ALLOTMENT OF SITES TO COOPERATIVE SOCIETIES FOR THE CONSTRUCTION OF MULTI STOREY FLATS UNDER GROUP HOUSING SCHEME.

1. SCHEME:-

In consonance with the objectives of National Housing Policy, the Authority shall reserve site in each Sector of Urban Estate for construction of multi-storeyed group housing flats. The chunk of sites so reserved shall be allotted to the eligible House Building Societies who apply under this scheme.

In case, two or more applications are received against a particular site and all such applicants are otherwise found eligible as per the conditions of this scheme, then successful applicant shall be decided on the basis of draw of lots.

A co-operative society means a society registered or deemed to be registered under The Punjab Co-Operative Societies Act, 1961.

2. NO. OF SITES:-

Following sites are available for allotment subject to fulfilment of eligibility criteria and approval of the Competent Authority on the recommendations of the Scrutiny committee as per advertisement published in leading dailies. The scheme shall close as and when offered sites are allotted to the prospective applicants/societies.

Group Housing Sites Details						
			Maximum Permissible			
Sector (Location)	**Area in Acres. (Area as per layout Plan)**	**Abutting Road Width**	**FAR**	**Ground Coverage**	**Whether reserved or not**	**Amount (in cr.)**
88	Site-2 (9.25 acres.)	170'-0"	1:3.0	30%	General	89.54
	Site-3 (9.267 acres.)	100'-0"	1:2.5	30%	Reserved for Societies of Govt. employees etc.	84.50
66	4.00 acres.	80'-0"	1:2.0	30%	General	66.63
	4.38 acres.	130'-0"	1:2.5	30%	Reserved for societies of Govt. employees etc.	76.89
Ecocity Phase-2 (Extension)	G.H.-1 (2.50 acres) (Allotment Under Process)	164'-0"	1:3.0	30%	General	25.41
	G.H. -2 (2.50 acres)	164'-0"	1:3.0	30%	General	25.41
	G.H. -3 (2.50 acres)	164'-0"	1:3.0	30%	Reserved for societies of Defence personnel including ex Service Man	25.41

- 2% of the total amount of the site as "Cancer and Drug Addiction Treatment infrastructure fund" shall be charged extra.
- Area and Number of sites are indicative and can be clubbed, divided, changed. In future, new sites can also be added as per availability and feasibility of areas.
- In case of F.A.R. 1:3, the allotment price of the site shall be equivalent to Prevailing reserve price for residential plots in the respective Sector/Area in

which the site is located. For the sites where F.A.R. is less than 1:3, the allotment price shall be equivalent to the reserve price for residential plots in the respective Sector/Area after making proportionate adjustment for the F.A.R less than 3 in accordance with formulae.

Explanatory: The total will be reduced by the figure determined by this formula:

For Example:

Example:-1
Rates for lesser FAR of 1:2.5
Basic FAR 1:3
If 0.5 FAR is less admissible, the formula is

$$\frac{\text{Prevailing rate} \times 0.5 \times 35\%}{3}$$

(additional FAR above 2 is charged at 35% rate)

Example:-2
Rates for lesser FAR of 1:2
Basic FAR 1:3
If 1 FAR is less admissible, the formula is

$$\frac{\text{Prevailing rate} \times 1 \times 35\%}{3}$$

- The above mentioned rates are valid for 1 year only.
- Price would be charged as per actual measurement at the time of Possession.

3. RESERVATION:-

Subject to the other provisions of the scheme, site may be allotted in Urban Estate for the area earmarked for group housing societies subject to reservation of the sites for the following categories.

a) General :- 70%
b) Societies consisting only of employees of Punjab Govt., its Boards & Corporations, retired employees of Punjab Govt. and its Boards & Corporations, Punjab University and Universities of State of Punjab:- 25%
c) Societies of Defence Personnel including Ex-servicemen :- 5%

In case site meant for reserve category remains un-allotted up-to one year from the date of publication of the scheme in the newspapers, the same may be transferred to General category.

The office of Registrar, Co-operative Society, Punjab, Chandigarh shall verify the eligibility conditions for members under each category of the society as per Act, rules or polices made there under.

4. ELIGIBILITY CONDITIONS FOR MAKING APPLICATIONS:-

i) The society shall be considered eligible for making application for allotment of site, if it is duly registered with the Registrar, Cooperative Society, Punjab, Chandigarh, and has sufficient funds/resources to pay the price of site, to undertake the construction work and complete it in a stipulated period.

ii) No member of society shall be eligible for allotment of a dwelling unit under this scheme, if he/she or his/her spouse has already been allotted residential plot/house/flat, either on free hold, lease hold or hire purchase-basis by Government agency such as Directorate, Urban Estate Department, PHDB (now PUDA), GMADA, Housefed, in Urban Estate at SAS Nagar.

5. MODE OF INVITING APPLICATIONS:-

For the purpose of allotting site under this scheme, the applications shall be invited through open advertisement from the eligible housing building societies on a prescribed application form and demand draft of non-refundable application money given below in favour of Chief Administrator, GMADA alongwith necessary documents to the Estate Officer(plots), GMADA. :-

Sr. No.	Area of Site	Application Money
1	Upto 5 acre	Rs. 2,00,000/-
2	5 acres and above	Rs. 3,00,000/-

The application forms along with brochure shall be available on the website i.e. www.gmada.gov.in of the Authority, which can be downloaded by the prospective applicant.

A society can apply for more than one site. In that case application money will be charged with each application form.

6. SELECTION CRITERIA:-

Applications received by 20th of every month shall be scrutinized by the Committee consisting of the following members:-

1. Addl. Chief Administrator, — Chairman
2. Senior Town planner, GMADA or his representative not below the rank of DTP — Member
3. Senior Architect, GMADA — Member
4. Chief Accounts Officer, GMADA — Member
5. Estate Officer(plots), GMADA — Member Secy.

Scrutiny Committee shall examine each and every application to determine the eligibility & assessment of financial position of the applicant. The broad criteria for determining the eligibility will be as under:-

i) Fulfillment of the eligibility conditions as laid down in para-4 above.
ii) Financial resources of society.
iii) Capacity to pay cost of site and time required for completion of construction.

Allotment to all eligible applicants shall be made in the first week of next month. In case there are more than one eligible applicant, for particular site, the allotment shall be made by way of draw of lots. This process shall be followed till all the sites are disposed off.

7. ISSUE OF LETTER OF INTENT:-

After scrutiny of the requisite documents and the decisions regarding allotment of site, a letter of intent in prescribed form shall be issued by the Authority requiring the society to complete the requisite formalities and deposit the amount equal to 15% of the total cost of the site/Land within 30

days of the issue of the letter of intent alongwith 2% of the total amount of the site as "Cancer and Drug Addiction Treatment Infrastructure Fund". In case of failure to deposit/complete the said amount/documents within 30 days, Letter of Intent is liable to be cancelled. However, this period can be extended up-to another 60 days (i.e. total 90 days) on making a written request within 30 days from the date of issuance of LOI. However, Surcharge shall be charged @1.5 of the amount to be deposited for the delayed period. In addition, penal interest @15% shall also be charged for the delayed period. Even then, if the amount is not deposited or documents are not completed within the period i.e. total of 90 days from the date of issue of the L.O.I., the said letter of intent shall be treated as withdrawn/cancelled.

8. ISSUE OF ALLOTMENT LETTER:-

After determining the eligibility of the societies on receipt of 15% amount of site and completion of required documents and necessary formalities, allotment letter indicating detailed terms and conditions of allotment will be issued.

9. MODE OF PAYMENT:-

The balance 85% of the cost of site will be payable in five equated annual instalments along-with interest at 12% per annum. The society shall have the option of making payment of balance amount in lump-sum within 60 days from the date of issue of allotment letter, a rebate of 5% on the balance amount shall be admissible.

10. HANDING OVER POSSESSION:-

Physical possession of the site shall be handed over within 90 days from the date of issuance of letter of intent provided 15% amount as indicated in the LOI is received. In case the society fails to take possession of the site within the stipulated period, it shall be deemed to have been handed over on the due date.

11. NORMS OF DEVELOPMENT OF GROUP HOUSING SCHEMES.

Construction/Development of the said sites shall be made as per the provisions of Punjab Urban Planning and Development Authority, Building Rules, 2013 issued by the Government of Punjab vide Notification No.GSR54/P.A.11/1995/Ss.43 and 180/2013, dated 25th October, 2013, other prevailing norms/rules/ guidelines/Acts and the amendments, if any made therein from time to time.

12. SUBMISSION OF BUILDING PLANS:-

The Society shall be required to submit building plans as per the Punjab Urban Planning and Development Authority Building Rules, 2013 and amended from time to time within three months of the issue of allotment letter. In normal circumstances Authority shall take 90 days to approve the building plans. In case the total time taken by the Authority exceeds 90 days, corresponding allowance will be given in calculating the time for completion.

13. CONSTRUCTION OF FLATS:-

The society shall have to complete the construction of flats within five years from the date of possession of the site. However, if the society fails to do so, under exceptional circumstance, an extension on the request of the society, shall be be allowed on payment of extension fee as prescribed in Punjab Regional and Town Planning and Development (General) Amendment Rules, 2010 and amended from time to time.

14. COMPLETION OF THE PROJECT:-

Completion means construction of all the dwelling units which are shown in the plan submitted by the allottee for approval of the Authority.

a) Completely constructing all the dwelling units which the society proposes to construct at the time of submission of building plans.
b) The completion of individual dwelling unit means construction of the entire structure, plastering of walls, flooring, installation of external doors and windows, electric, water supply, sewerage lines as per approved plan, making kitchen and at-least one toilet functional with all fittings and fixtures so as to make the house liveable. It excludes all internal woodwork, painting white washing and other furnishings not covered above.
c) Completion of project would mean completion of the dwelling unit as above, boundary wall, gate, internal road, parking, electrification of the campus, fire fighting equipment (if required) as approved in the plan.
d) Completion would be granted on the basis of the report of a committee comprising of;
    i) Estate Officer
    ii) Architect
    iii) D.T.P.
    iv) D.E. (Public Health)
    v) D.E.(Electrical)
    v) One representative of society/organization.
e) Society will obtain all statutory clearances at its own level from different departments and complete the project in the stipulated time.

15. INSPECTION BY AUTHORITY OFFICIALS:-

The allottee will permit the Authority functionaries to inspect any or all works connected with the execution of the project for ensuring that all terms and conditions proposed by the Authority at the time of allotment are being observed and that the development is being done strictly in accordance with

the approved plans and the quality of works conforms to generally accepted minimum specifications for such projects.

16. TRANSFER OF MEMBERSHIP:-

The society shall submit the list of its members to GMADA before the issue of allotment letter of site for Group Housing and the society will allot the dwelling units only to such members, whose names are mentioned in the said list. The Society shall not alter the membership except in accordance with the provisions of Punjab Co-operative Societies Act, 1961 and with the prior approval of Estate Officer, GMADA.

17. PERMISSION TO MORTGAGE:-

To the extent possible the Authority shall arrange to permit mortgage/hypothecation of the site/structure so that society can obtain house building loan from recognized institutions on the condition that the Authority will retain first charge on the assets towards unpaid portion of site price and other charges due to it.

18. ARBITRATION:-

All disputes and differences between the allottee and Authority arising out of or in any way touching or concerning the allotment or execution of the project shall be referred to the sole arbitration of the Chief administrator, GMADA or any other officer appointed by him. The decision of such arbitrator shall be final and binding on all allottees.

19. VIOLATION OF TERMS AND CONDITIONS:-

If the allottee commits any breach of the terms and conditions of the allotment or violates any of the provisions of Act/Rules or fails to comply with any directions given by the Chief Administrator, GMADA or any other officer appointed by him, under the terms of allotment, the Chief administrator, GMADA or any other officer appointed by him, may further direct the allottee to immediately rectify or amend the default within a reasonable time. If the Chief Administrator, GMADA or the officer so appointed by him feels that the allottees has failed to comply with his directions or he cannot or will not comply with such direction, appropriate action under rules shall be taken.

APPLICATION FORM FOR ALLOTMENT OF SITES TO COOPERATIVE SOCIETIES FOR THE CONSTRUCTION OF MULTI STOREY FLATS UNDER GROUP HOUSING SCHEME.

1. Name of the Society
2. Category (Under which applied)
3. Full name of the applicant(s)
4. Permanent address
5. Correspondence address
6. Registration No. of Society…….. , year……..
7. No. of Members
8. Telephone No. (M)…….. , (LL) ……..
9. Email address
10. Sector/Location applied for ……
11. Area/Size of the Plot/Site applied for
12. Details of Demand Draft
    a. Amount
    b. Bank Draft No.& Date Drawn on:
    c. Draw on

Yours faithfully

(Signatures)
(Name in Capital letters)

Note:

(1) Documents to be attached:
   (a). Means of Finance with documentary evidence.
   (b). Project report clearly showing viability of the project.
   (c). Layout plan indicating land requirement for the various components duly signed by Registered Architect.
   (d). Proposed plan of construction showing the justification or land utilization duly signed by Regd. Architect.
   (e). Rough cost Estimate.
   (f). Certificate of registration of Society/Trust alongwith memorandum of Society/Trust.
   (g). List of Members of the society
   (h). Affidavit of President/General Secretary of the society that the members of the society fulfill conditions as mentioned in the scheme/Societies Registration Act.

(2) Incomplete applications are liable to be rejected.