LICENSING OF COLONIES/ MEGA PROJECTS:

3.1 BACKGROUND NOTE- URBAN DEVELOPMENT IN PUNJAB

A) Master plans

Punjab Government has initiated master planning of Urban Areas which is the key to planned urbanization. Boundaries of the proposed Master plans called the Local Planning Areas have been defined for all major towns 16 Master Plans - for Amritsar, Ludhiana, Jalandhar, Patiala, Bathinda, SAS Nagar, Zirakpur, Kharar, Derabassi, Mullanpur, Banur, Abohar, Gobindgarh, Shri Hargobindpur, Khanna, and Goindwal Sahib have already been notified.
Master plans for other towns are expected to be finalized by the end of 2011.

B) Incentive for development

To facilitate planned urbanization a number of steps have been taken like reduction in External Development Charges, License fee, and simplification & decentralization of licensing process. This booklet is an effort to make the licensing process transparent, simple to understand and time bound. It delineates the legal requirements, processing time and documents required to be submitted at each stage.
Following statutory approvals, aiming planned urban growth with adequate common amenities inside as well as outside the colonies and safe guarding the interest of common man are essential, before setting up a colony:

I. Registration as ‘Promoter’
II. Conversion (change) of land use
III. License for setting up the colony (U/S 5, Rule 10 of PAPR Act,1995)
IV. Renewal/Extension in time for license
V. Completion Certificate

2.2 Registration as Promoter:

I. Registration as Promoter u/s 21 & 22, Rule 23, 24 of PAPR Act, 1995 (Processing time 7 days from receipt of complete documentation)

(A) Documents required

1. Application for certificate of registration by Promoter (APR- X Appended at Annexue-1) duly attested by Oath Commissioner/ Magistrate Ist Class
2. Demand draft of Rs.5000/ in favour of Competent Authority (Concerned Additional Chief Administrator(ACA) of that Development Authority)
3. In case the application is for registration as a promoter, the applicant himself, if he is an individual, or one of his employees or one of the partners in case of a firm, or one of the directors in the case of a company, or one of the members of the managing committee in the case of a co-operative society, as the case may be, should be Matriculate or should possess its equivalent qualifications and should not be less than eighteen years of age.
4. The applicant himself or one of his employees or partners in case of a firm, or one of the directors in the case of a company, or one of the members of the Managing Committee in the case of co-operative Society, as the case may be should have at least five year experience in the field of development of Colonies or construction of buildings whether as a construction engineer, an architect, a town planner or as a contractor.
5. A bank guarantee (BG) of Rs.50, 000/ in favour of Competent Authority i.e.; Additional Chief Administrator of concerned development authority. (Specimen copy of BG is at Annexure - II)
6. Affidavit for non-conviction by any Court during last 5 years. (Annexure-II-A)
7. **If documents are in order, the concerned ACA shall issue the registration certificate within 7 days from the receipt of the application.**
8. **Validity of registration shall be 5 years.**

(B) Renewal of registration (under rule 25 of PAPR Act 95)

The promoter has to make an application at least three months prior to expiry of registration along-with same fee.

2.3 Permission for Change of Land Use:

II PERMISSION FOR CONVERSION (CHANGE) OF LAND USE

Application to the -------------for grant of CLU

(A) Checklist of documents for obtaining Change of land use

1. Location map of site showing nearby features and roads to enable official staff to locate the proposed site of the colony.
2. Copy of Shajra Plan showing the site duly signed by Patwari.
3. Proof of ownership:
   - Fard Jamabandi (Not older than two months)
   - Copies of sale deeds
   - Copy of irrevocable consent (Specimen copy at Annexure-III) if the land belongs to another owner, authorizing the promoter to obtain CLU and license for the development of colony on a non judicial stamp paper.
4. Non encumbrance certificate issued by concerned Tehsildar (Sub Registrar).
5. Draft of processing fee @Rs.5000/for first acre and Rs.1000 for every subsequent acre as per instructions issued by state govt. vide memo no.18/65/2005-6hg-2/7102 dated14.7.2005.

(B) Office Reports required for issue of CLU

1. District Town Planner's field report (As per the checklist appended at Annexure-IV)
2. Verification report by concerned Tehsildar (As per checklist appended at Annexure -V.

If documents are in order, demand for conversion charges at notified rates will be raised immediately.

(C) Processing time for CLU

Sr. no.	Name of activity	Time taken	Remarks
1.	Dispatch of letter for obtaining reports	Within 3 days from the receipt of application	Time shall be working days and total time is subject to the receipt of reports
2.	Time for submission of report of DTP	14 days from date of dispatch	
3.	Time for submission of report of Tehsildar	14 days from date of dispatch	
4.	Processing of reports and if found o.k. conveying to applicant for the deposit of CLU charges as per notification issued by govt. appended at Annexure –VI.	3 days from the receipt of reports	
5.	Issue of permission for CLU	3 days from the deposit of charges	
6.	Total	23 days	

Note: 1. Time schedule is valid in case CLU is issued at local level.

2. In case there is difference in actual area as demarcated by revenue authorities and as recorded in revenue records, then CLU will be allowed and charges be levied for actual area, though no legal rights as to ownership will accrue on account of this.

2.4 Issue of License for setting up a Colony:

III) LICENSE FOR SETTING UP A COLONY (U/S 5, Rule 10 of PAPR Act, 1995)

Check List of documents to be submitted with FORM APR-I

For the establishment of any colony the promoter has to obtain license under PAPR Act, 1995 which involves two stages;

A) Issue of LOI

B) Grant of License

A) Documents required to be submitted for issuing LOI

1. **Copy of Registration certificate as Promoter**
2. **Copy of CLU**
3. **Application in Form APR-I (Annexure-VII)**
   Along with the following information.
   i. Name of colony
   ii. Location of colony: Village----------, Tehsil------------, district-----------
   iii. Whether within MC limits or outside------------
   iv. Total area of the proposed colony------------

4. **Proof of ownership and revenue details**
   i) Copy/copies of title deeds and other documents showing the interest of applicant
   ii) Irrevocable Consent of land owner on non judicial paper if land is owned by another person(s)
   iii) Current Fard Jamabandi (not older than two months)
   iv) Copy of Shajra Plan showing the site duly signed & issued by Patwari
   v) Non encumbrance certificate
   vi) Certificate of an advocate with at least 7 years of standing regarding the verification of revenue record of 30 years.(Search report)

5. **General information:**
   Status of applicant, whether individual/firm/company/cooperative society
   a) In case of individual:
   i) Name
   ii) Father's name

iii) Occupation

iv) Permanent address

v) Whether the applicant is income tax payer, if so give income tax account number—Pan no.---------

b) In case of firm/company or cooperative society

i) Name

ii) address

iii) Major activities

iv) Name and address of partners/chief executive/full time directors.

v) Whether the applicant is income tax payer, if so give income tax account number—Pan no.---------

6) Financial position:

i. Details of immovable property held by applicant

ii. Copy of Audited accounts in case of company/firm/cooperative society etc.

iii. Detail of bank accounts

Firm/company
Individual

7. Technical information

Maps and drawings

(i) Location/ guide map of site on a scale not less than 10 cm to 1 KM showing the location of the colony in relation to surroundings geographical features to enable the identification of land. Survey map on a scale not less than 1:1000 showing spot levels at 30 meter intervals and its superimposition revenue map.

(ii) **Layout plan** of a proposed colony on a scale not less than 1:1000

(iii) Plan showing the cross section of proposed roads

(iv) Plan showing the layout of sewer lines/ storm water lines/channels/water lines/street light and landscape plan.

8. **Explanatory note** explaining the salient features of the proposed colony, in particulars, the source of water supply, arrangements for disposal of storm water and sullage water as below

- Total area of scheme/colony.
- Total number of plots and their sizes.
- Total no. of shops
- Source of water supply and proposed arrangements.
- Proposed arrangements for disposal of sewer/storm water and its treatment.
- Proposed area under parks and percentage to total area.
- Number of dwelling units and their size in case of group housing.

Note : The LOI shall include the (in principle) approved layout plan to help in preparing Service Plans.

B) INFORMATION/DOCUMENTS REQUIRED TO BE SUBMITTED FOR GRANT OF LICENCE

1. Detailed plan and specifications, design and estimates of the following (Service Plans)
   I. Layout plan showing plot numbers
   II. Road network
   III. Water supply and storm water system
   IV. Sewer system, disposal and treatment of storm water and sullage water
   V. Electric supply /street light
   VI. Horticulture and Land Scaping
   VII. Plan showing water harvesting scheme.

2. Name and qualification of the Engineer and his consent to execute the development works
3. Undertaking to comply with the terms and conditions of LOI
4. Payment of first installment of EDC i.e. 15 percent of total amount.
5. Payment of License fee as per notification appended at Annexure-VI.
6. Submission of bank guarantee @ 25 percent of estimated cost of development works as verified by Engineering Department (Specimen copy of BG is at Annexure-IX).

7. Payment of urban development fund and social infrastructure fund (3%).
8. Undertaking that land has not been sold/ transferred after grant of CLU.
9. Submission of demarcation plan to help verify the actual demarcation of layout at site.
10. Any other information to be submitted as required by the competent authority.

Note : i. Demarcation of a colony as per approved Layout plan shall be checked and verified by the concerned Development Authority staff within three months from the date of issue of Licence.

ii. The Zoning plan of the colony shall be submitted by the promoter within three month from the verification of the demarcation and further, approved by the Competent Authority within one month of its submission.

C) Reporting departments/agencies.

Comments of following departments shall be obtained by the licensing authority before issuing license. The reporting agencies have to submit their comments within stipulated time as per table below, failing which it will be deemed that they have no objection and the licensing authority will proceed to issue the license. In addition licensing authority may seek report about the site from other departments as well keeping in view any peculiarities of the site, pointed out by Town and Country Planning Department.

a) Town and Country Planning department.
b) Punjab pollution control board.
c) XEN Drainage
d) Divisional Forest Officer
e) XEN PSEB
f) XEN PWD (B&R)

The reports received by the Competent Authority will be discussed by the Screening Committee which shall have the following members, the competent authority may invite any other officer as he may deem necessary.

1. Competent authority Chairman

2. ACA concerned	Member
3. SE Development Authority	Member
4. XEN PPCB	Member
5. XEN Drainage	Member
6. DFO	Member
7. XEN PSEB	Member
8. XEN Roads (B&R)	Member
9. Tehsildar (concerned)	Member
10. Concerned Senior Town Planner (STP)/ District Town Planner (DTP).	Member Secretary

* Where at local level STP is not posted the concerned District Town Planner will be the member

D) Time Schedule for Licensing

Sr. No.	Name of activity	No. of Days to complete	Remarks
1.	Circulation of documents for obtaining reports from concerned agencies by Nodal officer concerned.	3 days	No. of days means working days
2.	Observation regarding layout plan if any.	3 days	
3.	Issue of LOI on the basis of submitted documents if found in order and asking for submission of service plans and other documents as per LOI	15 days	Layout out approval by prescribed authority
4.	Submission of documents/information in compliance to the conditions of LOI	Within 30 days from issue of LOI	To be circulated to the concerned reporting agencies.
5.	Receipt of reports regarding the service plans and other reports for fulfillment of conditions of LOI	21days from dispatch	
6.	Convening of meeting of approval committee	10 days	Notice period

7.	Conveying the approval or observations if any as per the approval of committee and issue of license.	7 days	
8.	Total time taken	say 60 days	

E) Reporting of development works to Licensing Authority

1. Progress report on the items indicated in the table given in para VI, has to be submitted by promoter every six months and shall be verified by engineering staff of development authority.
2. Checking shall be done by Engineering Staff of Development Authorities at the time of demarcation of Layout at site & before laying services to ensure correct implementation of layout & also to check materials are as per approved specifications. The report will be submitted to Competent Authority within 7 days of the inspection.
3. Observation/ directions if any will be conveyed to the promoter by the Competent Authority within further 7 days.

F) Renewal/Extension of Time for license

To streamline the renewal process, following steps will be taken up by the Competent Authority.

i) The application for renewal shall contain current status of development works, variations if any from approved specifications and reasons for extension in time and an undertaking to complete the remaining development works within the period sought for extension i.e 1 year maximum.

ii) Licensing Authority shall arrange an inspection of the colony by the Engineering Staff of the Authority or by a Joint Committee consisting of Superintending Engineer of concerned Authority, concerned DTP and Incharge of Licensing Branch, within 15 days of submission of application & convey its specific observations, if any, to the applicant within further 7 days.

iii) Renewal shall be conveyed within 7 days on the progress report submitted by the Promoter. (As (i) above)

G) Completion Certificate of colony

Procedure for issue of completion certificate.

a) The information listed in the following table shall be submitted by the promoter along with a forwarding letter to the competent authority for taking completion certificate.

Information required to grant/ issue completion certificate					
Sr No.	Name of works	Completed (%)	Not completed (%)	Report of inspection committee	Remarks
1	Demarcation of layout				
2	Road net work				
3	Water supply				
4	Sewer system including sewerage treatment plant.				
5	Storm water drains				
6	Development of parks				
7	Street lighting				
8	Deposit of EDC				
9	School, Community Centre, Dispensary etc. as per license.				
10	NOC from all departments required as per license.				

b) Based on the application and other documents submitted by promoter as per above table to Competent Authority along with application for obtaining the completion certificate the following steps will be taken by the Competent Authority :

1) The joint inspection by committee should be conducted within 21 days from the submission of application as per approved plans, development work schedule as well as progress report submitted by the promoters.
2) The observations if any should be conveyed to the applicant within 7 days from the inspection date.
3) If reports are in order, then completion certificate shall be issued within 15 days from the inspection date.
4) As per the provision of rule12(iv) of PAPR Act, in case the promoter wants to transfer the sites reserved for community

facilities to the authority free of cost he should be allowed to do so and the completion certificate should not be withheld for this reason.

5) Formation of society of residents of that colony or to be maintained by the development authority by charging the requisite fee (maintenance Fund).

H) Provision of External Services:

In order to streamline and integrate the process of development outside Municipal Committee/ Corporation limits, the provision of external development services needs to be simultaneously taken up for which following steps are proposed.

1. The Development Authorities should prepare 5 years Action Programme for potential areas ripe for development, in coordination with T&CP Department.
2. The external services as per Action Programme such as road connectivity, water supply, sewer lines & power lines should be executed within the time bound frame by the development authority using the external development charges/funds.
3. In order to achieve good results in the field of private colonization, meetings on monthly basis be made regular feature of all the Development Authorities and Town Planning Department.

2.5 Guidelines of Mega Projects/ Super Mega Projects:

Guidelines of Mega Projects

A) GENERAL PROCEDURE (MEGA PROJECTS)

1. Application for approval of mega project will be received in the office of the concerned nodal agency i.e. the Punjab Urban Development Authority for Housing projects, Punjab Agro Industries Corporation for Agro Processing projects and Udyog Sahayak in the Department of Industries for Industries for Industrial Parks, Manufacturing, Multiplexes, Hotels and other residual category projects.

2. Application to be submitted in the prescribed format (Annexure-IX) should be accompanied by project synopsis alongwith details of the promoters, location, proposed fixed capital investment, employment potential, implementation schedule and the details of concessions sought.

3. Proposal will be circulated within 7 days of receipt in the office of the nodal agency concerned to the concerned departments for their comments to be given in 15 days.

4. The proposal alongwith comments if any received from the concerned department will be placed before screening committee to be constituted under the Chairmanship of the Chief Secretary and comprising of Administrative Secretaries of the Department of Finance, Industries, Agriculture, Housing, Science Technology & Environment, Power and Excise & Taxation and other concerned departments as may be required, in its next meeting for making recommendations to the Empowered Committee.

5. All Projects, if found eligible will be recommended for the grant of standard concessions by the Screening Committee to the Empowered Committee. The Screening Committee may further identify the special concessions/ relaxations in conditions sought by the Promoter for taking decision by the Empowered Committee keeping in view the nature and size of the Project.

6. The Screening Committee will meet every fortnight and consider all the cases received.

7. Recommendations of the Screening Committee will be placed before the Empowered Committee headed by the Chief Minister, in its next meeting

which may be held as and when required keeping in view the number of cases recommended by the Screening Committee.

8. After approval by the Empowered Committee and issue of proceedings of the meeting, Letter of Intent (LOI) will be issued within 15 days by the nodal agency concerned to the applicants alongwith Draft Agreement.

9. Status of the application will be indicated on the Web Site, of the concerned nodal agency.

10. On fulfilment of conditions of LOI, Agreement will be signed by the Government in concerned Department with the applicant. Period of 6 months will be provided in the LOI for fulfilment of conditions of LOI and signing of Agreement, failing which, the LOI/ Approval will lapse unless extended for further period of not more than 6 months, on the application of the Promoter explaining the circumstances and reasons for seeking extension.

11. Copy of signed Agreement will be circulated to all concerned departments for issue of orders/ notifications in respect of concessions pertaining to their department. Screening Committee, headed by the Chief Secretary will also review the status of grant of concessions/ clearances. The Department concerned will ensure the grant of concessions and all clearances within one month after receipt of agreement and on fulfilment of the condition precedent, failing which the mater will be brought to the notice of the Chief Secretary by the Nodal Department for issue of clearance/ grant of concessions by the concerned department.

    The Administrative Secretary of the concerned Department will issue the notification/ order for the grant of concessions/ incentives/ relaxations as directed by the Chief Secretary forthwith.

B) CONDITIONS & CONCESSIONS FOR MANUFACTURING PROJECTS

1. Conditions at the time of submission of the Project

Fixed Capital Investment in the proposed Project would be Rs. 1.00 crore or more (Rs. 25 crore or more in case of border districts), except in case of Agro processing, IT, ITEs, Bio-technology, Electronics and Garment manufacturing units where Fixed Capital Investment may be Rs. 25 crore or more.

2. Conditions of LOI after fulfilment of which Agreement is to be signed.

(i) In principle approval of the financial institution/ bank for funding the project may be submitted by the Promoter to the concerned nodal agency. If the project is to be set up entirely with own funds, the details of financial resources may be provided.

(ii) Details of land on which project is to be set up may be given.

3. Time-period

The Project will have to be implemented in 5 years from the date of signing of agreement by the Company with State Government, unless extended for further period of not more than 1 year by the Government on the request of the Promoter for the reasons to be recorded in writing.

4. Concessions

(i) Exemption from electricity duty upto 5% for five years.

(ii) Exemption from Stamp Duty as levied in Schedule 1-A of Indian Stamp Duty Act, on purchase/ lease of land.

(iii) Exemption from Advance Consumption Deposit in case of expansion projects, provided consumption does not exceed from the present level.

5. Above concessions may be given as a matter of practice in each case. Additional concessions may be considered by the Empowered Committee keeping in view the nature and special circumstances and the size of the project.

C) CONDITIONS & CONCESSIONS FOR MEGA INDUSTRIAL PARKS PROJECTS

1. Conditions at the time of submission of the Project.

(i) Fixed Capital Investment should be Rs. 100 crore or more.

(ii) Minimum quantum of land for the Park should be:-

- 10 acres for the built-up Parks.
- 25 acres for Parks having only plotted area.

(iii) A minimum of 60% of the area should be developed as an industrial pocket and a maximum of 10% of the area may be developed as a commercial pocket and balance area be developed as a residential pocket.

(iv) Multi-Speciality Hospitals, Engineering, Medical and Management Colleges may also be set up within non-industrial area of the Park. Hotels may be set up in commercial area of the Park and not in industrial area.

2. Conditions of LOI after fulfilment of which Agreement is to be signed.

(i) In principle approval of financial institutions/ banks for funding the project is to be submitted to the Nodal Agency by the Promoter. If the project is to be financed by the Promoters from their own funds, the details thereof may be given.

(ii) Ownership of land or Development Agreements with owners of land for atleast 50% of land by the Company before signing of Agreement, alongwith agreement of sale for balance 40% of land with land owners in the name of Company having validity of 6 months, which shall be bought by the Company within 6 months. The remaining 10% of land may be acquired by the Government for the Developer, if so requested.

(iii) The land can be either self acquired agricultural or industrial land or industrial land allotted by Government or any of its agencies. In case of industrial land, self acquired or allotted by the Government or any of its agencies, change of land use is to be got done by the Promoter in accordance with Policy for change of land use dated 4.3.2005 as amended from time to time.

3. Time-period

The Project will have to be implemented in 3 years from the date of signing of agreement by the Company with State Government, unless otherwise extended for further period of not more than 1 year by the Government on the request of the Promoter, for the reasons to be recorded in writing, as amended from time to time.

4. Concessions

4.(a) Fiscal

(i) As per the Industrial Policy 2003, exemption will be granted from stamp duty as levied in Schedule 1-A of Indian Stamp Duty Act and registration fee on first sale/ transfer of built up space of the units or land in-side the project area. Such exemption shall extend to the project area upto first sale of developed area/ plot/ built up space to any party by them or to any of its affiliates. There shall be no stamp duty on lease instrument of units located in the project area. Such exemption shall remain operative till the completion of the entire project as per the agreement.

(ii) Exemption from electricity duty upto 5% for 5 years shall be allowed from the date of release of connection by PSEB. This concession shall be admissible only to the Developer of the project during its construction period and also to such portion of the property which is retained by the Developer. This will not be admissible to the subsequent Purchaser(s)/ Lessee(s)/ Franchise etc. of the property within the Industrial Park, unless, however, his unit is a mega unit in its own right duly approved by the Empowered Committee.

(iii) The land use change in the area falling under the Periphery of Chandigarh governed by the Punjab New Capital (Periphery) Control Act, 1952 and the Periphery Policy notified by the State Government on 20.1.2006, Local Planning areas and Controlled Areas declared under the Punjab Regional Planning and Town Development Act, 1995 and any other area in the State of Punjab, shall be allowed without any licence fees and land use charges levied by the Housing and Urban Development Department in accordance with the land use plan of the planning areas and in accordance with the Periphery Policy and any other Policy, rules & instructions issued by the Government of Punjab. However, if any or whole part of land of the project area in not covered in any master plan or planning zone under the Punjab Regional & Town Development Act, 1995, the land use thereof shall not be changed or amended later on and shall be incorporated as such and included in any future master plan or zoning which shall be prepared under the above Act.

(iv) In case of Industrial Parks coming up on industrial land, self acquired or allotted by the Government or any of its agencies, the conversion may be allowed in accordance with the Policy for Change of Land Use dated 4.3.2005, as amended from time to time, on payment of charges as fixed by the Department of Housing & Urban Development. However, the Promoter will have option to surrender 50% land converted to non-industrial use fee of cost back to the Industries Department or the authority that originally allotted the land in lieu of conversion charges, as provided in the Policy dated 4.3.2005.

(v) The State Government Shall ensure that connectivity to power, roads, accessibility, communication, civic and other infrastructure upto project is provided within 240 days from the date the same is applied for to the concerned department/ agency/ authority/ local body on fulfilment of various terms and conditions required in this regard at such rates/ fee etc. which shall not be less favourable to them compared to similarly placed projects/ customers. However, the proportionate cost of any infrastructure upgradation of the area where Industrial Park is proposed to be set up, incurred by the concerned Municipal Corporation/ Committee/ Department of PWD or other Government Department or Agency shall be borne by the Promoter.

4(b) Non-fiscal

(i) Permission under the provisions of Punjab Mines & Mineral Act shall be allowed within the project area for works relating development of the project. However, due charges as may be applicable under the relevant law will be payable

(ii) High-rise buildings upto 45 mtrs. Shall be allowed subject to Air Safety Regulations, Traffic Circulation, Fire Safety norms and Parking norms as provided in the Building Byelaws.

(iii) FAR of 2 shall be allowed for industrial and commercial purpose. FAR of 1.5 for residential plotted and FAR of 2 for group housing, and FAR of 2 shall be allowed for institutions. However, the relevant Building Bye-laws/ regulations shall be applicable to the area. The guidelines issued by the Department of Industries & Commerce for Industrial Parks vide its notification dated 25.5.2005, as amended from time to time, shall also be applicable.

(iv) The project of Industrial Park shall be exempted from PAPR Act. 1995. However, the layout and zoning plan shall be got cleared/ approved from the Competent Authority which shall be deemed to be a license under PAPR Act 1995. The building plans shall also be got cleared from Competent Authority under the relevant law applicable in the area.

(v) State Government shall allow the company to connect the project are to the State Transport Network. The State Government shall also allow them to operate their own public transport system within the project area and also for connecting the project area to the main urban centre nearest to the project area subject to the fulfilment of required terms and conditions in this regard.

(vi) The State Government shall not allow hazardous industry as defined under Factories Act within 500 meters of the project area and industrial plots within the Industrial Park shall also not have any hazardous industry.

(vii) Pollution Control Board shall grant NOC and consent to operate to the Green Category Industry to be located in the Industrial Park in 30 days on fulfilment of all the required terms and conditions.

(viii) The Department of Industries shall be the single Nodal Agency for facilitating the project and getting clearances etc. required for the unit for the project and the project area and will also get resolved various issues which will relate to the Government Departments or Punjab Government Public Sector Undertakings/ Authority/ Local Body.

5. Conditions for grant of Concessions

[As per notification dated 25.5.2005]

(i) Incase of Industrial Parks having plotted areas, company shall develop the Industrial Component first and housing/ commercial/ institutional component subsequently. Before using/ selling/ allocating/ renting/ leasing etc. the residential/ institutional & commercial pocket, the company shall not only first develop industrial pockets completely but also dispose off atleast 50% of the industrial plots to industrial units which will be set up in the industrial pocket and the entire project shall come up with proposed investment level in stipulated period. For Industrial Parks having built up space complete infrastructure will also be laid before using/ selling/ allocating/ renting/ leasing etc. the residential/ institutional & commercial pocket.

(ii) The project shall not be advertised/ launched and no money will be collected from general public for allotment of land/ plot/ flat/ any space till such time the layout/ zoning plans are cleared from the competent authority.

(iii) Permissible saleable area in the industrial pocket shall be 65%, in the residential pocket 60% and for the Commercial Pocket 40%. Balance of area shall be used for common facilities, upon spaces, green belt etc. as per approved zoning plan and as per building byelaws of Housing & Urban Development Department.

(iv) Zoning and Layout plan will be cleared by competent authority declared by the Department of Industries & Commerce, Punjab.

(v) Common facilities would include the facilities for air conditioning, roads (including approach roads), water supply, sewerage facilities, common effluent treatment facilities, telecom networks, generation and distribution of power or any other facilities in relation to a building or the land on which it is located and all easements, rights and appurtenances belonging to the land or the building, which are neither in the exclusive possession of an apartment owner/ plot owner in terms of conveyance deed of the apartment/ land, provided that the facilities are used for more than 2 industrial units in the Industrial Park.

(vi) Infrastructure development would include roads (including approach roads) water supply and sewerage facilities, common effluent treatment facilities, tree planting, telecom networks, generation and distribution of power, parking facilities, parks, street lights, provision for community building and such other facilities as are of common use for industrial activities which are identifiable and are to be commonly used.

(vii) Industrial Parks with a residential component shall have only non-polluting units and distance between industrial area and other areas will be in accordance with guideline issued by Punjab Pollution Control Board and Department of Housing & Urban Development from time to time.

(viii) Necessary clearances from various central/ state agencies will have to be obtained by the developers as per statutory requirements and on payment of such prescribed fees as required under the law. The Department of Industries & Commerce, Government of Punjab will be the single nodal agency for approving and facilitating the projects for getting clearances etc. and will also facilitate in getting resolved various issues which will relate to Government departments/ agencies.

(ix) 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 construed to break the unity and contiguity of the Park subject, however, to local bylaws applicable in the area. Where the land use plan in a local planning area/ controlled area has already been determined, the Industrial Park may be put up either in the industrial or residential area.

(x) Benefits to industrial parks under industrial policy, if provided by the Government shall be withdrawn by State Government in case the park is not put up/ developed in accordance with the sanctioned plan within the prescribed time period. The Government shall also be entitled to recover the cost of the reliefs/ concessions, if availed by the Promoter (as dues recoverable by the Government, as arrears of land revenue) in the event of failure on the part of the Promoter to fulfil its obligations as prescribed in the Agreement signed with the Government.

D) CONDITIONS & CONCESSIONS FOR MEGA MULTIPLEX PROJECTS

1. Conditions at the time of submission of the Project

(i) Definition of Multiplex as provided in the Scheme for Development of Multiplex Complexes notified by State Government on 8.9.2003 will be followed. However, minimum requirement of land will be 2 acres outside Municipal Areas and 1 acre within Municipal limits.

(ii) Fixed Capital Investment, including land cost, should be Rs. 100 crore or more. In case more than one Multiplex is to be set up, their investment may be clubbed and combined investment should be more than Rs. 100 crore. However, investment including land cost, in individual multiplex will not be less than Rs. 40 crore.

(iii) Details of land/ locations will be given by the Promoter.

2. Conditions of LOI after fulfilment of which Agreement is to be signed.

(i) In principal approval of the financial institution/ bank for funding the project may be given. If the project is to be set up with own funds, the details of the same may be provided.

(ii) Proof of ownership of land or Development Agreements with Owner of land in the name of the Company may be given. The land can be either commercial, self acquired agriculture land or self acquired industrial land or industrial land allotted by Government or one of its agencies. In case of agriculture land, the promoter will get the land use changed from the Department of Housing in accordance with Periphery Police or any other Policy framed by the Government for this purpose. In case of industrial land, change of land use is to be got done by the Promoter in accordance with policy for change of land use dated 4.3.2005 or any other Policy framed in this regard by the State Government.

3. Time Period

The Project will have to be implemented in 3 years from the date of signing of agreement by the Company with State Government, unless otherwise extended for a period of not more than 1 year by the Government on the request of the Promoter for the reasons to be recorded in writing.

4. Concessions

4(a) Fiscal

(i) 100% exemption from entertainment tax for a period of 10 years.

(ii) 50% exemption in electricity duty at current rate for a period of 5 years from the date of release of connection by PSEB for the project of Multiplex. This concession shall be admissible only to the Developer of the project during its construction period and also to such portion of the property which is retained by the Developer. This will not be admissible to the subsequent purchaser(s)/ Lessee(s)/ Franchise etc. of the property within the Multiplex complex.

(iii) Freedom to fix ticket rates in relaxation of Punjab Cinema (Regulation) Rules, 1952 as provided in the notification dated 8.9.2003 issued under the Industrial Policy, 2003.

(iv) Power tariff rates as applicable to Industry will be applicable, subject to approval of the Punjab State Electricity Regulatory Commission as provided in the notification dated 8.9.2003 issued under the Industrial Policy, 2003.

(v) No transfer fee except stamp duty shall be leviable on the first sale of shopping area by the Developer of the Multiplex. However, on subsequent sale transfer fee as applicable at the time of sale shall be applicable.

4.(b) Non-fiscal

(i) FAR of 3, ground coverage of 50% and height upto 45 mtrs. subject to Air Safety Regulation, Traffic Circulation, Fire Safety norms and Parking norms as per local byelaws.

(ii) Exclusion of basements from FAR for parking only. Atrium area to be counted once at ground floor level for the purpose of FAR.

(iii) Licence for hotel, restaurant and pub/bar to be granted by concerned departments.

(iv) Conversion of Land Use will be allowed by the Department of Housing and Urban Development from agriculture to proposed use on payment of conversion charges and in accordance with Periphery Policy or any other policy framed by the State Government. In case of industrial land, self acquired or allotted by the State Government or any of its agencies, the conversion will be allowed by the Department of Industries in accordance with policy for Change of Land Use notified on 4.3.2005 or any other policy framed in this regard by the State Government. If the land use is allowed, the existing allottee shall have to pay conversion charges (which will include license fees, external development charges and change of land use charges) as fixed by the Department of Housing & Urban Development from time to time.

In lieu of conversion charges, the allottee will have an option to surrender equivalent land free of cost from same plot to the authority that originally allotted land. Such land would have equivalent or better road front and access compared to the land meant for Multiplex. The authority will be free to use the land so surrendered for commercial or any other purpose and the returns therefore will be deposited in the Industrial Infrastructure Development Fund.

(v) Relaxation under Shops & Commercial Establishment Act by the Labour Department to permit 24 hour operation.

(vi) The project shall be exempted from PAPR Act, 1995 to the extent of obtaining the licence. Approval of layout and Building Plans by competent authority shall be deemed to be a licence under PAPR Act, 1995. However rest of provisions as Licencee under PAPR Act, shall be applicable, as if a licence has been issued under the PAPR Act, 1995.

5. Conditions for grant of Concessions

(i) Period for completion of minimum investment of Rs. 100 crore (Rs. 25 crore in border districts) (not more than 25% of the cost of project being included as cost of land in each project) shall be 3 years from the date of agreement signed between the Promoter and the Government, unless otherwise extended for a period of not more than 1 year by the Government on the request of the Promoter, for the reasons to be recorded in writing.

(ii) The concessions will be restricted to investment in upto 3 acre of land for a particular Multiplex. Construction beyond 3 acres may be counted for investment purpose, but will not be entitled for any concessions granted to Multiplexes.

(iii) Projects having only shopping malls, without cinema screens will not be included for the purposes of clubbing investment of the projects of the company at different locations to determine the mega projects status and will not be eligible for above concessions.

(iv) All the projects will fulfil the conditions as laid down in Industrial Policy, 2003 i.e. conditions with regard to minimum number of seats, area, investment etc. as prescribed in the Scheme for Development of Multiplex Complexes.

However, condition of minimum three cinema halls can be relaxed in case the Multiplex is with IMAX theatre.

E) CONDITIONS & CONCESSIONS FOR MEGA HOTEL PROJECTS

1. Conditions at the time of submission of the Project

(i) Fixed Capital Investment should be Rs. 10 crore excluding the cost of land.

(ii) Detail of land on which project is to be set up will be given by the applicant. However, the location will comply to local byelaws.

2. Conditions of LOI after fulfilment of which Agreement is to be signed.

(i) In principle approval of the financial institution/bank for funding the project may be given. In case the project is to be financed by own funds, the details of the same may be given.

(ii) Proof of ownership of land or Development Agreement with owner of land in the name of the Applicant Company may be given.

3. Time-period

The Project will have to be implemented in 3 years from the date of signing of agreement by the Company with State Government, unless otherwise extended by the Government for a further period not exceeding one year for reasons to be recorded in writing.

4. Concessions

4.(a) Fiscal

Exemption from electricity duty upto 5% for a period of 5 years from the date of release of connection by PSEB for the project of Hotel.

4.(b) Non-fiscal

(i) FAR of 3, ground coverage of 50% and height upto 45 mtrs. subject to Air Safety Regulation, Traffic Circulation, fire Safety norms and parking norms as per applicable byelaws. Atrium area to be counted once at ground floor level for the purpose of FAR.

(ii) Relaxation under Shops & Commercial Establishment Act by the Labour Department to permit 24 hour operation.

5 Conditions for grant of Concessions

(i) Change of land use will be allowed by the Department of Housing & Urban Development in accordance with the periphery policy or any other policy formulated by the State Government on the payment of Change of Land Use charges fixed under the policy. Licence fees and External Development Charges will be levied as applicable.

(ii) If Hotel is part of a Multiplex, coming up on Industrial Land allotted by a Government Agency, then the Promoter will obtain conversion from the Department of Industries as per the policy framed and issued by the Department of Industries on 4.3.2005 amended from time to time on the payment of charges fixed by the Department of Housing & Urban Development.

F) CONDITIONS & CONCESSIONS FOR AGRI MEGA PROJECTS

1. Conditions at the time of submission of the Project

Fixed Capital Investment in the proposed Project would be Rs. 25 crore or more.

2. Conditions of LOI after fulfilment of which Agreement is to be signed.

(i) In principle approval of the financial institution/bank for funding the project may be submitted by the Promoter to the concerned Nodal Agency. If the project is to be set up entirely with own funds, the details of financial resources may be provided.

(ii) Details of land on which project is to be set up may be given.

3. Time-period

The Project will have to be implemented in 5 years from the date of signing of agreement by the Company with State Government, unless extended for further period of not more than 1 year by the Government on the request of the Promoter for the reasons to be recorded in writing.

4. Concessions

4.(a) Fiscal

(i) 100% exemption from payment of Mandi Fee, Rural Development Fee and Infrastructure Cess on purchase of fruits & vegetables directly from farmers for processing by the unit for 10 years.

(ii) 75% exemption from payment of Mandi Fee, Rural Development Fee and Infrastructure Cess on purchase of non-FCI grade foodgrains, barley and maize (except custom milling of paddy) directly from farmers for processing by the unit for a period of 10 years.

(iii) Exemption from basic stamp duty at the current applicable rate on purchase of land for the designated purpose.

(iv) Declaration of factory premises of the unit as private Mandi yard and permission for direct purchase of foodgrains/maize/ barley/ fruits/ vegetables required for processing by the unit.

(v) 100% exemption on electricity duty on captive consumption of power generated by the unit.

(vi) 50% exemption on electricity duty on purchase of power from PSEB for 5 years from the date of release of connection.

(vii) Link Advance Consumption Deposit with the actual consumption of power. However, in the first instance, the unit will deposit ACD at applicable rates.

(viii) Supply of power as per normal rates available to continuous processing industry. However, the unit will pay nominal peak load charges.

4.(b) Facilitation

(i) Sanction of power connection by Punjab State Electricity Board within a stipulated period of 60 days from date of filing of application with them.

(ii) Single window clearances for pollution/environment, change of land use, and sanction of buildings and all architectural plans.

(iii) Last mile connectivity in respect of metalled road and street lighting from main road to the project site.

(iv) Issuance of License on Fast Tract for brewing of Beer and Distillation of Grain alcohol.

(v) Treating Agri Mega Projects on par with the IT industry regarding working hours by Department of Labour.

(vi) Allotment of land wherever Panchayats are willing, as per the policy of Department of Rural Development and Panchayats.

5. Above concessions may be given as a matter of practice in each case. Additional concessions may be considered by the Empowered Committee keeping in view the nature and special circumstances and the size of the project.

G) CONDITIONS & CONCESSIONS FOR MEGA HOUSING PROJECTS

The department of Housing and Urban Development shall be the Nodal Agency for facilitating the projects in additions Department of Industries and commerce may also facilitate the projects.

1. Conditions at the time of submission of the Project

i) Fixed Capital investment should be Rs. 100/- crore or more.

ii) Minimum quantum of land for residential project should be :-

- 100 Acres in Local Planning Areas in the Chandigarh Periphery Controlled Area in the Punjab portion.
- Area as per zone wise requirement defined in the Housing & Urban Development Memo No. 18/182/06-6HG2/5598 dated 17.7.2007,

iii) *The land should be at single geographical location and shall be developed in continuity, public services which already exists such as roads, canals, parks etc. shall not be construed to break the unity and contiguity of the Project.

iv) 50% of the ownership of the project land at the time of submission of proposal to the Committee headed by CS before it is considered by the Empowered Committee.

2. Conditions of LOI after fulfillment of which Agreement is to be signed

(i) Ownership of land or Development Agreements with Owners of land for atleast 50% of land by the Company before signing of Agreement, alongwith Agreement of sale of balance 40% of land with land owners in the name of Company having validity of 6 months, which shall be bought by the Company within 6 months. The remaining 10% of land may be acquired by the Government for the Developer, if so requested.

(ii) *At the time of applying for grant of change of land use under mega projects, the promoters / developers would submit ownership documents for at least 50% of the total land.

(iii) *Copies of development agreement with farmers / land owners for 25% of the land and agreement to sell with the land owners to the tune of 15%.

(iv) *As per the prevailing policy promoter will also submit the details of 10% (maximum) land of the project, which is required to be compulsorily acquired by the state government only to fill the critical gaps at the cost of the developer.

* Modified vide memo No. 17/81/07-3HG2/3450-57, dated 20.05.2008.

3. Time-period

The project will have to be implemented in 3 years from the date of signing of agreement by the Promoter with the State Govt. unless otherwise extended for further period of not more than one year by the Govt. on request of Promoter for reasons to be recorded in writing.

4. Conditions for grant of Concessions

i) They will have to pay external development charges, license/ permission fee, conversion charges at the rates, notified by the Housing and Urban Development Department from time to time.

ii) The project shall not be advertised/launched and no money will be collected from general public for allotment of land/plot/flat/any space till such time the layout/zoning plans are cleared from the competent authority and exemption u/s 44 of PAPRA is issued by the Government.

5. Concessions

i) The provision contained in Section 5(9) of PAPR Act, 1995 shall be complied with.

ii) The layout/zoning plan shall be got cleared / approved from the prescribed authority under PAPR Act, 1995. Subsequently, the building plans shall also be got cleared from the prescribed authority under the Punjab Urban Planning Development Authority Building rules, 1995. In case the project falls within any Municipal area, relevant Municipal Laws and Building Rules shall be applicable and Building Plans shall be approved by the Prescribed Authority under these law rules. However, all such clearances may be given by the prescribed authority within 30 days. The clearance/approval so given may be in accordance with any relaxation granted by the Committee.

iii) The land use change may be allowed by the Housing and Urban Development Department within 30 days as per the Master Plan/Draft Master Plan of the relevant area and as per standard Town Planning practice. In case of land falling under Periphery Controlled Area, land use change may only be allowed in accordance with the Periphery Policy of the State Government and in accordance with the draft Zoning/ Layout Plan and Master Plan of the Local Planning Areas.

iv) State Govt. may acquire land as per provisions of the Land Acquisition Act, 1894 on requests by the company at their cost subject to the condition that such acquisition shall be limited to only 10% of total area of the project only to fill the critical gaps. The acquisition may be carried out as per the existing policy of the department of Housing & Urban Development and by their Land Acquisition Collector.

v) The State Govt. may ensure that connectivity to power, roads accessibility, communication, civic and other infrastructure up to project is provided within 240 days from the date the same is applied for to the concerned department/agency/authority/local body on fulfillment of various terms and conditions required in this regard at such rate/fee etc. which shall not be less favourable to them compared to similarly placed projects/customers.

vi) High-rise buildings may be allowed subject to clearance from Air Safety Regulations, Fire Safety norms and Traffic Movement.

vii) Permission under the provisions of Punjab Mines and Mineral Act may be allowed within the project area for the works pertaining to development of the project on payment of requisite charges.

viii) Permission under the Punjab State Tube well Act, 1954 to dig tube well in the project are for the requirement of the project may be allowed.

ix) The State Govt. may extend the facility of Public Transport system being run by any State Govt. agency to the project area. The State Govt. may also allow them to operate their own public transport system within the project area and also for connecting the project area to the main urban centres nearest to the project area subject to the fulfillment of required terms and conditions in this regard.

x) The State Govt. may not allow Polluting Industries in the periphery of the project area up to the distance prescribed by PPCB.

xi) The State Govt. may assist them in getting any other facility or requirement for the development of the project.

Processing Time for approval of Building Plans and Layout Plans

1. After the receipt of layout plan, the observations if any shall be conveyed to developer within 7 days (working days).

2. Revised drawings after incorporation of all the observations shall be approved within 7 days (working days) from its receipt.

3. Raising of demand notice for Payment of EDC/ License by concerned Authority to be conveyed to developer within 3 working days from the receipt of approved layout plan from Chief Town Planner.

4. Issue of No Dues Certificate (NDC) shall be issued to developer by concerned Authority within 3 working days from the receipt of demand draft from the developer.

GRANT OF SPECIAL PACKAGE OF INCENTIVES TO SUPER MEGA PROJECTS

After detailed deliberations, classification of classification of Super Mega Mixed Use Integrated Industrial Park Projects, Project area break-up, FAR permitted, Standard Conditions and Incentives in their case were approved by the Empowered Committee as per details given below. It was also decided that in addition to these conditions and incentives not specifically mentioned below, but which have been listed in the conditions and incentives for Mega Industrial Park Projects under the Mega Industrial Park Scheme already approved by the Empowered Committee will also be available to Super Mega Mixed Use Integrated Industrial Park Projects.

(i) **Classification**

The projects may be classified into the following three categories on the basis of area of land:-

Category A: 750 acres of land and above

Category B: 500 acres of land and above

Category C: 250 acres of land and above

Land should be contiguous chunk and project should be set up in 60 months.

Projects with less than 250 acres of land will be covered under the normal scheme for mega industrial park projects.

(ii) **Project Area Break-up**

(a) <u>On land zoning basis (where there is sale of Plots in Industrial Pocket)</u>

Category	%age of total area		
	Industrial Pocket	Commercial Pocket	Residential Pocket
A	Minimum 40%	Maximum 25%	Balance Area
B	Minimum 45%	Maximum 20%	Balance Area
C	Minimum 55%	Maximum 15%	Balance Area

(b) <u>Gross acreage on the basis of permitted FSI (where there is sale of FSI of Industrial Pocket)</u>

Cat egory	%age of total area		
	Industrial Pocket	Commercial Pocket	Residential Pocket
A	Minimum 30%	Maximum 25%	Balance Area
B	Minimum 35%	Maximum 20%	Balance Area

C	Minimum 40%	Maximum 15%	Balance Area

(c) Mix of plotted sale and sale of FSI within Industrial Pocket

The Industrial, Commercial and Residential components will be allowed to be developed on pro-rata basis keeping in view the mix of plotted sale of FSI.

(d) Additional activities within the Industrial Pocket may include Convention Centres, Community Centres, Film & Multimedia facilities, High end educational and health care centers, Hotels, Sports facilities (to be identified) and Water bodies (without water games), but not Multiplex or Recreational activities. The extent of additional activities in addition to industry (which may include IT, ITES, BPOs, Software development, Data processing and other industrial activities defined as such by the government) will be limited to 30% of the total applicable industrial component of the park.

(iii) **FAR**

Category-wise FAR area on the gross project shall be as under:-

Category	FAR
A	3.0
B	2.5
C	2.0

(a) No purchase of higher FAR than permitted on gross project shall be permissible.

(b) Common area with no concrete roof shall also be considered as a part of FAR.

(c) Hospital and Schools shall not be free of FSI and ground coverage.

(d) Parking shall be free of FSI but a separate Parking Block, if constructed, shall be counted in ground coverage.

(iv) **Conditions**

(a) Zoning will be as per Town & Country Planning Department norms. However, free zoning will be allowed to all components of the projects.

(b) Sale of residential, industrial and commercial components will be allowed in equal proportion till the Promoter constructs the minimum industrial space in a period of 60 months, after which the sale of all components will be freely allowed.

Category	Area
A	25.00 lac sq. feet
B	17.5 lac sq. feet
C	10.00 lac sq. feet.

(c) The provision contained in section 5(9) of PAPR Act, 1995 regarding reserving upto 10% of the area for economically weaker section of society shall be complied with in case of Residential Component of the project.

(d) There will be requirement of 25% project area ownership at the time of signing of Agreement and 50% ownership at the time of making an application for change of land use. Development Agreements as already allowed under the Industrial Park scheme will also be honoured/ covered in the ownership criteria of the land. For rest of the area, the Promoter may have Agreement to sell with the landowner. Maximum 20% of the land will be acquired by Government in all categories of Industrial Park Projects on the request of the Promoter, if required, to provide contiguity and connectivity

(e) Golf Course shall not be included in definition of infrastructure.

(f) To avail the benefits, the project in a particular category must be submitted as a single project and not in parts.

(g) The project shall be subject to parking norms notified by the Chief Town Planner Punjab.

(v) Incentives

(a) Exemption from Stamp Duty as leviable in Schedule 1A of the Indian Stamp Duty Act and Registration charges on first sale/ lease of developed area and building up spaces.

(b) No CLU charges will be levied on the Industrial component of the Park. However, the developer will pay CLU charges on the residential and commercial components as applicable to the residential plotted category.

(c) In case of Category ‘A’ projects, the project will be approved irrespective of its land use position in the draft Master Plan or in or outside the Local Planning Area, till the Maser Plan is finalized. The Master Plan will be prepared or amended keeping in view the approved project of this size after following the due procedure.

(d) The project land, where CLU has already been granted as part or whole of a project will not be included in the future Super Mega Industrial Park projects.

(e) If a Promoter proposes to implement a lower category of project, for example 250 acres project (Category ‘C’), he will be entitled to the benefits being granted to the Promoter of that size of the project. If, however, he adds another 250 acres of land, he will be granted incentives of ‘B’ category of project. Similarly, for addition of another 250 acres of land, he will be granted the incentives for ‘A’ category project for the entire area of the project. These benefits will however be extended only if the additional land is contiguous to the already implemented/ sanctioned project. However, on a different location, if the Developer sets up another project, he shall be allowed concession on License/ Permission Fee applicable to the project of one category higher than the project proposed but no extra concession on EDC of the category higher will be given i.e. if Developer has set up a project of ‘A’ category anywhere in Punjab and he also sets up project of ‘C’ category elsewhere in Punjab, then in case of ‘C’ category project, he will get the concession of License Fee for Category ‘B’ but on EDC the will get the concession of Category ‘C only. The excess payment already made on account of CLI, EDC and License fee for the implemented/ sanctioned project will be accordingly adjusted against the future payments. However, the entire project including the extended area should be set up in 60 months from the date of signing of agreement with the State Government for initial project.

(f) In a large project, the Developer is going to pay for the part of external development works himself. Thus, the liability of carrying out external development works shifts from the Government/ Authority to the Developer partially. The higher the size of the project, the higher is the shifting of liability from the State/ Authority to the Developer. Therefore, reduction in rates of EDC and License Fee charges shall be granted to such projects as under:-

Category	%age of concession	
A	50	75
B	37.5	55
C	25	35

However, 5% of the total amount payable by the developer on account of EDC and License fee shall be levied as Health & Social Security fund and recovered in addition to the EDC & License Fees. This amount will be deposited in a separate fund to be established by the State Government for Health & Social Security Schemes.

The terms of payment (installments, rate of interest, penal charges, bank guarantee etc.) for payment of license fee shall be the same as in case of EDC prescribed under PAPRA, 1995.

(g) The rates of EDC, License Fee and CLU charges will be as per the different components in the Park and depending upon the potential zone in which the Park falls. Where a piece of land falls in more than one potential category, the proportionate rate of fiscal charges for each category shall apply.

Note: for detailed information regarding Landuse as per Master Plan proposal, Charges, general building requirements, parking norms, site coverage, FAR, setbacks etc; please refer Urban Development Policies in Punjab Vol. I & II prepared by Town & Country Planning department, Punjab or visit PUDA website www.puda.gov.in

3.6 Forms/Annexure: **Annexure-I.**

FORM APR X

{ See rule 23(1)}

Form of Application for Certificate of Registration as Promoter

To

The Competent Authority,

_____________________.

Sir,

I/we beg to apply for registration as a promoter under sub-section (1) of section 21 of the Punjab Apartment and Property Regulation Act, 1995. My/our particulars are given below::-

1. Name:
2. Father's name:
3. Address for correspondence:
4. Permanent Address:
5. Status of the applicant; whether individual, firm or a company or a cooperative society.
6. Whether applicant is income tax payee, if so, income tax Account No.__________.
7. Details of immovable property held by the applicant.
8. Whether the applicant has ever been registered as promoter under any other law for the time being in force, if so, details thereof.
9. Whether the applicant has ever been conducting business as a promoter, if so, details thereof.
10. Whether the applicant possesses the requisite qualifications and experience as a promoter , if so, attach attested copy of requisite certificates.
11. Has the applicant ever been convicted of an offence under the Act or any other law relating to construction or use of premises, if so, has a period of five years, elapsed after that conviction.
12. Any other information, the applicant desires to furnish.

I/we enclose the following documents, namely:-

1. Demand draft No. ____________dated_________ For_________(drawn on______________bank) as the prescribed fee;
2. Income tax clearance certificate;
3. List of other documents.

I/we certify that the particulars given above are correct and true to the best of my/our knowledge and belief.

Dated: Yours faithfully,

Place: (APPLICANT)

Attested by:

Oath Commissioner/Magistrate of First Class.

Note: Income Tax clearance certificate as appearing on Sr.No.12 (2) may be substituted with PAN No. and copy of last income tax return.

ANNEXURE – II

(Worth Rs. 100/- on Indian non-judicial paper)
Specimen of bank guarantee made for getting certificate of registration as a Promoter/Estate Agent

This Deed of Bank Guarantee made on this day of .... between .... (hereinafter called the bank which terms shall include its successors and assigns) on the one part and the Addl., Chief Administrator of the Punjab Urban Planning and Development Authority exercising the powers of the Competent Authority (hereinafter called the competent Authority) on the other part.

Whereas .... intends to apply to the Competent Authority, for registration as Promoter/Estate Agent under the Punjab Apartment & Property Regulation Act-1995 and for this purpose he is required to furnish a Bank Guarantee to the Competent Authority for the amount of Rs. 10,000/- (Ten thousand). Rs. 50,000/- (Rupees Fifty thousand) in case of promoter.

Now therefore, the bank hereby undertakes to pay to the Competent Authority on demand an amount not exceeding Rupees ten thousand (fifty thousand in case of promoter) in case any condition of certificate of registration is not complied with or any provision of the Punjab Apartment and Property Regulation Act, 1995 or the Bank shall be conclusive, as regards the amount due and payable by and the liability of the Bank under his guarantee deed and the Bank hereby undertakes to pay to the Competent Authority the amount so demanded forthwith without any demur and notwithstanding any proceedings pending in any Court or before any authority relating to this guarantee deed, the liability of the Bank under this guarantee deed being absolute and unconditional.

The Bank further agrees that the Competent Authority shall have the fullest liberty, without the consent of the bank, hereunder to vary any of the powers exercisable by the Competent Authority against the Promoter/ Estate Agent or to grant extension in time and to forbear or enforce any terms and conditions of certificate of registration and Bank shall not be relieved from its liability by reason of such variation of extension being granted to the Bank or the Promoter/ Estate Agent or for any forbearance act of omission on the part of the Competent Authority or any indulgence by the Competent Authority to the Promoter/Estate Agent or by any matter or thing whatsoever which under the law relating to sureties, but for the provision have effect of so relieving the Bank.

The Bank lastly undertakes not to revoke the guarantee during its currency, except with the previous consent of the Competent Authority in writing, and the liability of the Bank under this guarantee shall not be impaired or extinguished on account of any change whatsoever by any manner and irrespective of any contestation regarding claims and disputes, the Bank shall deposit the guarantee amount on first demand of the Competent Authority.

This guarantee is valid for a period of .... from the date of issue. Notwithstanding anything contained herein before our liability under this Bank Guarantee is restricted to Rs. 50,000/- (Rs. Fifty thousand only) Rs. 10,000 (Rs. Ten thousand only) in case of Estate Agent and shall be valid upto .... unless a claim in writing is presented, to us with in five and half years from the date of issuance of guarantee i.e. prior to .... All your rights under the said guarantee shall be forfeited and we shall be released and discharged from all liabilities thereunder, we further agree to make aforesaid payment to you at ____________________________ and we agree to submit to the jurisdiction of the courts in ....

DATE: For on behalf of

PLACE: (Signature & Stamp)

ANNEXURE – II-A

Specimen of Affidavit regarding experience & conviction
(on Rs. 25/- stamp paper)

1. .... do hereby solemnly declare and affirm as under:-
2. That I am ....(Qualification)
3. That I have an experience as Property Dealer/ Estate Agent/ Promoter of at Least Five Years.
4. That I am not an employee of the Govt. or a State Undertaking or Local Authority and I am not dismissed from the service of Government State Undertaking or Local Authority.
5. That I shall abide by the terms and conditions of Authority................ prescribed from time to time.
6. That I am not convicted for any offence.

DEPONENTS(S)

VERIFICATION:

Verified that the contents of this affidavit are true and correct and nothing has been concealed there in.

DEPONENTS(S)

Place:

Date:

ANNEXURE - III

Letter of Consent

Worth Rupees 100/- on Indian Non Judicial Paper & Should the registered under the Registration Act 1908

I ____________________ aged _____ years son of Sh. ______________________ S/o ____________________ resident of _______________ Tehsil _______________ District __________ __________ sole owner of land measuring ______________ Acres bearing Khasra No. ____ _______________ _______________________________________ Khewat No ________ Khatauni No. ________________ Jamabandi for the year ____________ falling in the ___________ revenue Estate of ____________ in the Hadbast No. _______________ Tehsil _________________ District ________________ hereby tender my consent as per Section 3(2) (a) of the Punjab Apartment And Property Regulation Act. 1995 (as amended from time to time) with free will, sound disposing mind and having a good state of physical health with regard to the land use of the cited land for the development of a colony into apartments/building/plots as per section 2 (c) (g) (i) of the aforesaid Act and construction thereon for the purpose of sale as per approved layout plans by Competent Authority under the provisions of the Punjab Apartment and Property Regulation Act, 1995 (as amended from time to time) and as per the rules and regulations framed thereunder and also as per the other prevailing laws existing and applicable in this regard in favour of promoter Sh. ________________________S/o Sh. _____________________ R/o ________________ Tehsil ______________ District ______________ who is registered with PUDA as a promoter under Section 21 of the aforesaid Act. This consent is specifically, clearly and categorically incorporates the following stipulations as well.

1. That the consent submitted by me in favour of the aforesaid promoter will be irrevocable and I will not be entitled to revoke it at any stage under any circumstances.
2. That the land shown herein before is solely owned and possessed by me and I have got clear title of ownership.
3. That the land is free from all type of encumbrances since last 30 years.
4. That no civil, criminal or revenue or any other case is pending in any competent court with regard to ownership of the aforesaid land qua which the consent is being furnished.
5. That the consent furnished by me will not be only binding on me but upon my heirs, executors, administrators, assignees etc.
6. That I further state that I am solvent and the property is not liable to attachment qua any decree or order.
7. That the consent furnished by me is fully supported by documentary evidence i.e. Record of Rights (Jamabandi) for the year _______________ which is attached herewith.
8. That the consent will authorize the aforesaid promoter to develop the colony as per approved layout plan, make construction of apartments thereon and also book plots/ apartments after entering into an agreement with intending purchases and also obtain booking money from them, not exceeding 25% of the total due price as per the provisions of the Punjab Apartment & Property Regulation Act, 1995 and rules made thereunder. However, promoter shall not sell the land further without getting the title of land transfer in his own name.
9. That through this consent, I have made true and full disclosure of all the facts without suppression of anything.
10. That a certificate from the Advocate is attached herewith who had examined the revenue record and the record of concerned Sub Registrar for the last 30 years.

11. That there is no encumbrance on the property.
12. That by the present of this consent. I undertake to indemnify any purchaser of the promoter qua the plot/apartment in the event of any dispute between me and the promoter.
13. That through this consent. I undertake to Indemnify any resident of the proposed colony/apartment in toto against any dispute between me and the promoter in the matter of utilization of land meant for roads open areas and other common facilities etc.
14. That the consent should be accepted of the complete KHEWAT No. only and if partially owned by a land owner his consent will be accepted only after the division of the property duly got done by Competent Revenue Authority. However if land is owned by different partners in a joint ownership then consent of all the land owner of that part of land or KHEWAT shall be accepted jointly.
15. That if at any subsequent time, it is found that any averment made in this consent letter is not true and not based on facts, documents, I undertake to indemnify PUDA or anyone else to whom any loss or injury has been caused.

Place : Executant
Date :

Witnesses :

1. ______________________

2. ______________________

Attested by :

Annexure-IV

Checklist of Points on which the report has to be submitted by DISTRICT TOWN PLANNERS for CLU cases.

1. Location of site
   - (i) Village
   - (ii) Within M.C. or outside M.C.
   - (iii) Location of all features within 500 meter radius of the site.
2. Approach Road
   - (i) Width of road, existing and proposed (as per notified Master Plan)
   - (ii) Whether scheduled road or not?
3. Title of land
   - (i) Ownership
   - (ii) Consent
4. Land use with respect to Master Plan / Controlled area plan or any other scheme.
5. Report regarding revenue rastas whether terminating within the site or connects the area / building outside the site boundary.
6. Whether approach is drawn through forest area / land or any forest land located within the site.
7. Whether the site falls under Punjab Land Preservation Act or not?
8. Location of Red category of industry within 500 meter radius of site.
9. Level of site with respect to the adjoining road level, location of any natural drain, water body, flood-ability of the site.
10. Location & alignment of High tension electric line if passing through the site.

11. Location of heritage building or protected monument within 100 meter radius of the site.
12. Integration with the existing development with respect to availability of water supply, sewerage etc. locally.
13. Specific recommendations of District Town Planner / Senior Town Planner in view of its land use as per Master Plan viz local conditions.
14. Scrutiny fee deposited or not.
15. Any other information.

Annexure-V

Check List of Points on which Revenue Report is to be made by Circle Revenue Officer.

1. Title of Land under site.

2. Area of site according to title.

3. Area of land under consent.

4. Whether the land is encumbrance free or not?

5. Specific report about revenue rastas, their widths connectivity with other areas outside the site.

6. Specific report regarding religious property, wakf board land, Shamlat, Shamlat Patti, Custodian land belonging to resettlement department, Forest land , Land under Punjab Land Preservation Act etc.

7. Whether any natural drain passes through the site or not

8. Individual ownership or Mustaraka Khata.

ANNEXURE VI

CHARGES FOR RESIDENTIAL PLOTTED,RESIDENTIAL GROUP HOUSING,COMMERCIAL , HOSPITALS,MULTIMEDIA CENTRES, HOTELS , PETROL PUMPS & GAS GODOWNS IN DIFFERENT POTENTIAL ZONES OF PUNJAB

CHARGES IN GMADA AREA

(Rs.in lacs/gross acres)

Sr.No.	CLASSIFICATION OF ZONE	EXTERNAL DEVELOPMENT CHARGES	CONVERSION CHARGES			LICENCE/PERMISSION FEE
			NH	SH/Sector Road	Other Road	
1	2	3	4	5	6	7
1.	**Local Planning Area SAS Nagar (Category-I)**					
	A. Residential Plotted	**33.00**	**5.98**	**5.01**	**4.00**	**3.50**
	B. Residential Group Housing (As per notification no. 17/17/2001/5 HG2/PF/1824, dated 22 June,2010, group housing shall be charged @ plotted development subject to the condition that residential density remains the same as notified in the Master Plan)	**105.50 (FAR 1.75)**	**8.98**	**7.48**	**5.98**	**5.00(FAR 1.75)**
	C. Commercial	**115.00 (FAR 1.75)**	**47.99**	**39.98**	**32.01**	**150.00(FAR 1.75)**
	D. Petrol Pumps & Gas Godowns	**36.95**	**5.98**	**5.01**	**4.00**	**4.00**
2.	**Local Planning Area Kharar, Zirakpur , Dera Bassi , Banur and Mullanpur(Category-II)**					
	A. Residential Plotted	**28.00**	**5.98**	**5.01**	**4.00**	**3.25**
	B. Residential Group Housing (As per notification no. 17/17/2001/5 HG2/PF/1824, dated 22 June,2010, group housing shall be charged @ plotted development subject to the condition that residential density remains the same as notified in the Master Plan)	**89.67 (FAR 1.75)**	**8.98**	**7.48**	**5.98**	**5.00(FAR 1.75)**
	C. Commercial	**95.00 (FAR 1.75)**	**47.99**	**39.98**	**32.01**	**145.00(FAR 1.75)**
	D. Petrol Pumps & Gas Godowns	**31.40**	**5.98**	**5.01**	**4.00**	**4.00**
3.	**Area Other than Local Planning Areas in Chandigarh Periphery and area in GMADA outside Periphery (Category-III)**					
	A. Residential Plotted	**24.00**	**5.98**	**5.01**	**4.00**	**3.00**
	B. Residential Group Housing	**76.22 (FAR 1.75)**	**8.98**	**7.48**	**5.98**	**5.00(FAR 1.75)**

	(As per notification no. 17/17/2001/5 HG2/PF/1824, dated 22 June,2010, group housing shall be charged @ plotted development subject to the condition that residential density remains the same as notified in the Master Plan) C. Commercial D. Petrol Pumps & Gas Godowns	 **85.00 (FAR 1.75)** **26.70**	 **47.99** **5.98**	 **39.98** **5.01**	 **32.01** **4.00**	 **140.00(FAR 1.75)** **4.00**
4.	**<u>GMADA(FAR 1.00)</u>** **A. Recreational**	 **52.32771(FAR 1.00)**	 **5.98956**	 **5.01828**	 **4.00653**	 **0.50(FAR 1.00)**

CHARGES IN GMADA AREA

(Rs.in lacs/gross acres)

Sr.No.	CLASSIFICATION OF ZONE	EXTERNAL DEVELOPMENT CHARGES	CONVERSION /CHANGE OF LAND USE CHARGES	LICENCE/PERMISSION FEE
1	2	3	4	5
1.	**Local Planning Area SAS Nagar (Category-I)** **A. Institutional** B. Hospitals , Hotels and Multi Media Centre	 **8.25** **16.50**	 **0.00** **0.00**	 **0.875** **1.75**
2.	**Local Planning Area Kharar, Zirakpur , Dera Bassi , Banur and Mullanpur(Category-II)** **A. Institutional** B. Hospitals , Hotels and Multi Media Centre	 **7.00** **14.00**	 **0.00** **0.00**	 **0.8125** **1.625**
3.	**Area Other than Local Planning Areas in Chandigarh Periphery and area in GMADA outside Periphery (Category-III)** **A. Institutional** B. Hospitals , Hotels and Multi Media Centre	 **6.00** **12.00**	 **-** **-**	 **0.75** **1.50**

OTHER THAN GMADA AREA

(Rs. in lacs/gross acres)

Sr.No.	CLASSIFICATION OF ZONE	EXTERNAL DEVELOPMENT CHARGES	CONVERSION CHARGES			LICENCE/PERMISSION FEE
			NH	SH/Sector Road	Other Road	
1	2	3	4	5	6	7
1.	**High I – Ludhiana (within M.C.Limits)**					
	A. Residential Plotted	**24.00**	**5.38**	**4.53**	**3.60**	**2.50**
	B. Residential Group Housing	**60.25 (FAR 1.75)**	**8.09**	**6.76**	**5.38**	**4.00(FAR 1.75)**
	(As per notification no. 17/17/2001/5 HG2/PF/1824, dated 22 June,2010, group housing shall be charged @ plotted development subject to the condition that residential density remains the same as notified in the Master Plan)					
	C. Commercial - Marriage Palace/ Restaurant/ Dhaba	**45.00 (FAR 1.75)**	**43.18**	**35.98**	**28.81**	**50.00(FAR 1.75)**
	D. Petrol Pumps & Gas Godowns	**24.00**	**5.38**	**4.53**	**3.60**	**2.50**
	E. Hospital , Multi Media Centre(not	**12.00**				
	multiplexes) & Hotels		**0.00**	**0.00**	**0.00**	**1.25**
	F. Institutions	**6.00**				
	G. Industry	**5.00**	**0.00**	**0.00**	**0.00**	**0.625**
			0.00	**0.00**	**0.00**	**0.00**
2.	**High-II** a)Ludhiana outside MC limits within 15 Kms) b) Jalandhar , Amritsar ,within M.C. limits					
	A. Residential Plotted	**18.00**	**5.38**	**4.53**	**3.60**	**2.25**
	B. Residential Group Housing	**51.21 (FAR 1.75)**	**8.09**	**6.76**	**5.38**	**4.00 (FAR 1.75)**
	(As per notification no. 17/17/2001/5 HG2/PF/1824, dated 22 June,2010, group housing shall be charged @ plotted development subject to the condition that residential density remains the same as notified in the Master Plan)					
	C. Commercial- Marriage Palace/Restaurant/ Dhaba	**35.00 (FAR 1.75)**	**43.18**	**35.98**	**28.81**	**45.00 (FAR 1.75)**

	D. Petrol Pumps & Gas Godowns E. Hospital , Multi Media Centre(not multiplexes) & Hotels F. Institutions G. Industry	**18.00** **9.00** **4.50** **5.00**	**5.38** **0.00** **0.00** **0.00**	**4.53** **0.00** **0.00** **0.00**	**3.60** **0.00** **0.00** **0.00**	**2.25** **1.125** **0.5625** **0.00**
3.	**<u>High-III</u>** a) Jalandhar & Amritsar outside M.C. Limits within 15 Km A. Residential Plotted B. Residential Group Housing (As per notification no. 17/17/2001/5 HG2/PF/1824, dated 22 June,2010, group housing shall be charged @ plotted development subject to the condition that residential density remains the same as notified in the Master Plan) C. Commercial - Marriage Palace/ Restaurant/ Dhaba D. Petrol Pumps & Gas Godowns E. Hospital , Multi Media Centre(not multiplexes) & Hotels F. Institutions G. Industry	**15.00** **51.21(FAR 1.75)** **30.00(FAR 1.75)** **15.00** **7.50** **3.75** **5.00**	**5.38** **8.09** **43.18** **5.38** **0.00** **0.00** **0.00**	**4.53** **6.76** **35.98** **4.53** **0.00** **0.00** **0.00**	**3.60** **5.38** **28.81** **3.60** **0.00** **0.00** **0.00**	**2.00** **4.00(FAR 1.75)** **40.00(FAR 1.75)** **2.00** **1.00** **0.50** **0.00**
4	**<u>Medium-I</u>** Patiala, Rajpura, Sirhind, Mandi Gobindgarh, Khanna, and Phagwara within MC limits and 2 K.M. on both sides of the portion of the following roads not covered under any potential zone: 1.Ludhiana – Pakhowal- Raikot road 2. Ludhiana – Samrala –Morinda – Kharar road . 3. Ludhiana-Moga road A. Residential Plotted B. Residential Group Housing (As per notification no. 17/17/2001/5 HG2/PF/1824, dated 22 June,2010, group housing shall be charged @ plotted	**12.00** **40.00 (FAR 1.75)**	**2.99** **4.49**	**1.98** **2.99**	**1.01** **1.5**	**1.20** **3.00(FAR 1.75)**

	development subject to the condition that residential density remains the same as notified in the Master Plan) C. Commercial - Marriage Palace/ Restaurant/ Dhaba D. Petrol Pumps & Gas Godowns E. Hospital , Multi Media Centre(not multiplexes) & Hotels F. Institutions G. Industry	**25.00 (FAR 1.75)** **12.00** **6.00** **3.00** **1.00**	**24.00** **2.99** **0.00** **0.00** **0.00**	**16.00** **1.98** **0.00** **0.00** **0.00**	**8.01** **1.01** **0.00** **0.00** **0.00**	**20.00(FAR 1.75)** **1.20** **0.60** **0.30** **0.00**
5.	**<u>Medium-II</u>** Patiala, Rajpura, Sirhind, Mandi Gobindgarh, Khanna and Phagwara outside MC Limit upto 5 Km and area. 2 Km on both sides of GT Road (NH1) and 1Km on both sides of the portion of the following roads not covered under any potential zone. 1. Banur-Rajpura-Patiala Road. 2. Patiala-Sirhind Road. A. Residential Plotted B. Residential Group Housing (As per notification no. 17/17/2001/5 HG2/PF/1824, dated 22 June,2010, group housing shall be charged @ plotted development subject to the condition that residential density remains the same as notified in the Master Plan) C. Commercial- Marriage Palace/Restaurant/ Dhaba D. Petrol Pumps & Gas Godowns E. Hospital , Multi Media Centre(not multiplexes) & Hotels F. Institutions G. Industry	**10.00** **40.00 (FAR 1.75)** **20.00(FAR 1.75)** **10.00** **5.00** **2.50** **1.00**	**2.99** **4.49** **24.00** **2.99** **0.00** **0.00** **0.00**	**1.98** **2.99** **16.00** **1.98** **0.00** **0.00** **0.00**	**1.01** **1.50** **8.01** **1.01** **0.00** **0.00** **0.00**	**1.00** **3.00(FAR 1.75)** **15.00(FAR 1.75)** **1.00** **0.50** **0.25** **0.00**
6.	**<u>Low-I</u>** Bathinda,Moga,Batala,Pathankot,Barnala, Malerkotla and Hoshiarpur within M.C.limits.					

	A. Residential Plotted B. Residential Group Housing (As per notification no. 17/17/2001/5 HG2/PF/1824, dated 22 June,2010, group housing shall be charged @ plotted development subject to the condition that residential density remains the same as notified in the Master Plan) C. Commercial - Marriage Palace/ Restaurant/ Dhaba D. Petrol Pumps & Gas Godowns E. Hospital , Multi Media Centre(not multiplexes) & Hotels F. Institutions G. Industry	**6.00** **20.92 (FAR 1.75)** **15.00 (FAR 1.75)** **6.00** **3.00** **1.50** **1.00**	**1.50** **2.27** **12.02** **1.50** **0.00** **0.00** **0.00**	**1.01** **1.50** **8.01** **1.01** **0.00** **0.00** **0.00**	**0.49** **0.77** **4.00** **0.49** **0.00** **0.00** **0.00**	**0.30** **0.60(FAR 1.75)** **3.00(FAR 1.75)** **0.30** **0.15** **0.075** **0.00**
7	**<u>Low-II (Part A)</u>** Bathinda(outside MC limits within in 15 KM.) and for Moga , Batala , Pathankot, Barnala , Malerkotla and Hoshiarpur all outside MC limits within 5 kms. A. Residential Plotted B. Residential Group Housing (As per notification no. 17/17/2001/5 HG2/PF/1824, dated 22 June,2010, group housing shall be charged @ plotted development subject to the condition that residential density remains the same as notified in the Master Plan) C. Commercial - Marriage Palace/ Restaurant/ Dhaba D. Petrol Pumps & Gas Godowns E. Hospital , Multi Media Centre(not multiplexes) & Hotels F. Institutions G. Industry	**4.50** **20.92 (FAR 1.75)** **11.00 (FAR 1.75)** **4.50** **2.25** **1.125** **1.00**	**1.50** **2.27** **12.02** **1.50** **0.00** **0.00** **0.00**	**1.01** **1.50** **8.01** **1.01** **0.00** **0.00** **0.00**	**0.49** **0.77** **4.00** **0.49** **0.00** **0.00** **0.00**	**0.25** **0.60(FAR 1.75)** **2.00(FAR 1.75)** **0.25** **0.125** **0.0625** **0.00**
8.	**<u>Low-II (Part-B)</u>** Sangrur,Sunam , Nabha , Faridkot, Kotakpura ,Ferozepur, Malout,Abohar ,Mukatsar , Kapurthla Nawan Shahar, Ropar , TarnTaran ,					

	Gurdaspur, Samana, Jagraon, Mansa within M.C.limits and 1 KM on both sides of the portion of the following roads not covered under any potential zone: 1. Batala – Amritsar road 2. Kurali- Ropar – NawanShahar-Phagwara road					
	A. Residential Plotted	**4.50**	**1.50**	**1.01**	**0.49**	**0.25**
	B. Residential Group Housing (As per notification no. 17/17/2001/5 HG2/PF/1824, dated 22 June,2010, group housing shall be charged @ plotted development subject to the condition that residential density remains the same as notified in the Master Plan)	**15.70 (FAR 1.75)**	**2.27**	**1.50**	**0.77**	**0.45(FAR 1.75)**
	C. Commercial - Marriage Palace/Restaurant/ Dhaba	**11.00 (FAR 1.75)**	**12.02**	**8.01**	**4.00**	**2.00(FAR 1.75)**
	D. Petrol Pumps & Gas Godowns	**4.50**	**1.50**	**1.01**	**0.49**	**0.25**
	E. Hospital , Multi Media Centre(not multiplexes) & Hotels	**2.25**	**0.00**	**0.00**	**0.00**	**0.125**
	F. Institutions	**1.125**	**0.00**	**0.00**	**0.00**	**0.0625**
	G. Industry	**1.00**	**0.00**	**0.00**	**0.00**	**0.00**

9.	**Low-III** Sangrur , Sunam , Nabha , Faridkot, Kotkapura , Ferozepur , Malout , Abohar , Mukatsar , Kapurthala , NawanShahar , Ropar, TarnTaran , Gurdaspur, Samana, Jagraon, Mansa outside M.C.limits within 3 KM and 1 KM on both sides of the portion of the following roads not covered under any potential zone: 1. Pathanakot-Gurdaspur road 2. Gurdaspur-Batala road. 3. Pathankot-Jalandhar road 4. Dasuya-Hoshiarpur-Balachaur-Ropar road 5. Hoshiarpur-Jalandhar road 6. Ludhiana-Malerkotla-Nabha-Patiala road 7.Patiala-Sangrur-Barnala-Bathinda-Mandi Dabwali Road. 8.Bathinda-Malout-Abohar road upto Haryana Border 9. Malout – Fazilka road 10. Malout-Mukatsar road 11. Bathinda- Mukatsar road 12.Bathinda-Kotkapura-Faridkot-Ferozepur road 13. Ferozepur-Jalalabad – Fazilka road 14. Faridkot-Zira-TarnTaran-Amritsar road 15. Kotkapura-Baghapurana –Moga road 16.Barnala-Raikot-Jagraon-Nakodar-Jalandhar road A. Residential Plotted B. Residential Group Housing (As per notification no. 17/17/2001/5 HG2/PF/1824, dated 22 June,2010, group housing shall be charged @ plotted development subject to the condition that	**3.00** **15.70 (FAR 1.75)**	**1.50** **2.27**	**1.01** **1.50**	**0.49** **0.77**	**0.20** **0.45(FAR 1.75)**

	residential density remains the same as notified in the Master Plan) C. Commercial - Marriage Palace/ Restaurant/ Dhaba D. Petrol Pumps & Gas Godowns E. Hospital , Multi Media Centre(not multiplexes) & Hotels F. Institutions G. Industry	**7.50 (FAR 1.75)** **3.00** **1.50** **0.75** **1.00**	**12.02** **1.50** **0.00** **0.00** **0.00**	**8.01** **1.01** **0.00** **0.00** **0.00**	**4.00** **0.49** **0.00** **0.00** **0.00**	**1.25(FAR 1.75)** **0.20** **0.10** **0.05** **0.00**
10.	**Low-IV** All other towns and area not covered in any potential zone. A. Residential Plotted B. Residential Group Housing (As per notification no. 17/17/2001/5 HG2/PF/1824, dated 22 June,2010, group housing shall be charged @ plotted development subject to the condition that residential density remains the same as notified in the Master Plan) C. Commercial - Marriage Palace/Restaurant/ Dhaba D. Petrol Pumps & Gas Godowns E. Hospital , Multi Media Centre(not multiplexes) & Hotels F. Institutions G. Industry	**2.50** **11.78(FAR 1.75)** **6.50(FAR 1.75)** **2.50** **1.25** **0.625** **1.00**	**1.50** **2.27** **12.02** **1.50** **0.00** **0.00** **0.00**	**1.01** **1.50** **8.01** **1.01** **0.00** **0.00** **0.00**	**0.49** **0.77** **4.00** **0.49** **0.00** **0.00** **0.00**	**0.15** **0.30(FAR 1.75)** **1.00(FAR 1.75)** **0.15** **0.075** **0.0375** **0.00**

NOTE: 1. These charges are based on notification no. 17/17/2001-5hg2/P.F./1824, dated 22.6.2010 and the different potential zones are as intimated in this notification.(Copy of notification attached). License Fees and EDC on Marriage Palaces , Dhabas/Restaurant and Clubs shall be levied proportionately to the FAR claimed /utilized as commercial . Rest of the project area shall be charged @ residential plotted .

2. Group Housing shall be charged @ plotted development subject to the condition that the residential density remains the same as notified in the Master Plan .
3. Where Master Plan has not been notified , the Group Housing shall be charged two times the rate prescribed for Residential plotted development applicable in that particular potential zone.
4. In case of discrepancy refer notification no. 17/17/2001-5hg2/P.F./1824, dated 22.6.2010.

Annexure-VII

FORM APR 1

Form of Application for the grant of a license

To

The Competent Authority,

____

Sir,

I/we, beg to apply for the grant of a license to set up a residential/ commercial /industrial colony at_____________in district__________.

The requisite particulars are as under:-

(i) Status of the applicant, whether individual/firm/co-operative society/Company.

(ii) In the case of individual-
(a) Name
(b) Father's name
(c) Occupation
(d) Permanent Address.

(iii) In the case of Firms/Co-operative Societies/Companies-
(a)Name
(b) Address
(C) Major activities
(d) Name and address of Partners/Chief Executive/Full time Directors.

(iv) Whether applicant is income tax payer, if so give income tax account No.____________

(v) Name and address of the bank or banker with which account in terms of Section 9 of the Act will be maintained_____________.

(vi) Details of immoveable property held by the applicant___________.

(vii) Particulars about financial position:-
(a) latest audited accounts in the case of company/firm/cooperative society; and
(b) In case of individual details of his bank accounts.

(viii) Whether the applicant had ever been granted permission to set up a colony under any other law, if so, details thereof.

(ix) Whether the applicant has ever established a colony or is establishing a colony and if so, details thereof_____________.

(x) Agency to take up internal development works-

Self	Government Department	Development Authority	Local Authority

(xi) Any other information the applicant may like to furnish.

2. I/We enclose the following documents in triplicate, namely:-

(i) Copy or copies of all the title deeds and other documents showing the interest of the applicant in the land under the proposed colony along with a list of such deeds and other documents and if the land is owned by another person, the consent of the owner of such land to the development of the colony or construction of the building;

(ii) A copy of the shajra plans showing the location of the colony along with the name the revenue estate, khasra number of each field and the area of each deification of the site;

(iii) A guide map on a scale of not less than 1:1000 showing the location of the colony in relation to surrounding geographical features to enable the identification of the site.

(iv) A survey map of the land under the colony on a scale of not less than 1:1000 showing the spot levels at a distance of thirty meters and where necessary contour plans and the survey will also show the boundaries and dimensions of the said land, the location of streets of at least thirty meters of the said land and existing means of access to and from existing roads.

(v) Layout plan of the colony on a scale of not less than 1:1000 showing the existing and proposed means of access to the colony, the width of streets, sizes and types of plots, sites, reserved for open spaces, community buildings and schools with area of each and proposed building lines on the front and sides of plots.

(vi) An explanatory note explaining the salient features of the proposed colony, in particulars the sources of the water supply, arrangements for disposal and treatment of storm water and sullage water;

(vii) Plans showing the cross sections of the proposed roads showing in particulars width of the proposed carriage ways, cycle, tracks and footpaths, green verges, position of electric poles and of any other works connected with such roads.

(viii) Plans referred to in clause (vii) indicating in addition the position of sewers, storm water channels, water supply and other public health services.

(ix) Detailed specifications and designs of road works as showing in clause (vii) and estimated cost thereof.

(x) Detailed specifications and designs of storm water and water supply scheme with estimated cost of each;

(xi) Detailed specifications and designs for disposal and treatment of storm and sullage water and estimated cost of works;

(xii) Detailed specifications and designs of electric supply including street lighting and

(xiii) Names and qualifications of the Engineers and the consent to executive the development work where the promoter himself is to executive such work;

3. I/We enclose the further following documents, namely:-
   (i) Demand Draft No.___________dated________________ for Rs.__________drawn on__________bank.
   (ii) A copy of the latest statement of annual accounts duly audited by a Chartered Accountant in the case a company or a firm or a cooperative society and disclosure of the account maintained along with the name of the bank in the case of an individual.
   (iii) Income tax clearance certificate issued by the Income Tax Authorities.
4. It is further submitted that I/we may be exempted from providing the following amenity or amenities in the proposed colony and an explanatory note in triplicate along with plans marked A, B, C, (so on) as to why the said amenity or amenities are not required to be provided in the colony is enclosed.
5. I/we solemnly affirm and declare that the particulars given in para 1 are correct to the best of my/our knowledge and belief.

Dated:

Yours faithfully,

Place:

Signature of applicant(s)
along with full name (s).

ANNEXURE-VIII

DRAFT BANK GUARANTEE

(Worth Rs. 100/- on Indian non-judicial paper)

TO BE FURNISHED BY A PROMOTER FOR GETTING LICENCE TO DEVELOP LAND INTO A COLONY

1. This deed of Bank Guarantee made this day ______________________ between ______________________ (hereinafter called the Bank which term shall include its successors and assigns) on the one part and the Addl. Chief Administrator/Administrator of the Punjab Urban Planning & Dev. Authority exercising the powers of competent Authority appointed as such under the Punjab Apartment and Property Regulation Act, 1995 (hereinafter called the Competent Authority) on the other part.

2. Whereas _________________ registered as promoter under the Punjab Apartment and Property Regulation Act, 1995. (hereinafter called the "Promoter") has applied to the Competent Authority for the grant of licence to develop ______________________________________ (description of land) into a colony:

3. And whereas the Competent Authority vide its order No. _________________ dated ________________ has granted permission to the Promoter to develop __________________ (description of land) into a colony and the Competent Authority has further desired that the Promoter should furnish a Bank Guarantee equal to twenty-five percent of the cost of the development works amounting to Rs. _________________________ for carrying out completion of the development works in the colony in accordance with the conditions of license to be granted to the promoter by the Competent Authority; and also in accordance with the provisions of the Punjab Apartment and Property Regulation Act 1995 and the rules made thereunder;

4. Now, therefore, in consideration of the Competent Authority having agreed to grant license to the promoter to develop ________________ (description of land) into a colony subject to the condition that the promoter will furnish a Bank Guarantee for Rupees ____________ the bank hereby undertakes to pay to the

Competent Authority on demand an amount not exceeding Rupees. _____________________ in case the development works are not completed in accordance with the conditions of the licence within the time prescribed for their completion to the satisfaction of the competent authority or in case any provisions of the Punjab Apartment and Property Regulation Act, 1995 or the rules made thereunder are violated and any demand so made on the Bank shall be conclusive as regards the amount due and payable by and the liability of the bank under this guarantee deed and the Bank hereby undertakes to pay to the competent Authority the amount so demanded forthwith without any demur and notwithstanding any proceedings pending in any court or before any Authority relating to this guarantee deed, the liability of the Bank under this guarantee deed being absolute and unconditional.

5. Notwithstanding anything here-in-before contained, the Bank agrees that this guarantee shall remain in full force for a period of 4 years from date of this guarantee deed and unless a demand or action to enforce any claim under this Guarantee is made or taken against the Bank within a period of three from the date of such discharge, the Bank sand discharged of all liabilities thereunder;

6. The Bank further agrees that the Competent Authority shall have the fullest liberty, without the consent of the Bank, hereunder to vary any of the powers exercisable by the competent Authority against the promoter or grant extension in time and to forebear or enforce any terms and conditions of license and the Bank shall not be relieved from its liability by reason so such variation or extension being granted to the bank or the promoter or for any forbearance, act or omission on the part o the Competent Authority or any indulgence by the Competent Authority to the promoter or by any mater or thing whatsoever, which under the law relating to sureties would, out of this provision have effect of so relieving the bank.

7. The bank lastly undertakes not to revoke the Guarantee during its currency, except with the previous consent of the Competent Authority in writing, and that the liability of the Bank whatsoever by any manner and irrespective of any conte-station regarding claims and disputes, the bank will deposit the Guarantee amount on first demand of the Competent Authority.

In witness whereof the _________________ for and on behalf of the Bank have signed this Guarantee deed on the date and year first above written : -

Witness :

for and or behalf of the

________________ Bank

1. Name
   Address

2. Name
   Address

Accepted by the Competent Authority

ANNEXURE- IX

APPLICATION FOR APPROVAL OF MEGA PROJECT

1. Name of applicant

2. Full Address and Telephone Numbers including Mobile Phone

3. Whether applicant is public/private/ proprietorship company/firm (Please attach proof).

4. Background & Experience of Applicant (attach details)

5. Proposed project (Manufacturing/Multiplex/Industrial Park/Hotel/Agri/Housing)

6. In case of Manufacturing and Agri, whether new or expansion

7. Location of the project
   - i Village/Block/Tehsil/District
   - ii Khasra No/Hadbast No.
   - iii Size of Plot in Acres/sq. metres
   - iv Frontage of Plot/Site
   - v Road Width

8. Proposed Fixed Capital Investment
   - (i) Land
   - (ii) Building
   - (iii) Plant & Machinery

9. Means of Finance

10. Employment likely to be generated

11. Implementation schedule

12. Project Synopsis (To be attached)

13. Name and complete address of the person to be contacted with land line and Mobile Phones.

14. Details of concessions sought

15. a) Whether any equity participation/ term loan has been availed for any earlier units of the applicant from PSIDC/PFC.
    b) If so, is there any default in buyback/repayment ? Give details, thereof.

16. Any other information

(Name and Signature of Applicant)

Note : Number of copies to be submitted

(i)	Manufacturing Projects/Agri	-	7 copies
(ii)	Multiplex/Hotel/Industrial Park	-	15 copies
(iii)	Housing Projects	-	15 copies

ANNEXURE –X

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

Notification

(Corrigendum)

The Jan., 2011

No.17/17/2001-5HG2/Part File/203 In partial modification in the Notification No. 17 / 17 / 2001 -5HG2/P.F./1815 dated 29th June,2010, the Governor of Punjab is pleased to modify the note 13(e) of the above notification as under :-

Note-13 (e)

For the new projects under PAPRA, 15% of the EDC shall be charged up front and the balance in 10 equal half yearly installments with 10% interest payable half yearly along with installment on the balance amount and 3% penal interest (compounded) will be charged in case of default on the defaulted amount

25% License fee shall be paid up front and balance license fee in 3 half yearly installments with 10% interest on the balance of license fee and 3% penal interest (compounded) will be charged in case default and defaulted amount.

All ACA (Field)

Chandigarh:
the,7th Jan.,2011

Dr.S.S.Sandhu
Secretary to Government of Punjab,
Department Housing & Urban Development

Endst. No.17/17/2001-5HG2/Part File/ Dated:

A copy with a spare copy is forwarded to the Controller, Printing and Stationary Department, Punjab, Chandigarh with the request to publish this notification in the Punjab Govt. ordinary Gazette and send 100 copies of the same to this department.

Sd/-
Under Secretary

Endst. No.17/17/2001-5HG2/Part File/ 205 Dated: 20-01-2011

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

1. The Chief Administrator, PUDA, Mohali.
2. The Chief Administrator, GMADA, Mohali.
3. The Chief Administrator, GLADA, Ludhiana.
4. The Chief Administrator, Amritsar Development Authority (ADA).
5. The Chief Administrator, Bathinda Development Authority (BDA).
6. The Chief Administrator, Jalandhar Development Authority (JDA).
7. The Chief Administrator, PDA, Patiala.
8. The Chief Town Planner, Punjab, Chandigarh.

ਦਫ਼ਤਰ: ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਪੁੱਡਾ
ਡਾਇਰੀ ਨੰ: 271
ਮਿਤੀ: 21-1-11

Shashi Prabha
Superintendent

Endst. No.17/17/2001-5HG2/Part File/ Dated:

A copy of the above is forwarded to the following for information:-

1. PS/CM, for kind information of Hon' ble Chief Minister,Punjab
2. PS/Chief Parliamentary Secretary, Housing and Urban Development for kind information of the Chief Parliamentary Secretary.
3. PS/Chief Secretary for kind information of the Chief Secretary.
4. PS/PSID for kind information of Principal Secretary, Department of Industry & Commerce, Punjab.
5. PS/SHUD for kind information of Secretary, Department of Housing & Urban Development ,Punjab.

Superintendent

ANNEXUARE-XI

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

ਸੇਵਾ ਵਿਖੇ

ਡਾਇਰੈਕਟਰ,
ਨਗਰ ਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ,
ਪੰਜਾਬ,ਚੰਡੀਗੜ੍ਹ।

ਮੀਮੋ ਨੰ: 17/17/2001-5ਮਉ2/ਪ.ਫ.-1/3585
ਮਿਤੀ, ਚੰਡੀਗੜ੍ਹ 22.12.2010

ਵਿਸ਼ਾ: **Policy of minimum area required for setting of Residential/ Commercial Colony.**

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਤੇ ਆਪ ਦੀ ਤਜ਼ਵੀਜ਼ ਨੰ:8352-ਸੀਟੀਪੀ(ਪਬ)/ਐਸ.ਸੀ-7 ਮਿਤੀ 1-12-2010 ਦੇ ਹਵਾਲੇ ਵਿੱਚ ਅਤੇ ਸਰਕਾਰ ਦੇ ਮੀਮੋ ਨੰ:18/182/2006-6 ਐਚ.ਜੀ.2/5598 ਮਿਤੀ 17-7-2007 ਅਤੇ ਮੀਮੋ ਨੰ:17/17/2001-5 ਐਚ.ਜੀ2/7655 ਮਿਤੀ 19-9-2007 ਦੀ ਲਗਾਤਾਰਤਾ ਵਿੱਚ।

2. ਵਿਸ਼ੇ ਅੰਕਿਤ ਮਾਮਲੇ ਨੂੰ ਵਿਚਾਰਨ ਉਪਰੰਤ ਹਵਾਲੇ ਅਧੀਨ ਦਰਸਾਏ ਸਰਕਾਰ ਦੇ ਪੱਤਰਾਂ ਰਾਹੀਂ ਪੰਜਾਬ ਰਾਜ (ਗਮਾਡਾ ਦੀਆਂ ਹੱਦਾਂ ਛੱਡ ਕੇ) ਵਿੱਚ ਪਹਿਲਾਂ ਜਾਰੀ ਕੀਤੇ ਗਏ ਕਲੋਨੀਆਂ ਦੇ ਨਾਰਮਜ਼ ਵਿੱਚ ਸੋਧ ਕਰਦੇ ਹੋਏ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਕਾਲੋਨੀਆਂ ਦਾ ਰਕਬਾ ਨਿਰਧਾਰਤ ਕੀਤਾ ਜਾਂਦਾ ਹੈ:-

1. ਹਾਈ ਪੋਟੈਨਸ਼ੀਅਲ ਜ਼ੋਨ ਦੇ ਸ਼ਹਿਰ ਅੰਮ੍ਰਿਤਸਰ, ਜਲੰਧਰ, ਲੁਧਿਆਣਾ ਅਤੇ ਇਸ ਦੇ ਨਾਲ ਹੀ ਮੀਡੀਅਮ ਪੋਟੈਨਸ਼ੀਅਲ ਜ਼ੋਨ ਦੇ ਸ਼ਹਿਰ ਪਟਿਆਲਾ ਵਿੱਚ ਮਿਉਂਸਪਲ ਹੱਦਾਂ ਤੋਂ ਬਾਹਰ ਮਾਸਟਰ ਪਲੈਨ ਦੇ ਰਕਬੇ ਵਿੱਚ ਕਲੋਨੀ ਦਾ ਰਕਬਾ ਘੱਟੋ ਘੱਟ 10 ਏਕੜ੍ਹ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਅਤੇ ਇਹਨਾਂ ਸ਼ਹਿਰਾਂ ਵਿੱਚ ਗਰੁੱਪ ਹਾਊਸਿੰਗ ਲਈ ਘੱਟੋ ਘੱਟ ਰਕਬਾ 2 ਏਕੜ੍ਹ ਕੀਤਾ ਜਾਂਦਾ ਹੈ।
2. ਪੰਜਾਬ ਦੇ ਦੂਜੇ ਸ਼ਹਿਰਾਂ ਅਤੇ ਕਸਬਿਆਂ ਵਿੱਚ ਰਿਹਾਇਸ਼ੀ ਕਲੋਨੀ ਦਾ ਰਕਬਾ ਘੱਟੋ ਘੱਟ 5 ਏਕੜ੍ਹ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਅਤੇ ਗਰੁੱਪ ਹਾਊਸਿੰਗ ਲਈ ਘੱਟੋ ਘੱਟ ਰਕਬਾ 2 ਏਕੜ੍ਹ ਕੀਤਾ ਜਾਂਦਾ ਹੈ।

ਅਧੀਨ ਸਕੱਤਰ

ਪਿਠਅੰਕਣ ਨੰ:17/17/2001-5ਮਓ2/ਪ.ਫ.-1/ ਮਿਤੀ:

ਉਤਾਰਾ ਹੇਠ ਲਿਖਿਆਂ ਨੂੰ ਸੂਚਨਾ ਅਤੇ ਯੋਗ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ:-

1) ਮੁੱਖ ਪ੍ਰਸ਼ਾਸ਼ਕ, ਪੁੱਡਾ, ਐਸ.ਏ.ਐਸ.ਨਗਰ।

2) ਮੁੱਖ ਪ੍ਰਸ਼ਾਸ਼ਕ, ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ.ਨਗਰ।

3) ਮੁੱਖ ਪ੍ਰਸ਼ਾਸ਼ਕ, ਗਲਾਡਾ, ਐਸ.ਏ.ਐਸ.ਨਗਰ।

4) ਮੁੱਖ ਪ੍ਰਸ਼ਾਸ਼ਕ, ਏਡੀਏ, ਐਸ.ਏ.ਐਸ.ਨਗਰ।

5) ਮੁੱਖ ਪ੍ਰਸ਼ਾਸ਼ਕ, ਜੇਡੀਏ, ਐਸ.ਏ.ਐਸ.ਨਗਰ।

6) ਮੁੱਖ ਪ੍ਰਸ਼ਾਸ਼ਕ, ਪੀਡੀਏ, ਐਸ.ਏ.ਐਸ.ਨਗਰ।

7) ਮੁੱਖ ਪ੍ਰਸ਼ਾਸ਼ਕ, ਬੀਡੀਏ, ਐਸ.ਏ.ਐਸ.ਨਗਰ।

ਅਧੀਨ ਸਕੱਤਰ

GOVERNMENT OF PUNJAB

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

(HOUSING-II BRANCH)

Notification

The 9th December, 2010

No. G.S.R. 41/P.A.14/1995/Ss. 38 and 45/Amd.(2)/2010.—With reference to the Government of Punjab, Department of Housing and Urban Development, Notification No. 12/1/09-5HG2/2571, dated the 30th August, 2010, and in exercise of the powers conferred by section 45 read with sub-section (2) of section 38 of the Punjab Apartment and Property Regulation Act, 1995 (Punjab Act No. 14 of 1995) and all other powers enabling him in this behalf, the Governor of Punjab is pleased to make the following rules further to amend the Punjab Apartment and Property Regulation Rules, 1995, namely :—

RULES

1. **Short title and commencement.**—(1) These rules may be called the Punjab Apartment and Property Regulation (First Amendment) Rules, 2010.

(2) They shall come into force on and with effect from the date of their publication in the Official Gazette.

2. In the Punjab Apartment and Property Regulation Rules, 1995 (hereinafter referred to as the said rules), in rule 2, after clause (f), the following clause shall be added, namely :—

"(g) "Un-Authorized Colony" means a colony which has been developed in contravention of the provisions of the Act and the rules made there under.".

3. In the said rules, after rule 30, the following rules shall be added, namely :—

"31. **Compounding of offences.**—(1) Notwithstanding anything contained in these rules, the competent authority on an application, made by the promoter in Form APR-V-A, may, either before or after the institution of the proceedings for prosecution, compound an offence of developing an unauthorized colony.

(2) On receipt of an application under sub-rule (1), the competent authority may, if it deems proper, compound the said offence on the fulfillment of following conditions and restrictions by the promoter, namely :—

(a) that the promoter first of all, shall obtain a license in accordance with the provisions of the Act and the rules made thereunder ;

(b) that the unauthorized colony should not fall within the distance of sixteen kilometres from the outer boundary of Union Territory of Chandigarh ;

(c) that the promoter shall submit to the competent authority, the proof of absolute ownership of the land, on which unauthorized colony has been developed by him, from the concerned authority ; and

(d) that the land on which unauthorized colony has been developed, is in comformity of development of the colony with neighbouring areas.

(3) For compounding an offence in the case of an unauthorized colony, developed before the 17th day of August, 2007, in addition to the conditions and restrictions, specified in sub-rule (2), the following conditions shall also be fulfilled, namely :—

(a) the promoter shall deposit such fee by way of demand draft, as may be determined by the State Government from time to time by notification in the Official Gazette by taking into consideration all relevant aspects ;

(b) the width of the access road to such colony shall not be less than thirty-five feet ;

(c) the width of the internal roads in such colony shall not be less than twenty-five feet ;

(d) in the layout plan of such colony, the land reserved for roads, open spaces, schools and public and community buildings and other common purposes, shall not be less than thirty-five percent of the gross area of such colony ; and

(e) such colony must have a site for water works and Sewage Treatment Plant or it should have been linked with the water supply and sewerage laid down by a local authority in the area of such colony.

(4) (1) For compounding an offence in the case of an unauthorized colony developed on or after the 17th day of August, 2007, the promoter shall, in addition to other charges, payable in the case of a colony, developed in accordance with the provisions of the Act and the rules, made thereunder, deposit such fee by

way of demand draft, as may be determined by the State Government from time to time by notification in the Official Gazette by taking into consideration all relevant aspects. However, the promoter shall have to fulfil all the prevailing norms and criteria, specified by the competent authority for developing a colony under the Act.

32. **Mode of making payment.**—(1) The promoter of an unauthorized colony, mentioned in sub-rule (3) or sub-rule (4) of rule 31, shall pay twenty-five per cent of the compounding fee to the competent authority within a period of thirty-days from the date of order for compounding an offence of developing such colony.

(2) The balance of seventy-five per cent amount may be paid in six annual equal installments with ten per cent compound interest :

Provided that if such amount is paid within a period of one year from the date of the order of compounding such offence, then no interest shall be charged from the promoter.

(3) In case, the payment of balance amount is not made within the period, as stipulated in sub-rule (2), the promoter shall pay further interest at the rate of three per cent on the balance amount.

(4) In case, the balance of seventy-five per cent amount, referred to in sub-rule (2), is paid within a period of thirty days from the date of order of compounding an offence by the competent authority, then the promoter shall be entitled to a rebate at the rate of ten per cent on such balance amount.

33. **Fulfilment of requirements after compounding an offence.**—(1) After an offence of developing an unauthorized colony is compounded by the competent authority, all necessary clearance like 'No Objection Certificate' etc. from the concerned authorities shall be obtained by the promoter of such colony.

(2) All internal development works shall be completed by the promoter of such colony within a period of one year from the date of compounding such offence. The promoter shall also provide a bank guarantee as per provisions of the Act and the rules, made there under.".

4. In the said rules, after Form APR-V, the following Form shall be added, namely :—

"FORM APR V-A

(See rule 31)

Form of Application for compounding of an offence for developing an un-authorized colony.

To

The Competent Authority,

____

Sir,

I/We beg to apply for the grant of a license to develop a residential/ commercial/industrial colony at ———————— in district ———————— The requisite particulars are as under :—

(i) Status of the applicant, whether individual/Co-operative Society/ Company.

(ii) In the case of individual—

(a) Name :

(b) Father's Name :

(c) Occupation :

(d) Permanent Address :

(iii) In the case of Firms/Co-operative Societies/Companies—

(a) Name :

(b) Address :

(c) Major Activities :

(d) Name and address of Partners/Chief Executive/Full time Directors.

(iv) Whether applicant is income tax payer, if so, give income tax account No. ————————

(v) Name and address of the bank or banker with which account in terms of section 9 of the Act will be mentioned ————————

(vi) Details of immovable property held by the applicant ————————

(vii) Particulars about financial position :

(a) latest audited accounts in the case of company/firm/co-operative society ; and

(b) in case of individual details of his bank accounts.

(viii) Whether the applicant had ever been granted permission to develop a colony under any other law, if so, details thereof ....

(ix) Whether the applicant has ever established a colony or is establishing a colony and if so, details thereof..........................

(x) Agency to take up external development works :

Self	Government Department	Development Authority	Local Authority

(xi) Agency to take up internal development works :

Self	Government Department	Development Authority	Local Authority

(xii) Any other information, the applicant may like to furnish.

2. I/We enclose the following documents in triplicate, namely :—

(i) Copy or copies of all the title deeds and other documents showing the interest of the applicant in the land under the proposed colony along with a list of such deeds and other documents and if the land is owned by another person, the consent of the owner of such land to the development of the colony or construction of the building ;

(ii) A copy of the shajra plans showing the location of the colony along with the name of the revenue estate, khasra number of each field and the area of each field ;

(iii) A guide map on a scale of not less than 1:1000 showing the location of the colony in relation to surrounding geographical features to enable the identification of the site ;

(iv) A survey map of the land under the colony on a scale of not less than 1:1000 showing the spot levels at a distance of thirty metres and where necessary, contour plans and the survey will also show the boundaries and dimensions of the said land, the location of streets of at least thirty metres of the said land and existing means of access to and from existing roads ;

(v) Layout plan of the colony on a scale of not less than 1:1000 showing the existing and proposed means of access to the colony, the width of streets, sizes and types of plots, sites reserved for open spaces, community buildings and schools with area of each proposed building ;

(vi) Plans showing the cross section of the proposed roads indicating particular width of the proposed carriage ways, cycle tracks and foot paths, green verges, position of electric poles and of any other works connected with such roads ;

(vii) Plans referred to in clause (vi) indicating in addition, the position of sewers, storm water channels, water supply and other public health services ;

(viii) Detailed specifications and designs of road works as shown in clause (vi) and estimated cost thereof ;

(ix) Detailed specifications and designs of storm water and water supply scheme with estimated cost of each.

(x) Detailed specifications and designs for disposal and treatment of storm and sullage water and estimated cost of works ; and

(xi) Detailed specifications and designs of electric supply including street lighting.

3. I/We enclose the further following documents, namely :—

(i) Demand Draft No. .... dated .... for Rs. .... drawn on .... Bank ;

(ii) A copy of the latest statement of annual accounts duly audited by a chartered accountant in the case of a company or a firm or a co-operative society and disclosure of the account maintained along with the name of the bank in the case of an individual ; and

(iii) Income tax clearance certificate issued by the Income Tax Authorities.

4. Number of plots —

(i) which have already been sold ; and

(ii) the number of plots which are available for disposal.

5. Level of development works and infrastructure provided in the colony in terms of roads, water supply, sewerage, electricity, parks, tubewell and cost incurred on the provisions of the infrastructure.

6. Two copies of coloured photographs of the site.

7. I/We solemnly affirm and declare that the particulars given above, are true and correct to the best of my/our knowledge and belief and nothing has been concealed therein.

Yours faithfully,

Dated : Signature of applicant(s)
Place : alongwith full name(s)".

DR. S. S. SANDHU,

Secretary to Government of Punjab,
Department of Housing and Urban Development.

15866 LR(P)—Govt. Press, U.T., Chd.