

24/11/17  
STR (14)

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

No. 18/53/2017-5hg2

Dated: 1<sup>st</sup> November 2017

Whereas the Industrial Policy provides concessions for setting up of Mega Housing Projects in the State as circulated by Department of Industries vide Memo No. CC/ JDP/ Mega/ Procedure/ Manufacturing Projects/4146 dated 29-10-2007. As per Mega Policy, Mega Housing Projects shall be eligible for concessions under the Policy on fulfillment of conditions of agreement signed between government and promoter.

2. Whereas Mega Housing Project of M/S Janpath Estate (P) Ltd., SCO.No. 15, Near Nehru Sidhant Kendra, Pakhowal Road, Ludhiana-141001 for an area of 112.82 acres falling in Villages Birmi and Bains, Distt. Ludhiana was approved by Empowered Committee in its meeting held on 29-10-2010 for grant of special package of incentives to projects of special significance. According, LOI was issued by Chief Administrator, PUDA, SAS Nagar vide Memo No. PUDA/MHP/2010/5560 dated 02-12-2010 and agreement was signed on behalf of Government through Additional Secretary, Department of Housing & Urban Development and Promoter on dated 08-03-2011.

3. And, whereas the completion period of Five years from the date of signing of agreement dated 08-03-2011 was given to this project which was extended for one year i.e upto dated 07-03-2017 through Supplementary Agreement signed on 27-09-2016. The completion period was further extended by Two years i.e upto dated 05-02-2019 vide letter no. PUDA/MEGA/2017/589 dated 27-06-2017.

4. And, Whereas the company has been granted change of land use for an area measuring 107.062 acres and revised layout plan, Drawing No. MP\_LA\_01 Revision R-103 dated 17-06-2016 of Net Planned area 103.06 acres (Excluding revenue rastas) has been approved by the Chief Town Planner, Punjab vide letter No. 2048-CTP(Pb.)MPL-54 dated 22-05-2017.

5. And, Whereas an area of 88.13 acres has already been granted exemption under section 44(2) of PAPRA Act 1995 vide Notification no. 18/13/2014-5Hg2/226232/1 dated 22-05-2014. The Promoter has transferred an area of 5.28 acres reserved for EWS Houses to Government of Punjab, Department of Housing and Urban Development, vide Vasika no. 8137 dated 19-09-2016, as per notification no. 17/17/01-5Hg2/PF/4255 dated 31-12-2013 and memo no. 17/46/14-Hg2/966-73 dated 15-05-2015.

6. 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(2) of the Punjab Apartment & Property Regulation Act, 1995.

7. Now, therefore, in exercise of the powers vested in him under section-44 (2) of the Punjab Apartment & 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 balance 14.93 acres area (net planned area 103.06 acres minus 88.13 acres already exempted area) from all the provisions of the Punjab Apartment & Property Regulation Act, 1995 (Punjab Act No. 14 of 1995) except Section 5(9)(amended as 5(11)), 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 revised lay-out plan sanctioned by the Chief Town Planner, Punjab (Competent Authority) keeping in view 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 Mega Housing Project shall strictly abide by the aforesaid legal agreement dated 08-03-2011, supplementary agreement dated 27-09-2016 signed by them as well as the policy decisions and various Notifications issued by the Department of Housing and Urban Development enunciating and enumerating the policy parameters governing such Projects.

(iii) The promoter shall complete the project upto 05-02-2019 as per the decision conveyed vide letter no. PUDA/MEGA/2017/589 dated 27-06-2017.

(iv) The promoter shall deposit the entire amount in respect of the contribution to the Punjab Urban Development Fund, created under section 32 of the PAPRA, 1995 (Act No. 14 of 1995), within a period of 30 days of the sanctioning of their layout plan.

(v) The promoter shall acquire the ownership of project land in its name including land under agreement to develop and land under agreement to sell. The houses falling under land proposed to be acquired through Govt. acquisition and through which revenue rasta passes shall not be developed and sold till these pockets are acquired and ownership is transferred in the name of the Promoter.

(vi) The promoter shall be responsible for obtaining the final NOC from Punjab Pollution Control Board.

(vii) Before starting the development of the proposed land under the project, promoter shall obtain environmental clearance from the Ministry of Environment & Forest, Government of India as required under EIA notification dated 14-9-2006 as well as consent to establish (NOC) from the Punjab Pollution Control Board.

(viii) Promoter shall not use the under ground water for construction purpose, in the areas notified by the Central Ground Water Board and use alternative sources such as surface water source or treated sewage water from nearby Sewage Treatment Plant and shall comply the guidelines issued by the Nodal Agency/Govt. from time to time.

(ix) The Oustee Policy approved by the Government and issued vide memo No. 10/38/2010-6Hg1/1554 dated 25-5-2011 as amended from time to time shall be applicable on acquisition of any land by the Government for critical gaps and the promoter/Developer shall be bound to extend all benefits under this policy to the Oustees.

(x) Since the agreement for this Mega Housing Project has been signed on 08-03-2011, the promoter shall be bound to pay the Cancer Relief Fund, as per the decision to be taken by the Government for such projects approved between the period of 25-10-2010 to 22-03-2013.

(xi) Promoter shall abide all the instructions/notifications issued by Department of Housing and Urban Development or Government from time to time relating to Mega Housing Projects.


Place: Chandigarh  
Dated: 13-11-2017

Vini Mahajan, IAS  
Additional Chief Secretary to Government of Punjab  
Department of Housing and Urban Development

Endst. No. 18/53/2017-5hg2/

Dated:

A copy with a spare copy is forwarded to the Controller, Printing & Stationery, Punjab, SAS Nagar with a request to publish this notification in the Punjab Govt. Gazette (Ordinary) and 50 copies thereof may be supplied to this Department for official use.

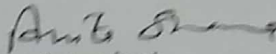
  
Special Secretary

Endst. No. 18/53/2017-5hg2/ 5035

Dated: 21/11/17

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

1. Chief Administrator, PUDA, SAS Nagar
2. Director, Town and Country Planning, Punjab, SAS Nagar
3. Chief Town Planner, Punjab, SAS Nagar.
4. M/s Janpath Estate (P) Ltd. SCO No. 15, Near Nehru Sidhant Kendra, Pakhowal Road, Ludhiana.

  
Superintendent