

[Extract from the Punjab Govt. Gaz., dated the 6th May, 2011]

GOVERNMENT OF PUNJAB

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

(HOUSING-II BRANCH)

Notification

The 14th March, 2011

**No. CTP(Pb)/MPM-41/793.**—Whereas the Industrial Policy, 2003 (Infrastructure including those in Housing and Urban Development) provides that the concessions granted to Golf Based Real Estate Mega projects in the State as per Annexure-IV of the meeting of Empowered Committee held on 25th May, 2008 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 Spark Buildcon Pvt. Ltd., Time Square Building 5th Floor, B-Block, Sushant Lok, Phase-I, Gurgaon (Haryana) have already been granted approval by the Punjab Government, Department of Housing and Urban Development for setting up of Golf Based Real Estate Mega Project at village Talwandi Khurd and Mullanpur, Distt. Ludhiana.

3. And, whereas the requisite legal agreement has already been executed on 27th November, 2008 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. PUDA-Mega/2008/5214, dated 22nd December, 2008 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 25th May, 2008 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 Spark Buildcon Pvt. Ltd., Time Square Building 5th floor, B-block, Sushant Lok, Phase-I, Gurgaon (Haryana) for an additional area of 37.177 acres (146.579 acres being already exempted) from all the provisions of the Punjab Apartment & 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. 960-CTP(Pb)/MPL-41, dated 10th February, 2011 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.
- (ii) The promoter of the Golf Based Real Estate Mega Project shall strictly abide by the aforesaid legal agreement dated 27th November, 2008 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 Housing 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 promoter shall provide health, religious and commercial facilities in the area shown as reserved in the layout plan MP-LA-01, Revision No. 07, dated 25th January, 2011 and shall be bound to provide the facilities with approval of Competent Authority before handing over the possession of houses to the allottees.
- (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 Forests, Government of India as required under EIA notification, dated 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.

Chandigarh :  
The 14th March, 2011.

DR. SUKHBIR SINGH SANDHU I.A.S.,  
Secretary to Government of Punjab,  
Department of Housing and Urban Development.