

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

NOTIFICATION

Dated Chandigarh 06th May 2008

No.2/3/92-5HG2/3189 Whereas Governor of Punjab had issued a Notification bearing No.2/3/92-5HG2/458, dated 18.01.2005 in which procedure for development of colonies measuring up-to 10 Acres in the State of Punjab was notified.

And where as the procedure laid down in the above said notification has been reviewed and the Governor of Punjab is of the opinion that the above said procedure needs to be further simplified for expeditious disposal in view of rapid development in the State of Punjab.

Now, therefore, in exercising of powers vested in him under Section 44(2) of the Punjab Apartment and Property Regulation Act, 1995 (Punjab Act No. 14 of 1995), the Governor of Punjab is pleased to withdraw the notification issue vide No.2/3/92-5HG2/458, dated 18.01.2005 as well as procedure laid down in this notification and further lay down the following procedure for issuance of licence for the proposed colonies in the State of Punjab:-

1. The power to issue licence for Development of colonies irrespective of size of colony shall be exercised by the concerned competent Authority.
2. Henceforth, application for development of colony shall be submitted in the office of concerned Competent Authority.
3. No Objection Certificate from the different departments shall not be a precondition for issuance of licence for development of colonies, but the promoter shall be liable to get No Objection Certificate from the concerned departments e.g. Punjab Pollution Control Board, Punjab State Electricity Board, P.W.D. (Drainage Department), Forest Department or the concerned Municipal Corporations/ Committees as the case may be before start of development works of the colony at site.
4. A copy of the licence shall be endorsed to the concerned Department by the concerned Competent Authority asking the said Department to ensure that the Development works shall not be started by the promoter before getting No Objection/ Clearance Certificate if required from the concerned Departments/Agency.
5. The licence for development of colony shall only be issued after getting prior No Objection Certificate from Municipal Council/ Corporation Council/Corporation Concerned in the case promoter purposes water supply and sewerage connection from the Municipal Council.
6. Permission to change of land use shall be mandatory prior to issuance of letter of intent and also the conditions imposed by the Government at the time of permission of Change of Land Use shall also be incorporated in the licence

7. The concerned Competent Authority shall ensure that the development work by the promoter is not initiated/ started unless and until all the conditions of licence and Change of Land Use are fulfilled.
8. Apart from the above, the provisions of the Punjab Apartment and Property Regulation Act, 1995 and rules made there under shall remain applicable into-to.
9. The promoter/developers shall pay External Development Charges, licence Fee & Change of Land Use charges as applicable.

Chandigarh:
Dated: 21-04-2008

(Arun Goel, IAS)
Secretary to Government of Punjab,
Housing & Urban Dev. Deptt.

Endst. No. 2/3/92-5HG2/3190

Dated: 06-05-2008

A copy with a spare copy is forwarded to the Controller, Printing and Stationary Department, Punjab, Chandigarh with request to Publish this notification in the Punjab Govt. ordinary Gazette and send 100 copies of the same.

Superintendent

Endst.No.2/3/92-5HG2/3191-98

Dated: 06-05-2008

A copy of the above is forwarded to the following for information and necessary action:-

1. The Chief Administrator, PUDA, Mohali.
2. The Chief Administrator, GMADA, Mohali.
3. The Chief Administrator, GLADA Ludhiana.
4. The Chief Administrator, Amritsar Development Authority Amritsar.
5. The Chief Administrator, Bathinda Development Authority, Bathinda,
6. The Chief Administrator, Jalandhar Development Authority, Jalandhar
7. The Chief Administrator,PDA, Patiala
8. The Chief Town Planner, Punjab, Chandigarh

Superintendent

Endst. No. 2/3/92-5HG2/3199-3202

Dated: 06-05-2008

A copy of the above is forwarded to the following for information:

1. PA/CM, Punjab for information of Hon'ble Chief Minister.
2. PS/Chief Parliamentary Secretary, Housing and Urban Development for information of the Chief Parliamentary Secretary.
3. PS/Chief Secretary for information of the Chief Secretary.
4. Special Principal Secretary/ CM.

Superintendent

ਨਗਰ ਅਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ ਪੰਜਾਬ

ਪਿੱਠ ਅੰਕਣ ਨੰ: 4753-71 ਸੀਟੀਪੀ(ਪਬ) SC-7

ਮਿਤੀ: 21/5/08

ਇਸ ਦਾ ਇੱਕ ਉਤਾਰਾ:-

- 1 ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਪਟਿਆਲਾ, ਲੁਧਿਆਣਾ, ਜਲੰਧਰ, ਅੰਮ੍ਰਿਤਸਰ, ਐਸ.ਏ. ਐਸ. ਨਗਰ
2. ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਪਟਿਆਲਾ, ਬਠਿੰਡਾ, ਸੰਗਰੂਰ ਲੁਧਿਆਣਾ, ਫਿਰੋਜ਼ਪੁਰ, ਫਰੀਦਕੋਟ, ਜਲੰਧਰ, ਹੁਸ਼ਿਆਰਪੁਰ, ਅੰਮ੍ਰਿਤਸਰ, ਗੁਰਦਾਸਪੁਰ, ਫਤਿਹਗੜ੍ਹ ਸਾਹਿਬ, ਮੋਹਾਲੀ।
3. ਡਿਪਟੀ ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਰੋਪੜ/ਕਪੂਰਥਲਾ ਨੂੰ ਸੂਚਨਾ ਅਤੇ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।

ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਵਾ: ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ।