

GOVERNMENT OF PUNJAB

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

(HOUSING-II BRANCH)

Notification

The 13th September, 2010

No. CTP(Pb)/MPR-13/2706.—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 1st June, 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 Taneja Developers and Infrastructure Pvt. Ltd., SCO No. 1098-1099, 1st Floor, Sector 22-B, Chandigarh 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 125 acres falling in Sector 110-111, S.A.S. Nagar.

3. And, whereas the requisite legal agreement has already been executed on 21st September, 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 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 1st June, 2006 under the Chairmanship of Chief Minister, Punjab.

4. Whereas the promoter has submitted revised layout plan of the entire area of 130.65 acres for which the change of land use has been allowed by the Government. However, the department of Housing and Urban Development,—*vide* memo No. 17/17/2001-51g-II, Part-5/157, dated 13th January, 2009 has allowed phasing of mega projects. On the basis of overall layout plan of 130.65 acres, the revised layout plan bearing drawing No. DC/TDI-II/R-2, dated 14th January, 2010 has been approved by the Chief Town Planner, Punjab,—*vide* memo No. 6124 CTP (Pb)/MPR-13, dated 6th August, 2010.

5. 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.

6. 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 first phase of mega housing project/additional area to 27.41 acres (74.44 acres being already exempted) of M/s Taneja Developers and Infrastructure Ltd., S.C.O. No. 1098-1099, First Floor, Sector 22-B, Chandigarh bearing Drawing No. DC/TDI-II/R-2, dated 14th January, 2010 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) in keeping 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 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 21st September, 2006 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 Regulation 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.
- (vi) The promoter shall be responsible for obtaining the Final NOC from Punjab Pollution Control Board.
- (vii) Before starting the development of the proposed project promoter shall obtain environmental clearance from the Ministry of Environmental 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.
- (viii) Promoter will not carry out any works on the site till above conditions are fulfilled.

DR. SUKHBIR SINGH SANDHU, I.A.S.,

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

Chandigarh :
The 10th September, 2010.