਨਹੀਂ ਹਾਂ। ਇਹ ਸੂਚਿਤ ਕੀਤੀ ਰਕਮ ______________ ਨੂੰ ਲਾਗੂ ਕੀਤੇ ਗਏ ਫਾਰਮੂਲੇ ਨਾਲ ਮੇਰੀ ਗਣਨਾ ਅਨੁਸਾਰ..............ਹੋਣੀ ਚਾਹੀਦੀ ਹੈ।

ਰਕਮ ਦਾ ਵੇਰਵਾ	ਰਕਮ
ਮੇਰੇ ਨਾਲ ਸੰਚਾਰਿਤ ਕੀਤੀ ਗਈ ਰਕਮ	
ਐਮਨੈਸਟੀ ਨੀਤੀ ਤਹਿਤ ਮੇਰੀ ਗਿਣਤੀ ਅਨੁਸਾਰ ਭੁਗਤਾਨ ਯੋਗ ਰਕਮ	
ਕਾਰਨ:	

3. ਕਿਰਪਾ ਕਰਕੇ ਮੇਰੇ ਮਾਮਲੇ ਨੂੰ ਕਮੇਟੀ ਦੇ ਸਮਰੱਥ ਅਧਿਕਾਰੀਆਂ ਨੂੰ ਰੈਫਰ ਕੀਤਾ ਜਾਵੇ।
4. ਮੈਂ ਕਮੇਟੀ ਦੇ ਅੰਤਿਮ ਫੈਸਲੇ ਨੂੰ ਮੰਨਣ ਲਈ ਪਾਬੰਦ ਹਾਂ।

ਮਿਤੀ:
ਈਮੇਲ ਆਈ.ਡੀ.:
ਟੈਲੀਫੋਨ ਨੰਬਰ:

ਹਸਤਾਖਰ:.........................

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

Procedure for issuance of Completion Certificate

No. 18/07/21-5hg2/870 Dated: The 5/7/21

In order to streamline the issue of completion/partial completion certificate for PAPRA & Mega Projects or for Building (above 5000 sqmts approved under Punjab Urban Planning and Development Building Rules - 2018), falling outside municipal limits, the detailed guide lines/procedure has been defined in supersession of earlier policy No. 4966-CTP(Pb)/SP-458 Dated 02.09.2014 as under:-

1. Completion Certificate (CC) can be issued for a colony (or Partial Completion Certificate (PCC) in case of a part of a colony which is at least 15 acre in size) only upon execution as per specifications, of all elements of infrastructure mentioned in the license issued under PAPRA or agreement of Mega Projects or for buildings above 5000 sq. meter approved under PUPD Building Rules.
2. When the developer of a colony/owner of building is satisfied that he/she has laid the items of infrastructure committed by him/her as per license/approvals (see Annexure 'A'), he/she can apply (online only) for issuance of CC/PCC to the concerned Competent Authority, along with a report as mentioned in Para 3 below.
3. The developer can choose any of the following institutions who will charge a fee as settled reasonably between the institution and the developer, for the purpose of checking quality of execution of the works and their adherence to the what is committed in the license. The institutions will need to form a team of well qualified, experienced members of faculty for the purpose, whose name, qualification and years of service will be mentioned at the bottom of the form
   - IIT Ropar,
   - NIT Jalandhar,
   - PEC,
   - Thapar Engineering College,
   - NITTTR
4. A team of officers concerned (XEns - Civil, PH, Electrical, Horticulture & DTP) will thereafter visit the colony for final check and taking feedback

from residents/allottee. Allottee will get a clear 7-days notice, which the developer will give in 3 prominent newspapers of the region + as letters delivered to their homes + SMS and e-mail. ACA will coordinate and be the in charge of the process.

5. All the ongoing cases shall be exempted from para no 3 above.
6. The procedure for CC/PCC of buildings up to 5000 sq mts shall remain as earlier.

Report of Colony/Building shall be submitted in the form as per **Annexure - 'A'.**

Amendment in the partial completion area shall be subject to the following conditions:-

i. Promoters shall submit an undertaking that he/she has not sold any plot/site in the area being changed and in future if any litigation arises then it will be the sole responsibility of the promoter and a criminal and civil case will be filed against him.
ii. Public notice shall be published as per rules and plan will be approved only after decision on the objections so received.
iii. Green area/roads of master plan and already approved density shall not be allowed to change.
iv. Existing norms/provisions of master plan shall be applicable where changes are being proposed.
v. In order to curb financial loss, the charges from the lapse of time extension of this area along with interest shall be payable to PUDA.
vi. In case of reduction in CLU charges, no refund/adjustment shall be given. However, in case of increase in CLU charges then applicant shall pay the difference.
vii. Promoter shall be bound to get the revised service plan approved.
viii. Applicant shall get the revised registration from RERA.

Dated: 16-06-2021
Chandigarh

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

Endst. No. 18/07/21-5hg2/ 871 Dated: 5/7/21

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

Endst. No.18/07/2021-5Hg2/872-883 Dated, Chandigarh: 5/7/21

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

1. Principal Secretary, Industries and Commerce, Punjab.
2. CEO, Punjab Investment Bureau, Chandigarh.
3. Director, Town and Country Planning, Punjab.
4. Chief Administrator, PUDA, SAS Nagar.
5. Chief Administrator, GMADA, SAS Nagar
6. Chief Administrator, JDA, Jalandhar.
7. Chief Administrator, PDA, Patiala.
8. Chief Administrator, ADA, Amritsar.
9. Chief Administrator, BDA, Bathinda.
10. Chief Administrator, GLADA, Ludhiana.
11. Chief Town Planner, Punjab.
12. G.M. (I.T.), PUDA, SAS Nagar.

Superintendent

Annexure - 'A'

Form for Completion Certificate for all types of Real Estate Projects

Project Name and Address						
License No. and Date						
RERA Registration No. and Date						
		Unit	**Length/ Area Capacity as per License**	**Length/ Capacity actually built**	**Samples taken/ Checks conducted per unit length/ area**	**Prescribed Test/Report to be attached**
Report on Layout						
1	Approach Road			X	X	X
2	Internal Roads			X	X	X
3	Parks			X	X	X
4	Community Centre			X	X	X
5	School Sites			X	X	X
6	Dispensary			X	X	X
7	EWS			X	X	X
8	Residential Layout			X	X	X
9	Commercial Layout					
Report on Mandatory Clearances						
1	NHAI	Yes/ No				
2	Environment Clearance	Yes/ No				
Report on Roads/Pavements Parkings						
1	Approach Road	Km				
2	Internal Roads	Km				
3	Parking in Commercial Areas	Sq m				
Report on Parks/Horticulture Works						
1	Parks	Sq m				
2	Trees 9" (Girth and 8' Tall minimum)					

Report on Water Supply/Sewerage System/Storm Sewerage/ Solid Waste Management						
1	Source of Water					
2	Water Treatment & Storage					
3	Water Supply Lines	Mtr				
4	Sewerage Treatment					
5	Sewerage Pipe Lines	Mtr				
6	Treated Water Use Network/Disposal					
7	Storm Water Sewer	Mtr				
8	Material Recovery Area	Sq. Mtr				
Report on Electrical Distribution System and Street Lights						
1	Electric Sub Station	Kva				
2	Distribution Transformers	Nos.				
3	Electricity Lines	Km				
4	Street Lights	Nos.				
Additional points to be checked in case of built up projects/areas in projects. In case of Group Housing Projects/ Malls/ Multiplexes/ Built Up Shops/ Hotels/ Institutions						
1	Built up Area	Sq m				
2	Fire Fighting Systems where required	Nos.				
3	Structure Safety in case of Buildings	Yes/ No				

Details of the reporting team members:			Institution:		
	Names of team members	Qualification	Expertise	Service in Institution	Signature
1					
2					
3					
4					
5					

Verified by Officers:				
	Name	Designation	Ok (√) or Deviation Report Attached	Signature
1		DTP		
2		XEn Civil		
3		XEn PH		
4		XEn Elec		
5		XEn Hort		

Directorate of Town and Country Planning
Punjab, PUDA Bhawan, SAS Nagar.

To,

1. Chief Administrators
   Special Development Authority.
2. Chief Town Planner Punjab
3. Chief Town Planner PUDA
4. All Senior Town Planners
5. All District Town Planners

Memo No 6955-6991 CTP(Pb) SP-458 Dated 12-11-2021

Subject: - Clarification regarding Completions /Partial Completion Certificate for PAPRA and Mega projects or for building (above 5000sq mts).

Partial Completion/ Completion Certificate will be issued as per notification no 4966-CTP(Pb)/ SP-458 dated 2.9.2014 in cases where application for issuance of Partial Completion/ Completion Certificate was made before 5.07.2021.

For applications made after 5.7.2021, policy issued vide notification no 18/07/21-5Hg2/870 dated 5/7/2021, shall be applicable.

Director 12/11/21

[illegible]

[illegible]

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]

[illegible]

[illegible]:- Allowing Auto Display and Sale Showroom to Automobile Dealerships

[illegible] Automobile Dealership [illegible] Automobile Dealers [illegible] Auto Display and Sale Showroom [illegible] Automobile Dealership [illegible] Auto Display and Sale Showroom [illegible]

1. [illegible] Auto Display and Sale Showroom [illegible]
2. [illegible] Automobile Workshop [illegible]
3. [illegible] Auto Display and Sale Showroom [illegible]
4. [illegible] Building [illegible]
5. [illegible]

[illegible]

Punjab Government Gazette

EXTRAORDINARY

Published by Authority

CHANDIGARH, MONDAY, JANUARY 3, 2022 (PAUSA 13, 1943 SAKA)

GOVERNMENT OF PUNJAB

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

(Housing-2 Branch)

NOTIFICATION

The 3rd January 2022

No. 12/08/12-5Hg2/12.-Keeping in view the reduction in gathering due to COVID-19 existing Marriage Palaces are allowed to be converted into Hotels where allowed as per Master Plans subject to fulfilment of following conditions:

1) Minimum site area = 1 Acre.
2) FAR 1:2
3) Revised building plan will be got approved from competent authority under PUDA Building Rules.
4) Upto 10% ground Coverage within Hotel Block may be used for commercial purpose.
5) Commercial Area will be integral part of the hotel building and not allowed to be sub divided or sold.
6) STP shall be competent to allow conversion and approve the building plans.
7) Fire Safety requirements within building and space for movement of fire tender around built up portion will be as given in National Building Code's Chapter on Fire Safety. It shall be verified by authority sanctioning the building plan himself/herself and not just based on certificate from fire officer.
8) Charges already paid shall not be refunded and adjusted.

SARVJIT SINGH, IAS,
Principal Secretary, Govt. of Punjab,
Department of Housing and
Urban Development

Chandigarh
The 29th December, 2021

2480/1-2022/Pb. Govt. Press, S.A.S. Nagar

Punjab Government Gazette

EXTRAORDINARY

Published by Authority

CHANDIGARH, MONDAY, JANUARY 3, 2022 (PAUSA 13, 1943 SAKA)

GOVERNMENT OF PUNJAB

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

(Housing-2 Branch)

NOTIFICATION

The 3rd January 2022

No.18/52/15-5Hg2/1.-With a view to provide space for display and whole sale of own products in the factory premises in the Industrial Focal Points (except IT plots) developed by Housing and Urban Development Department or Special Urban Development Authorities 5% of the ground coverage is hereby allowed to be used for the above said purpose subject to upper limits as below:

For covered area upto 40,000 sq feet	-	2000 sq feet
For covered area upto 2,00,000 sq feet	-	5000 sq feet
For covered area upto 4,00,000 sq feet	-	7500 sq feet
For covered area more than 4,00,000 sq feet	-	10,000 sq feet

This issues with the approval of Housing and Urban Development Minister.

SARVJIT SINGH, IAS,
Principal Secretary, Govt. of Punjab,
Department of Housing and
Urban Development

Chandigarh
The 31st December, 2021

2480/1-2022/Pb. Govt. Press, S.A.S. Nagar

PUNJAB GOVERNMENT
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, PUNJAB
(Housing Branch-II)

PUNJAB AFFORDABLE HOUSING POLICY, 2022

Notification

No. [illegible] Dated 24/01/2022

With a view to facilitate affordable housing for lower middle and lower-income families, Governor of Punjab is pleased to notify comprehensive Punjab Affordable Housing Policy 2022 in supersession of the earlier policy issued vide notification No. 17/01/18-5hg2/408 dated 17/09/2021.

THIS POLICY WILL BE APPLICABLE TO:

i. Areas developed/ approved by Department of Housing and Urban Development

ii. In Residential and Mixed Land Use Zones in Master Plans (except Master Plan New Chandigarh)

iii. In 5 km belt around Municipal Limits even if it is outside Master Plan (regional plan is also a Master Plan).

APPLICATION & APPROVAL PROCESS

(i) **Competent Authority for CLU, License and Building Plans** for Group Housing and Colonies upto 25 acre is CA and above 25 acre Director, Town and Country Planning, Punjab.

(ii) Single application (to be received online only) will suffice for CLU and License which will be granted within 40 days of application.

(iii) Prior NOC of NHAI is required to be submitted with application if site falls on National Highway.

(iv) Drainage Department will be asked through its nodal officer to convey their observations if any within three weeks.

(v) NOC from PPCB, PSPCL & Forest is not required. However, Declaration to comply with norms of these departments will be taken along the application in the attached format.

(vi) There shall be exemption from population density norms mentioned in master plans.

OWNERSHIP OF LAND OR DEVELOPMENT AGREEMENT / POWER OF ATTORNEY IN SPECIFIED FORMAT

(vii) Minimum 25% ownership and for remaining area irrevocable consent or development agreement from the owner in the attached format will be submitted with the application.

(viii) Title and type of land verified by CRO will be submitted with the application in prescribed Performa.

EXTERNAL DEVELOPMENT CHARGES will be payable as per existing policy

BASIC AMENITIES TO BE PROVIDED

(ix) Basic amenities such as Clear Water Supply, Sewerage Network and STP or consent from nearest authority/MC to allow use its STP, Rain Water drainage System, paving of streets with paver blocks of adequate strength to take load of trucks, street lights will be provided as per drawing to be submitted with application duly prepared by a qualified Civil Engineer/Town Planner/Architect. In case space isn't available in colony to absorb treated water from STP consent of some owner owning adequate land will be submitted.

Requirements of Site		
	Minimum Site Area a) Plotted or Plotted and Group Housing Mixed b) Group housing only c) In Master Plan SAS Nagar	 5 Acres 2 Acres (as per Master Plan SAS Nagar): Residential Zone - 25 acres, Mixed Land Use Zone - 10 acres.

	Minimum width of access road and main road Upto 5 acres 5 to 10 acres Above 10 acres	Minimum 22'-0" for Plotted and 40'-0" for Group housing further widened to: 40' 50' 50' 15' for every 10 acres upto maximum 100'. (Or the width specified in Master Plan)
Apportionment of Plotted Area		
	Minimum area under parks	• 10% of effective site area (at least one park shall be of 50% of total park area). • No park shall be less than 50' 0" wide.
	Minimum internal roads	30' 0"
	Maximum total saleable area	62% of effective site area
	Maximum Saleable commercial component (SCO's /Shops / Booths) within overall total saleable area.	upto 5% of effective site area excluding parking area.
	Effective Site Area: Master plan sector road and city level green spaces will not be counted towards the area of the site.	**Example:** - If gross area of site is 10 acres, of which 1 acre comes under Master plan road and 1 acre comes under city level/ Master Plan green, then the area of the site will be taken as 8 acres and saleable area, open area, community centre, utilities, green area etc. shall be based on 8 acres.
Plot Sizes (Clubbing of plots will not be allowed) (Relevant Building Bye Laws shall apply.)		
	Maximum Plot size:	150 sq.yd (125.42 sq.m)
	Plot dimensions: Minimum Frontage Minimum Depth	 16'-0" 45'-0"
	Maximum Ground Coverage	70%

	Maximum FAR	1:2.1
	Maximum Height of Building	11 meters (excluding Mumty and Parapet wall)
	Maximum No. of Floors	G+2 Floors (Basement allowed as per building rules)
	Minimum setback Front Rear	 7'-6" 7'-6"
	Maximum width of balconies (balconies on backside will constructed within building line i.e. after 7'-6" open to sky)	4'-0"
	Boundary Wall	The front boundary wall of plots shall be optional for providing easy access for parking in front setback.

Independent Floors (as marked in layout plan) Independent floors shall be in complete row and the back row as well if back of the plot is shared. Clubbing of plots not allowed. Building bye laws shall apply.

	Plot size	150 sq.yd
	Minimum frontage	25'-0"
	Maximum Ground Coverage	70%
	Maximum FAR	1:2.1
	Maximum Height of Building	11 meters (excluding Stilt, Mumty and Parapet wall)
	Maximum No. of Floors	Stilt +3 Floors (Stilt is mandatory for parking only and clear height of stilt shall not be more than 2.7 meter) Basement not allowed.
	Minimum Front & Rear setback	7'-6"

Apportionment of Group Housing Area		
	Minimum Area Under Parks	25% of effective site area (15% shall be contiguous green with minimum 15m width and 10% can be distributed)
	Minimum internal roads	25'-0"
	Community Centre (Minimum)	7.5% of the covered floor area of the apartments
	Maximum Ground Coverage	35% of effective site area
	Maximum FAR	1:3 of effective site area
	Maximum Height of Building	No restriction, subject to fulfilment of building rules/ norms, and clearance from A.A.I. if required.
	Minimum Setback along the site boundary	As per Building Rules or minimum 6m whichever is more.
	Minimum Setback Around Building	As per Building Rules.
	Carpet area of Dwelling Unit (DU):	upto 90 sq.m.
	Minimum Parking to be provided: upto 60sq.m above 60sq.m	 0.5 ECS per dwelling unit 1.0 ECS per dwelling unit
	Saleable Commercial Area excluding Parking	5% of effective site area
	Mixed Plotted and Group Housing Projects	Site Apportionment, norms of plotted and Group housing areas will apply separately. However, the areas can be combined / clubbed as in case of Community Centre and Open Spaces and Utilities

SARVJIT SINGH, IAS

Place: Chandigarh
Dated: [illegible]

Principal Secretary
Department of Housing and Urban Development,Pb

Endst. no.19/01/18 5llg2/[illegible] Dated: [illegible]

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 (Extra-Ordinary).

Sd/-

Special Secretary

Endst. No.12/01/18-5Hg2/[illegible]   Dated, Chandigarh: [illegible]

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

1. Principal Secretary, Local Govt., Punjab.
2. Chairperson, Real Estate Regulatory Estate, Punjab.
3. Chief Administrator, PUDA, SAS Nagar.
4. Director, Town and Country Planning, Punjab.
5. Chief Administrator, GMADA, SAS Nagar.
6. Director, Local Govt., Punjab.
7. Chief Administrator, JDA, Jalandhar.
8. Chief Administrator, PDA, Patiala.
9. Chief Administrator, ADA, Amritsar.
10. Chief Administrator, BDA, Bathinda.
11. Chief Administrator, GLADA, Ludhiana.
12. Chief Town Planner, Punjab.
13. G.M. (I.T.), PUDA, SAS Nagar (Computer section).

[illegible]

Superintendent

Government of Punjab
Department of Housing and Urban Development
(Housing-1 Branch)

Notification No:H-U-H1/45/2025-6H1/ 257 Date: 04/6/2025

Whereas, the Punjab Government in the Department of Housing and Urban Development is committed to create well-planned urban estates that meet the needs of growing population by consolidating fragmented land parcels and ensuring equitable and sustainable development. With a view to boost the planned Urban Development, to ease the complicacies of compulsory land acquisition, to make the Land Owners as stake holders in Urban Development and to share with them the benefits of such developments, the following Land Pooling Policy for acquisition of land under The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (LARR, 2013)and purchase of land by Authorities through direct negotiations with the land owners for Punjab state is issued as under :-

Land Pooling Policy,2025

(1) This policy shall be applicable in all Special Development Authorities under the Department of Housing and Urban Planning and Development (Except Low/High Density Land Pooling Policy, which is only Meant for New Chandigarh area of GMADA), from the date of its issuance.

(2) This policy supersedes the earlier Land Pooling Policies. Further, this Land Pooling Policy shall cover Land Pooling for various land use sectors like residential, commercial/mixed use, Industrial, Institutional Urban Estates and Integrated Industrial parks, etc.

(3) This land pooling policy shall be applicable to land acquisitions in which the award for acquisition is yet to be passed or direct negotiations are made after the date of notification of this policy.

(4) This policy provides issuance of Sahuliyat Certificates to the land owners.

(i) Land Pooling Policy for the smaller Land Holders:-

(A) Land Pooling Policy For Residential Sectors:-

Authorities will give 1000 Sq. Yds. developed residential plot and 200 Sq. Yds. developed commercial site (apart from parking space) in lieu of each acre of agriculture land offered by the land owner under Land Pooling Scheme. Accordingly, the existing provisions regarding allotment of developed residential plot and commercial site to the land owners under Land Pooling Policy shallbe as under:-

Residential Sectors (GREEN / AMENITIES / SERVICES / ROADS)						
Category	**Residential**				**Commercial (In sq.yds.)**	
AGRICULTURAL LAND POOLED	**Plot Area in sq.yds.**				**SCO (FAR 1:3.0)**	**SCO (FAR 1:3.0)**
	500	**450**	**300**	**150**	**200**	**100**
1 KANAL	X	X	X	1	X	X
2 KANAL	X	X	1	X	X	X
3 KANAL	X	1	X	x	X	X
4 KANAL	1	X	X	X	X	1
5 KANAL	1	X	X	1	X	1
6 KANAL	1	X	1	X	X	1
7 KANAL	1	1	X	X	X	1
8 KANAL	2	X	X	X	1	X
SCOs (18' X 50' , 24' x 75'-0"). leave corridor as per Building Rules 2021 and as amended from time to time. Basement is allowed in all cases as per Building Rules.						

(B) **Land Pooling Policy For Industrial Sectors**:-

Authorities will give 1600 Sq. Yds. Developed Industrial site in lieu of each acre of agriculture land offered by the land owner under Land Pooling Scheme. The breakup of industrial site to be returned to the land owner shall be as per table given below:-

Industrial							
Category	**Industrial Plots**						
	Plot Area in sq.yds.						
AGRICULTURAL LAND POOLED	**1600**	**1400**	**1200**	**1000**	**800**	**600**	**400**
2 KANAL	X	X	X	X	X	X	1
3 KANAL	X	X	X	X	X	1	X
4 KANAL	X	X	X	X	1	X	X
5 KANAL	X	X	X	1	X	X	X
6 KANAL	X	X	1	X	X	X	X
7 KANAL	X	1	X	X	X	X	X
8 KANAL	1	X	X	X	X	X	X

(C) **Land Pooling Policy For Institutional Sectors**:-

Authorities will give 1600 Sq. Yds. Developed Institutional site in lieu of each acre of agriculture land offered by the land owner under Land Pooling Scheme. The breakup of Institutional site to be returned to the land owner shall be as per table given below:-

Institutional				
Category	Industrial Plots			
	Plot Area in sq.yds.			
AGRICULTURAL LAND POOLED	1600	1400	1200	1000
5 KANAL	X	X	X	1
6 KANAL	X	X	1	X
7 KANAL	X	1	X	X
8 KANAL	1	X	X	X

(D) Land Pooling Policy For Commercial/Mixed Land Sectors :-

Authorities will give 800 Sq. Yds. developed commercial plots (apart from parking space) in lieu of each acre of agriculture land offered by the land owner under Land Pooling Scheme. Accordingly, the existing provisions regarding allotment of developed commercial plot to the land owners under Land Pooling Policy shall be as under:-

Commercial/Mixed Land			
Category	Commercial		
	Plot Area in sq.yds.		
AGRICULTURAL LAND POOLED	SCO (FAR 1:3.0) 300 sq.yds.	SCO (FAR 1:3.0) 200 sq.yds.	SCO (FAR 1:3.0) 100 sq.yds.
1 KANAL	X	X	1
2 KANAL	X	1	X
3 KANAL	1	X	X
4 KANAL	X	2	X
5 KANAL	1	1	X
6 KANAL	X	3	X
7 KANAL	1	2	X
8 KANAL	2	1	X
SCOs (18' X 50' , 24' x 75'-0" and 30'-0"x 90'-0") Leave corridor as per Building Rules 2021 and as amended from time to time. Basement is allowed in all cases as per Building Rules.			

(E) Land Pooling Policy For Integrated Industrial Parks:-

Authorities will give 1000 Sq. Yds. developed Industrial site, 300 Sq. Yds. developed residential plot and 100 Sq. Yds. developed commercial plot (apart from parking space) in lieu of each acre of agriculture land offered by the land owner under Land Pooling Scheme The breakup of Industrial site, Residential and Commercial plot to be returned to the land owner shall be as per table given below:-

Integrated Industrial										
Category	Industrial Plots							Residential Plots		Commercial Plots
AGRICULTURAL LAND POOLED	Plot Area in sq.yds.							Plot Area in sq.yds.		SCO (FAR 1:3.0) 100 sq.yds.
	1100	1000	900	700	600	500	400	300	200	100
2 KANAL	X	X	X	X	X	X	1	X	X	X
3 KANAL	X	X	X	X	1	X	X	X	X	X
4 KANAL	X	X	X	X	X	1	X	X	1	X
5 KANAL	X	X	X	1	X	X	X	X	1	X
6 KANAL	X	X	1	X	X	X	X	X	1	X
7 KANAL	1	X	X	X	X	X	X	X	1	X
8 KANAL	X	1	X	X	X	X	X	1	X	1
SCOs (18' X 50') Leave corridor as per Building Rules 2021 and as amended from time to time. Basement is allowed in all cases as per Building Rules.										

(F) **Land Pooling for Low Density/ High Density, New Chandigarh**:-

Land Pooling for Low Density / High Density Area shall be given as under:

Table

Breakup of Plot Sizes to be given to landowners opting for land pooling					
	Residential (Villa*)				Commercial SCO FAR 1:3
Size	1000	800	600	400	200
1 acre (8 Kanal)	1	X	X	X	1
0.875 acre (7 Kanal)	X	1	1	X	X
0.75 acre (6 Kanal)	X	X	2	X	X
0.625 acre (5 Kanal)	X	X	1	1	X
0.5 acre (4 Kanal)	X	1	X	X	X
0.375 acre (3 Kanal)	X	X	1	X	X
0.25 acre (2 Kanal)	X	X	X	1	X
"villa" means a single-family house with one kitchen only; As defined in Punjab Urban Planning and Development Building Rules, 2021 issued vide notification No. *No. G.S.R. 144/P.A.11/1995/Ss.180 and 43/2021dated 31-08-2021.*					

Note:-

(1) An acre means standard acre having 8 Kanal. Each Kanal shall be of 605 square yards images.

(2) The Land owner can opt for standard size of plots only as per the breakup given in the Table, above. The land owner can opt for the bigger size plot if

available in the layout plan of the scheme, but its total area shall not increase.

(7) Special LOI will be given to the land owner, if land is less than one kanal in residential, less than 2 Kanal in industrial area and less than 2 kanal in Integrated IndustrialParks, etc. ' Special LOI ' of any land owner can be clubbed only once with 'special LOI' of other land owner. 'Special LOI holder' can club his 'special LOI' with his own 'LOI' to claim a bigger plot as per availability. For the calculation of entitlement for 'special LOI' the calculation would be done proportionate to the entitlement for minimum entitlement in different land uses as illustrated below:-

a) for residential sector if a land owner has land measuring 1 Kanal 4 Marla, entitlement will be as follows:-

Residential	
For 1 Kanal (20 Marla)	LOI of 150 Sq. Yard
For 4 Marla	30 sq. yard. 'special LOI' (150/20 X 4 = 30)

b) for Industrial sector if a land owner has land measuring 2 Kanal 4 Marla, entitlement will be as follows:-

Area	Industry	Commercial
For 2 Kanal (40 Marla)	LOI of 400 Sq. Yard	NIL
For 4 Marla	40 sq. yard. 'special LOI' (400/40 X 4 = 40)	NIL

c) for institutional sector, If a land owner has land measuring 5 Kanal 4 Marla, his entitlement will be as follows:-

Institutional	
For 5 Kanal (100 Marla)	LOI of 1000 Sq. Yard
For 4 Marla	40 sq. yard. 'special LOI' (1000/100 X 4 = 40 Sq. yds.)

d) for Integrated Industrial Parks if a land owner has land measuring 2 Kanal 4 Marla, entitlement will be as follows:-

Area	Industry	Residential	Commercial
For 2 Kanal (40 Marla)	LOI of 400 Sq. Yard	NIL	NIL
For 4 Marla	40 sq. yard. 'special LOI' (400/40 X 4 = 40)	NIL	NIL

e) for commercial/mixed land sector area, If a land owner has land measuring 1 Kanal 4 Marla, his entitlement will be as follows:-

Commercial	
For 1 Kanal (20 Marla)	SCO of 100 Sq. Yard
For 4 Marla	20 sq. yard. 'special LOI' (100/20 X 4 = 20 Sq. yds.)

f) for Low/High Density sector area, if a land owner has land measuring 2 Kanal 4 Marla, entitlement will be as follows:-

Residential (villa)		**Commercial**
For 2 Kanal (40 Marla)	LOI of 400 Sq. Yard	NIL
For 4 Marla	40 sq. yard. 'special LOI' (400/40 X 4 = 40)	NIL

(4) The Landowners have an option either to get commercial or complete residential land in lieu of the land acquired by the Department and in the event of opting for the Residential land then the double residential area will be allotted in lieu of the entitlement of the Commercial Area.

(5) A person can get the cash compensation after a period of three years from the launch of scheme at 'original scheme rate' by surrendering his 'Special LOI'.

(6) The compensation for structures, fruit bearing and Non fruit bearing trees falling in the land to be acquired under Land Pooling Policy shall be given as per provisions of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 on the basis of assessment made by Technical Departments of the State Government.

(7) The land owner shall not be permitted to subdivide the allotted plots into smaller plots.

(8) Other aspects relating to construction of the building, F.A.R., parking and other norms shall be governed by the Punjab Urban Planning and Development Authority (Building) Rules, 2021, as amended from time totime.

(9) Land Pooling plots shall be allotted/ given in the same scheme from where land is taken, if possible.

(G) Sahuliyat certificate:-

In respect of the acquired land of Land owner under the Land Pooling Policy, Sahuliyat Certificate shall be issued by the concerned Land Acquisition Collector, to the said land owner. The validity of Sahuliyat Certificate shall be counted 2 years from the date of allotment of developed plot/site.

(H) Preferential LocationCharges (Not in case of commercial plots):-

Upto 50% Preferential Location Plots available in the Layout Plan of the scheme shall be included in the draw of lots to be held for allotment to land pooling beneficiaries. No preferential location charges shall be charged from the original land owners towards allotment of such plots. However, subsequent transferees of LOI/Allotment Letters shall be liable to pay PLC Charges.

(I) **Subsistence Allowance**:-

The land owners shall be given subsistence allowance @ Rs. 30,000/- per acre per annum from the date of taking possession of the land by the Authority up to a maximum period of 3 years or till the possession of developed share of land is handed over to him/her, whichever is earlier.

(II) **Land Pooling Policy for Bigger Land Holders:-**

Punjab Government in the Department of Housing and Urban Development Department is intending to establish new Urban Estates for which land will be acquired for various purposes. With the aim of making the land acquisitions more effective, making land owners a part of development and increasing interest in land pooling, land pooling policies are being formulated for various purposes. Land owners have bigger land holdings have also expressed their desire to take advantage of these land pooling schemes and to be a part of the development of the State. To implement the master plan more effectively and to attract Land owners having bigger land holdings, the land pooling policy is issued as under:-

Breakup of land to be given to landowners opting for land pooling		
Sr. No.	**Area/Agricultural Land pooled**	**Area and Usage**
1	**9 acre**	**3.00 Acres for Group Housing** For Group Housing basic FAR will be 1:2.5. FAR Above 1:2.5 shall be further purchasable in accordance with building byelaws and as prevailing policy. For other Aspects Building Rules 2021 as amended from time to time shall be applicable.
2	**50 acre**	**30.00 Acres for plotted development**
The above usages shall be scalable to equivalent areas i.e. further 9 / 50 acres.		

Usage of area returned to Land owner (For Plotted Development for above Sr. No. 2):-

Sr. No.	**Usage**	**Percentage of Area to be used**
1	Internal Roads Minimum Road Width 12 Mts.	20% Approx
2	Green	10% (Minimum)
3	SCO/Commercial	5% (Maximum)
4	Plotted Housing including Group Housing (Group Housing Shall be 20% maximum and shall be part of 65%). For Group Housing basic FAR will be 1:2.5. FAR Above 1:2.5 shall be further purchasable in accordance with building byelaws and as per prevailing policy.	65% (Maximum)

Terms and Conditions for the usage of land for plotted development for 50 acres sites:-

1. The above land will be utilized as per the Master Plan of the concerned area. It will be necessary to check the feasibility and sitting guidelines of the land to be acquired.

2. Sector continuity will be taken into account by the land owner while planning sites and services.

3. If possible, the developed chunk will be given to the landowner at the location where his land holding is greater.

4. The necessary services for the land owner's area i.e. STP, road access to the site, public health services outside the site etc. will be provided by the Authority concerned and in return for which Rs. 1.00 Crore per acre or prevailing EDC, whichever is higher, will be charged from the landowner for the GMADA area and for other Special Development Authorities the land owner shall pay the double amount of the prevailing EDC.

5. Although the construction of zonal roads adjacent to the area returned to the land owner will be carried out by the Authority, the cost of land acquisition and construction of these roads will be recovered from the land owner on a pro rata basis of [60 (land owner) : 40 (Authority)] based on the area.

6. To avoid excessive burden on operational services to be provided by the Authority, landowners will be prohibited from developing Residential Plots below 150Sq. Yds.on their land.

Dated:04.06.2025
Place:Chandigarh

Vikas Garg
Principal Secretary, Government of Punjab
Department of Housing and Urban development

Endst No. H-U-H1/45/2025-6H1/ 760 Date; Chandigarh 04/06/2025

A copy is forwarded to the Controller, Printing & Stationary, Punjab, Sahibzada Ajit Singh Nagar with a request to publish this notification in the Punjab Govt. Gazette (Extra Ordinary).

Additional Secretary