

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

To

1. Chief Administrator PUDA,
PUDA Bhawan, Mohali.
2. Competent Authority,
PAPRA Act, PUDA Bhawan,
Sector 62, Mohali.
3. Chief Town planner,
Punjab, Chandigarh.

Memo No. 17/65/2005-1HG2/ 190
Dated, Chandigarh, the 10/1/06

Subject:- Procedural steps to grant approvals relating to the clearance of Mega Project, Townships shopping Malls and multiplexes in Housing and Urban Development Department.

The Department of Industries and commerce vide its Memo dated 5.10.2005 had intimated that henceforth all Non-Industrial Real Estate Projects would be processed in the Department of Housing and Urban Development. As various procedural steps to grant approvals relating to the clearance of these mega projects were involved so before signing the agreements with the promoters a meeting under the chairmanship of Chief Secretary, Punjab was held on 6.12.2005 in which the following decisions in general were taken:-

1. The promoter/developer would submit the Location plan broadly identifying the site of the project before the case is brought before the Empowered committee.
2. The promoters/developers shall submit their legal, documents for signing the agreements, after duly incorporating the conversion charges/new EDC rates/license fee that have been approved by the State Government.
3. The promoter would submit copies of the sale deeds of at least 50% of the total land under the project within a period of 6 months of the signing of the legal agreement. The agreement of sale with the landowner in respect of remaining 40% of the total land shall also be submitted by the promoter company, along with details of the 10% (Maximum) area, which is required to be compulsorily acquired by the State Government at the cost of the developer.
4. The change of land use order shall be issued, only when the promoter would deposit change of land use conversion charges at the stipulated rates in lump sum.
5. The Competent Authority, PAPRA/CTP shall issue the final sanction of the layout plan only after the first installment in respect of the E.D.C. has been deposited. For remaining portion of the EDC, the promoter shall have the option of paying the same in lump sum or of submitting a bank guarantee or hypothecating property (plots) of equivalent value. The Promoter/Developer shall not be allowed to execute the development works on the Project land except in accordance with the environmental clearance from the Punjab Pollution Control Board, following the Environment Impact assessment process.
6. In case the Empowered Committee has mandated exemption from PAPRA, the requisite notification/order under section 44 shall be issued by the Department of Housing & Urban Development, after the layout plan has been

finally sanctioned by the Competent Authority under PAPRA/CTP and the first installment of EDC has been deposited. It should be made clear that no sale or advance booking or "pre-launch" shall be permitted unless the license has been granted or an exemption order under section 44 has been issued by the State Government.

2. Before legal agreements with any promoters whose Mega Projects has been approved by the Empowered committee is executed it has been desired that above said decisions finalized in the meeting held on 6.12.2005 should be brought to the notice of all the concerned promoters and investors whose Mega Projects has either been sanctioned or are to be sanctioned by the Empowered committee in future.

Deputy Secretary

Endst. No. 17/65/2005-IHG2/Dated, Chandigarh, the

Copy of the above is forwarded to the Principal Secretary, Department of Industries and Commerce with the request that the Department may incorporate the above said decisions in the agreements which they have executed with the promoters/investors of Mega Projects, if they desired to do so.

Deputy Secretary

Endst. No. 17/65/2005-IHG2/

Dated, Chandigarh, the

Copy of the above is forwarded to the following promoters/investors of the mega project who has submitted their draft agreements in the department of housing and urban development, with the advice to resubmit their amended legal agreements in light of above said decisions.

Deputy Secretary.

ਨਗਰ ਅਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ , ਪੰਜਾਬ

ਪਿੱਠ ਅੰਕਣ ਨੰ: 795-99-ਸੀ ਟੀ ਪੀ(ਪਬ)/ਐਸਪੀ-458 ,

ਮਿਤੀ 14.2.2006

ਇਸਦਾ ਉਤਾਰਾ ਵਿਭਾਗ ਦੇ ਸਮੂਹ ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰਾਂ ਨੂੰ ਸੂਚਨਾ ਅਤੇ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ ।

ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ (ਸ:ਮੁ:)
ਵਾ: ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ ,
ਪੰਜਾਬ,ਚੰਡੀਗੜ੍ਹ।