

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Notification

The 9th June, 2010

No. 1/149/1986-4HG1/1759.—In exercise of the powers conferred by section 180 read with sub-section (2) of section 43 of the Punjab Regional and Town Planning and Development Act, 1995 (Punjab Act No. 11 of 1995) and all other powers enabling him in this behalf, the Governor of Punjab is pleased to make the following rules further to amend the Punjab Regional and Town Planning and Development (General) Rules, 1995, namely :—

RULES

1. **Short title and commencement.**—(1) These rules may be called the Punjab Regional and Town Planning and Development (General) Amendment Rules, 2010.

(2) They shall come into force on and with effect from the date of their publication in the Official Gazette.

2. In the Punjab "Regional and Town Planning and Development (General) Rules, 1995, for rule 13, the following rule shall be substituted, namely :—

13. **Time within which building is to be completed.**—(1) The transferee shall complete the building as per the approved building plan within a period of three years from the date of possession of the land, failing which the Estate Officer may resume the land or building or both, as the case may be, in accordance with the provisions of section 45 of the Act :

Provided that the Estate Officer may extend the period of three years, if he is satisfied that the building could not be completed by the transferee due to the reasons beyond the control of the transferee on payment of such fee, as is specified in the table given below :

Provided further that the period of extension shall not exceed twelve years, which shall be counted after the expiry of the period of three years from the date of possession of land."

TABLE

(Fee for residential, commercial, industrial land and the land allotted to institutions, housing societies and private builders).

Number of years from which fee is to be charged	Residential	Commercial	Land allotted to the institutions, housing societies, private builders and for industrial purposes.
4th year	2% of the allotment price, fixed by the Authority at the time of extension.	2% of the auction price or allotment price as the case may be.	2% of the allotment price, fixed by the Authority at the time of extension or auction price, as the case may be.
5th year	2% of the allotment price, fixed by the Authority at the time of extension.	2% of the auction price or allotment price as the case may be.	2% of the allotment price fixed by the Authority at the time of extension or auction price, as the case may be.

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Number of years from which fee is to be charged	Residential	Commercial	Land allotted to the institutions, housing societies, private builders and for industrial purposes.
6th year	2% of the allotment price, fixed by the Authority at the time of extension.	2% of the auction price or allotment price as the case may be.	2% of the allotment price, fixed by the Authority at the time of extension or auction price, as the case may be.
7th year	2% of the allotment price, fixed by the Authority at the time of extension.	2% of the auction price or allotment price as the case may be.	2% of the allotment price, fixed by the Authority at the time of extension or auction price, as the case may be.
8th year	2% of the allotment price, fixed by the Authority at the time of extension.	2% of the auction price or allotment price as the case may be.	2% of the allotment price, fixed by the Authority at the time of extension or auction price, as the case may be.
9th year	3% of the allotment price, fixed by the Authority at the time of extension.	3% of the auction price or allotment price as the case may be.	3% of the allotment price, fixed by the Authority at the time of extension or auction price, as the case may be.
10th year	3% of the allotment price, fixed by the Authority at the time of extension.	3% of the auction price or allotment price as the case may be.	3% of the allotment price, fixed by the Authority at the time of extension or auction price, as the case may be.
11th year	3.5% of the allotment price, fixed by the Authority at the time of extension.	3.5% of the auction price or allotment price as the case may be.	3.5% of the allotment price, fixed by the Authority at the time of extension or auction price, as the case may be.
12th year	3.5% of the allotment price, fixed by the Authority at the time of extension.	3.5% of the auction price or allotment price as the case may be.	3.5% of the allotment price, fixed by the Authority at the time of extension or auction price, as the case may be.
13th year	4% of the allotment price, fixed by the Authority at the time of extension.	4% of the auction price or allotment price as the case may be.	4% of the allotment price, fixed by the Authority at the time of extension or auction price, as the case may be.
14th year	4% of the allotment price, fixed by the Authority at the time of extension.	4% of the auction price or allotment price as the case may be.	4% of the allotment price, fixed by the Authority at the time of extension or auction price, as the case may be.
15th year	4% of the allotment price, fixed by the Authority at the time of extension.	4% of the auction price or allotment price as the case may be.	4% of the allotment price, fixed by the Authority at the time of extension or auction price, as the case may be.

(2) The fee for the period of extension shall be paid by the transferee within a period of thirty days from the date of the order, made with regard thereto by the Estate Officer :

Provided that the period of thirty days may be extended by the Chief Administrator, if he is satisfied on the request of the transferee upto the period of six months from the date of request, failing which the transferee shall have to pay such penal interest, as may be determined by the Authority.

(3) The fee, as specified in sub-rule (1) shall be charged half yearly commencing from the 1st day of January to 30th June, and from the 1st day of July, 31st December of the relevant year.

(4) No fee shall be charged for extending the period of construction, if the land is allotted to any department of the State Government or public sector undertaking of the State Government.

(5) Notwithstanding any thing contained in sub-rule (1) after the commencement of the Punjab Regional and Town Planning and Development (General) Amendment Rules, 2010, the Estate Officer in those cases, where the period of fifteen years (i.e. three years after the possession and twelve years after the extension) has already expired, may extend the period of construction for one year on payment of such fee, as may be determined by the State Government in this regard in respect of any class or category of cases.

(6) The period during which the serving soldiers and officers of the Armed Forces remained posted at non family stations, the fee shall be waived of after due consideration in the case of residential lands by the Chief Administrator or any other officer, authorized by him for the purpose of constructing building on those lands.

(7) The cases of legal heirs of the deceased, war widows next kin of police and Para-military forces killed in action, allottees suffering from diseases due to which they were not capable to carry out construction within the stipulated period, and the cases of officers or officials of the State Government and Public Sector Undertakings of the State Government, who were required to serve outside the State of Punjab in accordance with their service conditions shall be considered for waiving of extension fee only for residential lands by the Chief Administrator or any other officer authorized by him.

(8) The cases of charitable institutions (except the institutions to whom land has been allotted for educational and hospital purposes), which are exempted from income tax under the Income Tax Act, 1961, may be considered by the Authority or its Committee for waiving of extension fee up to eighty percent of the total extension fee, as specified in the table given below sub-rule (1) for the reasons, to be recorded in writing.

Dr. S. S. SANDHU,

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

Chandigarh :
The 7th June, 2010.