**GOVERNMENT OF PUNJAB**
**DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**
**(HOUSING -2 BRANCH)**
**NOTIFICATION**

The 04 June, 2025

No. 18/20/24-6Hg2/577 In view of the difficulties being faced by the Promoters as well as Development Authorities due to absence of any policy for partial surrender of license/Industrial Park Project or partial suspension or partial cancellation of the license /Industrial Park Project, the Governor of Punjab is pleased to partially amend the policy issued vide Notification No. 18/20/24-6HG2/351 dated 10.03.2025 so as to enable the competent authority to allow partial surrender of license/Industrial Park Project or partial suspension or partial cancellation of the license/Industrial Park Project issued to the colony, to the extent, as given below: -

**A. Partial surrender of license to the colony and partial surrender of approval issued to Industrial Park Projects: -** In case of partial Surrender of License/Industrial Park Project approved under Punjab Apartment & Property Regulation Act, 1995, the following conditions shall be applicable: -

i. The project shall fulfil the minimum area norms and other siting guidelines.

ii. The contiguity of the project shall be maintained.

iii. The promoter shall be bound to provide the amenities/services or utilities as per norms for remaining area.

iv. If the EWS sites have already been transferred to the concerned development authority, in that case the EWS area shall continue to vest with the development authority, however the excess EWS area already transferred to the Authority can be adjusted for expansion of the same project only.

v. However, the Competent Authority shall examine the merit and demerit of the case before allowing Partial surrender of license/Industrial Park Project. The Competent Authority may impose any other condition(s) as deemed appropriate.

vi. The Promoter shall be bound to get the layout plan revised wherein the area under partial surrender shall be clearly earmarked on the layout plan for inviting objections from general public.

vii. Before allowing Partial surrender of license/Industrial Park Project, a 30 days public notice inviting objections from the public will be got published by the Competent Authority, the cost of which should be paid

by the Promoter, in two leading National Daily Newspapers having wider circulation in the locality and in case any objection is received, then the Competent Authority, after giving an opportunity of hearing to the parties concerned, shall take an appropriate decision for initiating further proceedings in this regard.

viii. Besides above, the conditions as mentioned in the Notification dated 10.03.2025 shall also be applicable for Partial surrender of license/Industrial Park Project in toto.

**B. Partial suspension/cancellation of license to colony/ Industrial Park Project:-** In case of promoter contravening any provision of the Punjab Apartment and Property Regulation Act, 1995 and Punjab Regional and Town Planning and Development Act, 1995 or rule made thereunder or due to any other circumstances, the Competent Authority after giving the opportunities of being heard shall partially suspend/cancel the license of a colony or partially suspend/cancel Industrial Park Project on the conditions as mentioned below: -

i. The left-over area of the colony shall fulfil the minimum area requirement for colony.

ii. If the left-over area does not fulfil the minimum requirement area norms as well as ownership norms, then the promoter may add additional area in continuation of the left-over area, subject to the fulfilment of guidelines/norms of the department. There shall be complete restriction on the development and sale/ purchase until the minimum area requirement and ownership requirement is fulfilled.

iii. The fee such as CLU, EDC, LF/PF, SIF, UDF etc. already paid for the area for which permission has been partially cancelled, shall be decided as per the provisions contained in Notification No. 4131-CTP(PB)/SC-7 Dated 08.09.2017.

iv. A public notice shall be issued before partial cancellation of the license.

v. If any construction raised in the partially cancelled licensed colony or partially cancelled Industrial Park Project, is required to be demolished then the Promoter is liable to pay such cost of demolition.

vi. The Competent Authority may impose any other condition as deemed appropriate for the issuance of such approval. However,

punitive action as per the provisions contained in the PAPR Act, 1995 and PRTPD Act, 1995 shall be initiated by the Competent Authority in the event of contravention of the provisions of PAPR Act, 1995 and PRTPD Act, 1995.

**Dated:04-06-2025**
**Chandigarh**

**Vikas Garg, IAS**
**Principal Secretary, Govt of Punjab,**
**Department of Housing and**
**Urban Development**

Endst. No.18/20/24-6Hg2 578 Dated: 04-06-2025

A copy is forwarded to the Controller, Printing and Stationary, Punjab, SAS Nagar with a request to publish this notification in the Punjab Govt. Gazette (Extra Ordinary).

**Additional Secretary**