[Extract from the Punjab Govt. Gaz., dated the 19th August, 2011]

GOVERNMENT OF PUNJAB

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

(HOUSING-2 BRANCH)

Notification

The 16th June, 2011

No. 18/38/11-5Hg2/1677.—Whereas the Industrial Policy, 2009 (Infrastructure including those in Housing and Urban Development) provides that the concessions granted to Housing Projects in the State as per Annexure-IV of the meeting of Empowered Committee held on 12th January, 2006 would be exempted from the provisions of the Punjab Apartment and Property Regulations Act, 1995 (Punjab Act No. 14 of 1995).

2. And, whereas M/s Vipul Ltd., Vipul Tech Square, Golf Course Road, Sector 43, Gurgaon, located at village Bhanohar and Dakha, District, Ludhiana covering an area of 200 acres was granted approval by the Punjab Government, Department of Housing and Urban Development for setting up of residential Project. The company has been granted change of land use for an area measuring 108.13 acres and 1.608 acres i.e. euqal to 109.738 acres (including area under revenue rasta and Government acquisition) has been approved by the Chief Town Planner,—*vide* letter No. 4412 CTP(PB)/SP-432(L), dated 26th September, 2007 and Letter No. 8899 CTP(PB)/SP-432(L), dated 12th November, 2008.

3. And, whereas the requisite legal agreement has already been executed on 24th April, 2006 on behalf of the Punjab Government by Joint Secretary to the Government of Punjab, Department of Housing and Urban Development with the aforesaid company consequent upon the decision taken in the meeting of the Empowered Committee for consideration of Special Package of Incentives to the Projects of Special Significance held on 12th January, 2006 under the Chairmanship of Chief Minister, Punjab.

4. And, 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 of the Punjab Apartment and Property Regulation Act, 1995.

5. Now, therefore, in exercise of the powers vested in him under sectionn 44(2) of the Punjab Apartment and 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 area of 52.068 acres (phase-II) (40.39 acres Phase-I have arleady been exempted,—*vide* notification numbers CTP(Pb)MPL/9/2108, dated 24th July, 2009) of the aforesaid Mega Township Project of M/s. Vipul Ltd., Vipul Tech Square, Golf Course Road, Sector 43, Gurgaon drawing No. LU/SUB-03 Rev. B, dated March, 2010 from all the provisions of the Punjab Apartment and Property Regulation Act, 1995 (Punjab Act No. 14 of 1995) except Section 32, subject to the following terms and conditions that :—

(i) The development works shall be carried out in accordance with the layout plan sanctioned by the Chief Town Planner, Punjab (Competent Authority) in keeping with 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 permissions as specified in the C.L.U. order and the order of approval of layout plan before undertaking any development at the site.

(ii) The promoter of the Integrated Township Project shall strictly abide by the aforesaid legal agreement, dated 24th April, 2006 signed by them as well as various Notifications issued by the

Department of Housing and Urban Development enunciating and enumerating the policy par governing such Housing Projects.

(iii) The promoter shall deposit the entire amount in respect of the contribution to the Punjab Urb Development Fund, created under Section 32 of the Punjab Apartment and Property Regulations Act, 1995 (Act No. 14 of 1995), within a period of 30 days of the sanctioning of their la, out plan.

(iv) The promoter acquires the entire project land in its name including land under agreement to develop and requested to be acquired by Government.

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

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

(vii) Promoter will not carry out any works on the site till above conditions are fulfilled.

DR. SUKHBIR SINGH SANDHU, I.A.S.,
Secretary to Government of Punjab,
Department of Housing and Urban Development.

Chandigarh :
The 9th June, 2011.

372/CS(P)—Govt. Press, U.T., Chd