

GOVERNMENT OF PUNJAB
DEPARTMENT OF HOUSING & URBAN DEVELOPMENT
(HOUSING I: BRANCH)

NOTIFICATION

The 07th November, 2008

No.17/91/08-1HG2/7069 - Whereas Mega/Super Mega Housing Projects in the State of Punjab have been approved by the Government and 5% area has been got reserved for Housing for financially weaker sections of the society. It is endeavor of the Government to make available affordable housing for financially weaker section, therefore, the Governor of Punjab is pleased to notify the following policy for allotment of one-room/two-rooms tenements in the land reserved for this purpose in Mega/Super Mega Housing Projects:

A) ELIGIBILITY

The applicant

1. Must be a citizen of India;
2. Must be residing in Punjab for the last ten years as on 1st January in the year in which applications are invited;
3. Must have attained the age of 21 years as on date of submission of application;
4. The applicant either in his/her name or in the name of his/her wife/husband or in any of his/her dependent relatives/children must not own any other Pucca House/ Apartment or residential Plot in Chandigarh, Mohali and Panchkula or anywhere in the State of Punjab.
5. Must be having monthly total family income not more than Rs.10,000/- (Rs. Ten thousand only) for one-room tenement, and Rs.15,000/- (Rs. Fifteen thousand only) for two-rooms tenement from all sources;

B) PHYSICAL NORMS

1. One-room and two-room tenements shall be constructed in the ratio of 50:50 in the area reserved in the concerned Mega/Super Mega Project.
2. The covered area for one-room tenement will be approximately 300-400 Sq.feet and for two-room tenement approximately 450-600 Sq.feet;
3. The maximum height shall not exceed four storeyed including ground floor (G+3)
4. The ground coverage shall not exceed 30%.
5. The FSI shall not exceed 120%.
6. The promoter shall have to construct minimum of 80 units for each acre and proportionate number for the area less than one acre. For example, in case the reserved area is 2.5 acres, the promoter shall construct at least 200 units under this policy. However, he can construct more within the permissible upper limits of FSI and ground coverage.
7. At least one covered scooter parking per dwelling unit and in addition 15 % of the total area of the site shall be kept as open pucca parking;
8. Minimum 15% of the total area of site shall be kept for organized parks/open spaces.
9. One-room/two-room tenements will be at sites having well planned roads, sewer lines, water supply, electricity and other necessary infrastructure.

C) COST/FINANCIAL

1. The cost of the tenements shall be determined by concerned development authority in consultation with the promoter (s);
2. The cost of the apartments shall be based on the cost of land on the average price paid by the promoter in acquiring the entire site and cost of construction based on the estimates prepared by the promoter and checked/verified by the Engineering wing of the concerned Development Authority.
3. Latest technology on low cost housing preferably the Mascon technology is to be adopted to bring down the construction cost.

4. The advance so determined and received alongwith the application will be deposited in an ESCROW account to be managed jointly by the builder and concerned Development Authority.
5. Interest on deposits by the allottees including earnest money shall be adjusted in the cost of construction of these tenements.
6. Unsuccessful applicants will be refunded their advance/earnest money through the appointed banks along with interest accrued on that amount.

D) MODE OF ALLOTMENT

1. Applications shall be invited in prescribed form from the eligible applicants by publishing a public notice in at least two vernacular and one English newspaper widely in circulation in the area where tenements are to be located and copy of the public notice so published shall be filed in the office of the competent authority.
2. Application Forms will be given to only those applicants who carry his/her ID proof like Ration Card, Voter ID Card, Insurance Policy, Bank Account, Water/Electricity Bills, Driving License, Passport etc.
3. The allotment of tenement to the eligible applicants shall be made by computerized draw of lots under supervision of the competent authority or any of its representatives duly authorized by the competent authority in open public meeting.
4. Allottee's list shall be immediately displayed at concerned urban development authority's notice board as well as at some other prominent Government offices like office of D.C/S.D.M, Municipal Corporation/ Municipal Committees as decided by the Competent Authority and at the site of concerned housing scheme.
5. 5% of the total tenements shall be allotted by the promoter on its own to its employees or otherwise.
6. The allotment letters will then be issued to the selected allottees in the joint name of wife and husband with the first name of female member. The letter of allotment will contain all financial aspects such as total unit cost, mode of payments, provision of monthly loan installment, its duration etc. and the administrative conditions/bindings to the allottee.

7. On payment of dues by the allottee in due time, the possession of unit will be handed over jointly to allottee, wife and husband, identified with photographs, palm impression and other identifying documents.
8. A biometric survey will have to be got carried out of the successful applicants so that no one is able to stake any claim on this facility in future.
9. In case, the allottee wants to upgrade due to betterment of his/her financial position then the allotted unit must be surrendered to the concerned urban development authority for market price to be determined by it.

E) ADMINISTRATIVE CONDITIONS AND BINDINGS ON THE ALLOTTEES

1. One-room/Two-rooms will be allotted to the applicant in conjoint name of wife & husband with the first name of female member (except in specific cases of unmarried, divorce etc.)
2. Allottee will have to use the allotted house only for residential purposes for himself and his defined family and not for purpose other than residence.
3. In case the houses are allotted under rental purchase system by Concerned Urban Development Authority and promoter then the whole ownership of the allotted house will remain with the promoter/urban development authority till complete payment's of all liabilities such as due loan installments, interest including other dues if any, are made by the allottee.
4. For purpose of maintenance and to meet general pre-requisites, the allottees will have to form a co-operative housing service society bearing committee members, officer/authorities as per government/co-operative rules, registered with the government competent authority/office.
The allottee will have to be a member of this co-operative society and will have to produce the document of membership at the time of taking possession of the allotted house.
5. The allottee will not make any addition or alteration in the approved structural construction of tenement.

6. The allottee will be liable to pay govt. taxes, sewage charges, water charges, electricity consumption bill etc. in addition to monthly maintenance decided by the co-operative society.
7. The allotted housing unit will be utilized only by the allottee and his family members for the residential purpose, and to ensure, the allottee will have to submit the list of identified family member's age, relation and a group photograph in 4"x6" size.
8. Inflammatory objects are restricted in the housing unit.
9. All conditions/rules laid by Urban Development Authority and additions, modifications made in it in future will be binding to the allottee.

In case of any breach in the rules and bindings by the allottee, the concerned Urban Development Authority will cancel the housing unit allotment and take the possession back from the allottee and then no representation against the step will be taken in to consideration.

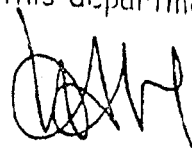
Dated, Chandigarh, the
07-11-2008

Arun Goel, IAS
Secretary to Government of Punjab
Housing and Urban Development Department

Endst No. 17/91/08-1HG2/7070

Dated: 07-11-2008

A copy with a spare copy is forwarded to the Controller, Printing and Stationery, Punjab, Chandigarh with request to publish this notification in the Punjab Govt. (Extra Ordinary) Gazette and send 100 copies of the same may be supplied to this department for official use.



Additional Secretary

ਕੇਂਦਰੀ ਡਾਕ, ਖੇਡਾ, ਮੋਹਾਲੀ।
ਕਾਰਜੀ ਨੰ 3469
ਮਿਤੀ 19/11/08

3748 17-11-08

Endst No. 17/91/08-1HG2/7071-83 Dated: 07-11-2008

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

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14/11/08

1. Principal Secretary to Chief Minister, Punjab for kind information of the Hon'ble Chief Minister.
2. Principal Secretary to Government of Punjab, Department of Local Government.
3. Principal Secretary to Govt. Punjab, Department of Industries and Commerce.
4. Secretary to Govt. of Punjab, Department of Cooperation.
5. Director, Information & Public Relations Punjab.
6. Chief Administrator, PUDA, Mohali
7. Chief Administrator, GMADA, Mohali.
8. Chief Administrator, GLADA, Ludhiana.
9. Chief Administrator, Amritsar Development Authority (ADA).
10. Chief Administrator, Bathinda Development Authority (BDA).
11. Chief Administrator, Jalandhar Development Authority (JDA).
12. Chief Administrator, PDA, Patiala
13. Chief Town Planner, Punjab.

CA (on leave)
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Handwritten Signature
Superintendent