

[Extract from the Punjab Govt. Gaz., dated the 30th March, 2012].

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

Notification

The 24th December, 2011

No. CTP(Pb) MPM/131/3412.—Whereas the Industrial Policy 2003 (Infrastructure Including those in Housing and Urban Development) provides that the concessions granted to housing projects in the State as per Annexure IV of the meeting of Empowered Committee held on 11th August, 2006 would be exempted from the provisions of the Punjab Apartment and Property Regulations Act, 1995 (Punjab Act No. 14 of 1995).

2. And, whereas M/s DLF India Ltd., Chandigarh Technology Park, Plot No. 2, Tower No. D, Ground Floor, Chandigarh have already been granted approval by the Punjab Government, Department of Housing and Urban Development for setting up of residential mega project on an area of 150 acres at village Devi Nagar, Salamatpur, Bharaujian and Ratwara in Local Planning Area Mullanpur, District S.A.S.Nagar.

3. And, whereas the requisite legal agreement has already been executed on 24th January, 2011 on behalf of the Punjab Government by the 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 Projects of Special Significance held on 22nd March, 2010 under the chairmanship of Chief Minister, Punjab.

4. Whereas the company has already been granted change of landuse for an area measuring 195.83 acres and layout plan of an area of 139.63 acres has already been approved by the Chief Town Planner, Punjab,—*vide* letter No. 6621CTP(Pb)/MPM-133, dated 22nd September, 2011.

5. Whereas the promoter has submitted revised Layout plan with Net Planned area of 171.71 acres including area under EWS for which change of land use has been allowed by the Government. On the basis of net planned area of 171.71 acres, the revised layout plan bearing Drg. No. DLF/NEW-CHD/REV-2/L01 has been approved by the Chief Town Planner Punjab,—*vide* Memo No. 9338CTP(Pb)/MPM-133, dated 23rd December, 2011.

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

7. Now, therefore, in exercise of the powers vested in him under Section-44(2) of the Punjab Apartment and Property Regulation Act, 1995 (Punjab Act No. 14 of 1995) and all other powers enabling him to act in this behalf, the Governor of Punjab is pleased to exempt an additional area of 32.08 acres out of total net planned area of 171.71 acres as 139.63 acres have already been exempted under sub-section 2 of Section-44 of the PAPR Act, 1995, (Punjab Act No. 14 of 1995),—*vide* Notification No. CTP(Pb)/MPM/742, dated 10th March, 2011 (for an area of 117.91 acres) and,—*vide* Notification No. CPT(Pb)/MPM/2853, dated 4th October, 2011 (for an area measuring 21.72 acre) of M/s DLF India Ltd., Chandigarh Technology Park, Plot No. 2, Tower No. D, Ground Flour, Chandigarh bearing Drawing No. DLF/NEW-CHD/REV-2/L01 from all the provisions of the Punjab Apartment and Property Regulation Act, 1995 (Punjab Act No. 14 of 1995) except Section 5(9), Section 6 to Section 20, Section 32 and Section 36 to Section 39 of Punjab Apartment and Property Regulation Act, 1995, subject to the following terms and conditions that :—

- (i) The development works shall be carried out in accordance with the lay-out plan sanctioned by the Chief Town Planner, Punjab (Competent Authority) keeping in view with such general guidelines as the Department of Housing and Urban Development may issue in respect of such Housing Projects from time to time and shall obtain the required permission as specified in the CLU order and the order of approval of Lay Out Plan before undertaking any development at the site.
- (ii) The promoter of the Integrated Township Project shall strictly abide by the aforesaid legal agreement dated 24th January, 2011 signed by them as well as various Notifications issued by the Department of Housing and Urban Development enunciating and enumerating the policy parameters governing such 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 Regulations Act, 1995 (Act No. 14 of 1995), within a period of 30 days of the sanctioning of their layout plan.
- (iv) The promoter shall acquire the ownership of project land in its name including land under agreement to develop and requested to be acquired by Government.
- (v) The promoter shall be responsible for obtaining the final NOC from Punjab Pollution Control Board.
- (vi) Before starting the development of the proposed project promoter shall obtain environmental clearance from the Ministry of Environment and 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 shall develop the EWS Housing as per the policy dated 7th November, 2008.

S. K. SANDHU, I.A.S.,

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

(i) The development work shall be carried out in accordance with the layout plan sanctioned by the Chief Town Planner, Punjab (Sanctioning Authority) keeping in view with each person guidelines as the Department of Housing and Urban Development may issue in respect of each housing project from time to time and shall obtain the required permission as specified in the C.T.U. order and the order of approval of L.P. Out plan before undertaking any development at the site.

(ii) The promoter of the targeted Township Project shall strictly abide by the standards laid down in the Punjab Apartment and Property Regulations Act, 1995 (Act No. 14 of 1995) as well as various Notifications issued by the Department of Housing and Urban Development, Punjab and Government of Punjab in policy documents governing such projects.

(iii) The promoter of the targeted Township Project shall strictly abide by the standards laid down in the Punjab Apartment and Property Regulations Act, 1995 (Act No. 14 of 1995) as well as various Notifications issued by the Department of Housing and Urban Development, Punjab and Government of Punjab in policy documents governing such projects.

(iv) The promoter of the targeted Township Project shall strictly abide by the standards laid down in the Punjab Apartment and Property Regulations Act, 1995 (Act No. 14 of 1995) as well as various Notifications issued by the Department of Housing and Urban Development, Punjab and Government of Punjab in policy documents governing such projects.

(v) The promoter of the targeted Township Project shall strictly abide by the standards laid down in the Punjab Apartment and Property Regulations Act, 1995 (Act No. 14 of 1995) as well as various Notifications issued by the Department of Housing and Urban Development, Punjab and Government of Punjab in policy documents governing such projects.

(vi) The promoter of the targeted Township Project shall strictly abide by the standards laid down in the Punjab Apartment and Property Regulations Act, 1995 (Act No. 14 of 1995) as well as various Notifications issued by the Department of Housing and Urban Development, Punjab and Government of Punjab in policy documents governing such projects.

(vii) The promoter of the targeted Township Project shall strictly abide by the standards laid down in the Punjab Apartment and Property Regulations Act, 1995 (Act No. 14 of 1995) as well as various Notifications issued by the Department of Housing and Urban Development, Punjab and Government of Punjab in policy documents governing such projects.