

GOVERNMENT OF PUNJAB

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

(HOUSING-II BRANCH)

Notification

The 2nd November, 2010

No. CTP (Pb) MPM-145/3149.-Whereas the industrial Policy 2003 (Infrastructure including those in Housing and Urban Development) provides that the concession granted to housing project in the State as per Annexure-IV of the meeting of Empowered Committee held on 28th November, 2005 would be exempted from the provisions of the Punjab Apartment & Property Regulations Act, 1995 (Punjab Act No. 14 of 1995).

2. And whereas M/S Ansal Properties & Infrastructure Ltd. SCO No. 183-184 Sector 9-C, Madhya Marg, Above British Library, Sector 9-C, Chandigarh, Corporate Office, 1110, Ansal Bhawan, 16-Kasturba Gandhi Marg, New Delhi have already been granted approval by the Punjab Government, Department of Housing and Urban Development for setting up of Mega Housing Project in an area of 99.54 acres falling in Sector 116, S. A. S. Nagar.

3. And, whereas the requisite legal agreement has already been executed on 3rd July, 2006 on behalf of the Punjab Government by the joint secretary to the Government of Punjab, Department of Housing and Urban Development with the aforesaid company consequent upon the decision taken in the meeting of the Empowered Committee for consideration of Special Package of Incentives to the Project of Special Significance held on 28th November, 2005 under the chairmanship of Chief Minister, Punjab.

4. Whereas the promoter has submitted layout plan of the entire area of 99.54 acres for which the change of land use has been allowed by the Government. On the basis of overall layout plan of 99.54 acres, the layout plan bearing drawing no. 01, Sr. No. 01, dated 17th June, 2010 and drawing No. 02, Sr. No. 02, dated 17th June, 2010 has been approved by the Chief Town Planner, Punjab vide memo no. 7039 CTP(Pb)/MPM-145, dated 17th September, 2010.

5. And whereas the Governor of Punjab is of the opinion that company has fulfilled all the condition, which are required to be fulfilled before the grant of exemptions under Section 44 of the Punjab Apartment & Property Regulation Act, 1995.

6. Now therefore in exercise of the power vested in him under section-44 (2) of the Punjab Apartment & Property Regulation Act, 1995 (Punjab Act. No. 14 of 1995) and all other power enabling him to act in this behalf, the Governor of Punjab is pleased to exempt the aforesaid mega housing project of an area of 99.54 acres of M/S Ansal Properties & Infrastructure Ltd. SCO No. 183-184, Sector 9-C, Madhya Marg, Above British Library, Sector 9-C, Chandigarh, Corporate Office, 1110, Ansal Bhawan, 16- Kasturba Gandhi Marg, New Delhi bearing drawing no. 01, Sr. No. 01, dated 17th June 2010 and drawing No. 02, Sr. No. 02, dated 17th June 2010 from all the provisions of the Punjab Apartment & Property Regulation Act, 1995 (Punjab Act No. 14 of 1995) except Section 32 subject to the following terms and condition that:

- (i) The development work shall be carried out in accordance with the lay-out plan sanctioned by the Chief Town Planner, Punjab (Competent Authority) in keeping with such general guidelines as the Department of Housing and Urban Development may issue in respect of such Housing Project from time to time and shall obtain the required permissions as specified in the C. L. U. order and the order of approval of layout plan before undertaking any development at the site.
- (ii) The promoter of the Housing Project shall strictly abide by the aforesaid legal agreement dated 3rd July 2006 signed by them as well as various Notification issued by the

Department of Housing and Urban Development enunciating and enumerating the policy parameters governing such Housing Projects.

- (iii) The promoter shall deposit the entire amount in respect of the contribution to the Punjab Urban development Fund, created under section 32 of the Punjab Apartment and Property Regulation Act, 1995 (Act No. 14 of 1995) within a period of 30 days of the sanctioning of their layout plan, develop and requested to be acquired by Government.
- (v) The promoter shall be responsible for obtaining the final NOC from Punjab Pollution Control Board.
- (iv) Before starting the development of the proposed project promoter shall obtain environmental clearance from the Ministry of Environmental & Forest Government of India as required under EIA notification dated 14th September, 2006 as well as consent to establish (NOC) from the Punjab Pollution Control Board.
- (vii) Promoter will not carry out any works on the site till above conditions are fulfilled.

Chandigarh
The 2nd November, 2010

DR. SUKHBIR SINGH SANDHU, I.A.S.,
Secretary to Government of Punjab.
Department of Housing and Urban Development.