

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

Dated:

No.

In view of various difficulties being faced by the promoters due to lack of any policy to surrender the license, the Governor of Punjab is pleased to notify the following Policy for surrender of license issued under the Punjab Apartment and Property Regulation Act, 1995 :

1. Approval for surrendering the license of the colony would be allowed only in those circumstances where the promoter has not sold/ allotted/ leased out any plot/ Apartment nor he has undertaken any development works at the site of the colony.
2. In case of promoter has sold/ allotted/ leased out any plot/apartment in his licensed colony then in such cases irrevocable consent in the form of an affidavit attested by the Executive Magistrate regarding no claim on the said property, has to be obtained from the allottees/plot holders /apartment holders.
3. Where any construction has been made in the licensed colony then in that case the same will be demolished by the Promoter.
4. Before surrendering the License of the colony , the promoter will have to submit an affidavit attested by an Executive Magistrate assuring that no sale deed has been executed in the said colony
5. Before surrendering the license of the colony a public notice inviting the objections from the public by giving a 30 days time will have to be published in two leading National level daily Newspapers and in case any objection is received then by taking an appropriate decision the Competent Authority will initiate the further proceedings for surrender of License.
6. The charges deposited by the promoter on account of Change of land use, License fees, SIF will not be refunded. Where as only 25% of the total amount of EDC against that project excluding interest/penal interest would be forfeited in favor of the Authority. In cases where less than 25% amount

of EDC is paid up, then the deposited amount would be forfeited. Balance EDC will be refunded without any interest to the promoter but if EDC against any other project of the promoter is pending with the Authority then in that case the balance amount of EDC will not be refunded and will be adjusted from the date of order of withdrawal of license against due amount in the other project of the promoter. However, if no amount of EDC is due from other projects of the same promoter then in that case the amount of EDC will be refunded without any interest.

7. The promoter will be responsible for legal claims/ complications in case he/she had availed any bank loan etc on the basis of license and Authority/Government would not be responsible for any type of liability. The promoter will have to submit an undertaking in the form of an affidavit duly attested by an Executive Magistrate.
8. Promoter will have to surrender the original license and approved Layout Plan/Building plan to the concerned Authority before issuance of the approval for surrender of license.
9. Before issuance of approval for surrender of license, an affidavit attested by an Executive Magistrate will be taken from the promoter declaring therein that he/she will not sell any area/ plot by sub dividing the colony in future. In case the promoter involves himself in such activity then legal proceedings would be initiated against him/ her.
10. In case the license already stands expired, then apart from forfeiture of the CLU, LF/PF, EDC as mentioned in Para no.6, the promoter shall be liable to deposit a sum equal to license renewal fee from the date of expiry of license till the date of surrender along with equal amount of penalty.

Place : Chandigarh

Date :

Vini Mahajan, IAS

**Additional Chief Secretary to Government of Punjab
Department of Housing and Urban Development**