

[Extract from the Punjab Govt. Gaz. dated the 4th June, 2010]

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

Notification

The 5th April, 2010

No. CTP(PB)/MPR-15-1022.—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 27th January, 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 H. P. Singh and others Ltd., H.M. 548, Phase-VII, Mohali have already been granted approval by the Punjab Government, Department of Housing and Urban Development for setting up of Residential Project at village Beholpur and Jhampur, District S.A.S. Nagar

3. And whereas the requisite legal agreement has already been executed on 1st June, 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 and circulated *vide* Memo No. 17/37/2005-3HG2/4921, dated 12th June, 2006 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 27th January, 2006 under the Chairmanship of Chief Minister, Punjab.

4. 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.

5. 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 the aforesaid Housing Project of M/s H.P Singh and others Ltd., H.M. 548 Phase-VII, Mohali for an area of 35.58 acres from all the provisions of the Punjab Apartment and Property Regulation Act, 1995 (Punjab Act No. 14 of 1995) except Section 32, 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),—*vide* letter No. 1513-CTP(Pb)/MPR-15, dated 2nd March, 2010 keeping in view with such general guidelines as the Department of Housing and Urban Development may issue in respect of such Housing Project from time to time.
- (ii) The promoter of the Mega Housing Project shall strictly abide by the aforesaid legal agreement dated 1st June, 2006 signed by the 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 acquires the entire project land in its name including land under agreement to develop and requested to be acquired by Government.

- (v) The promotor shall provide health, religious and commercial facilities in the area shown as reserved in the layout plan Drawing No. A 02, dated 19th December, 2009 and shall be bound to provide these facilities with approval of Competent Authority before handing over the possession of houses to the allottees.
- (vi) The promotor shall be responsible for obtaining the Final NOC from Punjab Pollution Control Board.
- (vii) Before starting the development of the proposed project promotor shall obtain environmental clearance from the Ministry of Environmental and Forest, Government of India as required under EIA notification 14th September, 2007 as well as consent to establish (NOC) from the Punjab Pollution Control Board.
- (viii) Promoter will not carry out any works on the site till above conditions are fulfilled.

DR. S.S. SANDHU (IAS),
Secretary to Government of Punjab,
Department of Housing and Urban Development.