Copy of the policy issued vide notification No. 6/12/2014-6HG1/ 933 dated 30-09-2014 alongwith Amendment issued vide notification No. 6/12/2014-6HG1/434087/1 dated 11-3-2015, notification No. 6/12/2014-6HG1/1053 dated 04-06-2015 and notification No. 6/12/2014-6HG1/701170/1 dated 01-03-2016.

Policy

Allotment of Land / Plots for Hospitals, Multi-Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Center in Medi City, New Chandigarh Distt: SAS Nagar (Mohali)

GOVERNMENT OF PUNJAB

Allotment of Land / Plots for Hospitals, Multi- Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Center in Medi City , SAS Nagar – 2014

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List of Abbreviations used

CLU	Change of Land Use
FDI	Foreign Direct Investment
GMADA	Greater Mohali Area Development Authority
PPP	Public Private Partnership
SEZ	Special Economic Zone
LOI	Letter of Intent
PGIMER	Post Graduate Institute of Medical Education and Research
ISBT	Inter State Bus Terminal

Chapter 1
INTRODUCTION

Health is increasingly being recognized as a critical human capital component, which contributes significantly towards the development of a nation. Only a healthy and educated population can contribute to productivity, economic growth and human development. The present concern in both developed and developing countries is not only to reach the whole population with adequate health care service but also to secure an acceptable level of health for all through the application of primary healthcare programmes. India is the second most populous country in the world. Health care structure in the country is overburdened by increasing population India ranks low (115^{th}) amongst world nations adjudged by Human Development Index (HDI). Economic deprivation in a large segment of population result in poor access to health care. Health insurance is also expensive.

There has been an improvement in health facilities in India and as a consequence there has been appreciable improvement in various health indicators. India has invested substantially in developing the health infrastructure. The public expenditure on health has not been an issue of high priority because of which a disproportionately large share of the burden of health care has to be borne by the households. India faces high burden of disease because of lack of enviromental sanitation, safe drinking water, under nutrition, poor living conditions and limited access to preventive and curative health services. Growth of national income is not enough. India has 48 doctors per 1,00,000 persons.

Punjab state has also recorded an impressive performance on various health indicators. On observing the health infrastructure in Punjab it has been found that a number of medical institutions in Punjab have grown over a period of time. Government of Punjab is committed to provide preventive, promotive and curative health services to the people of the State. The agricultural capital of India is all set to promote Punjab as a medical tourism destination as this sector has a great potential to boom economy of the state. Punjab is witnessing a paradigm shift in terms of

demand of better quality of health care and a slow transition from small nursing homes to mega corporate setups.

The State Government intends to seek involvement of private sector in providing desired healthcare facilities. In the recent past, the State Govt. has successfully operationalized Super Specialty Cancer and Trauma Hospitals at Mohali and Super Specialty Cancer and Cardiac Hospital at Bathinda with Max Healthcare under Public-Private Partnership (PPP) mode. Further, the State Govt. is setting up high-end Diagnostic Centers in all districts hospitals in the PPP mode.

The State witnessed massive response of the private sector during the Progressive Punjab meet organized in February, 2014 as Punjab has identified Healthcare and Biosciences as one of the key investment fields. During the summit, the State Government signed number of MOUs with the reputed private healthcare Medical providers for setting up of Super Specialty & Multi Specialty Hospitals and Research Center.
Apollo hospitals and Fortis health care limited have been the frontrunners in chalking out aggressive growth plan in Punjab. Apollo is operating 350 bed hospital in Ludhiana and Fortis runs 225 bed and 150 bed facilities in Mohali and Amritsar respectively(also one now in Ludhiana). Others present in the state include Malaysia based Columbia Asia. SPS Apollo has laid a blueprint of having 1000 beds across Punjab within next 5 years spending Rs, 400 Crore approx. Ivy hospital at Mohali which has 180 beds and 24 specialities has ambitious plans to add 1000 beds offering primary and secondary care in tier-2 and tier-3 cities. Indus hospital Mohali has also planned to build a medical college and allied para-medical and nursing schools and hospitals in this part of the country.

The total private health care spending in Punjab is about 82 percent. This proves the fact that market is largely un-explored for a population of around 30 million, makes it good oportunity for investment. Further the availability of land acquired for the purpose, skilled manpower, connectivity by rail, road and air excellent upcoming urban infrastructure, improved power situation, world class communication

facilities, vicinity of Post Graduate Institute of Medical Science & Research (PGIMER) and upcoming Homi Bhabha Cancer Hospital and Research Centre offer conducive environment at New Chandigarh (Mullanpur) for the development and growth of health care facilities. The policy document seeks to expand the existing heath care industry in Mohali which already has 25 hospitals of 100 beds each.

Also, in view of the significance of skilled manpower for promoting health care industry in the state, Government has proposed to set up new Medical and nursing colleges. Besides existing medical colleges would be up graded by adding more seats and modernisation of infrastructure available in these colleges. The Policy offers a site for setting up a medical college at Mullanpur which is expected to produce quality medicos. This would improve the above said ratio of doctors per lac of persons in the country.

Health care being basic requirement of mankind need no further reiteration. The State Government duly recognizes its prime responsibility to provide affordable healthcare services to poor people and accordingly has already launched health insurance schemes i.e. Rashtriya Swasthya Bima Yojna for the BPL families and Bhagat Puran Singh Sehat Bima Yojna for 30 lacs Blue Card Holder families. The State is also implementing Bhai Ghanaiya Health Insurance Scheme covering about 1.50 lacs families in the cooperative sector. Another cashless health insurance scheme is about to be launched, which will cover the Punjab Govt. employees and pensioners. The State further intends to launch a scheme to provide cashless health insurance to entire population of the State. With the implementation of these schemes, the State will not only ensure the affordable services by reducing out of pocket expenditure but will also provide a viable platform for the private healthcare providers to invest in Punjab.

The policy offers land allotment and other concessions to facilitate the presence of key players of the health care industry. Their presence will not only generate revenue and employment, may also prove to be a booster for the slow moving real estate market.

Chapter 2

OBJECTIVES, STRATEGY& COURSE OF ACTION

2.1 Objectives :

The following key objectives are sought to be achieved through this policy :

- ❖ Promote private sector investment in the State in Medical sector;
- ❖ Promote Medical Tourism in the state of Punjab.
- ❖ Establishment of Hospitals, Multi- Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Center in Medi City , SAS Nagar to provide better Medical facilities to the residents of Punjab and adjoining states.

2.2 Strategy :

The State Government proposes to achieve the objectives set out in the policy by :

a) Incentives for attracting investment and getting Hospitals, Multi-Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Center to set up base in the State.

b) Adopting a clear and transparent policy for allotment of plots for Hospitals, Multi- Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Center

c) Easing the process of doing business with Government Departments by ushering in reforms

2.3 Course of Action :

The State Government is committed to overall development of Medical Sector in the State. To attract investors for Medical Facilities, Medical Education and Research following will be the course of action:

(i) GMADA shall offer about 258 acres of land in Medi City Phase 1 and 2 which is strategically located for development for Hospitals, Multi-Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Center at New Chandigarh.

(ii) Most of the land area is proposed to be utilized for Hospitals to provide better Medical Facilities to the residents of Punjab and adjoining states.

(iii) 50 acres of the total land has been allotted to Homi Bhabha Cancer Hospital and Research Centre (under the department of Atomic Energy, Govt. of India) through Department of Health and Family Welfare, Punjab.

(iv) Incentives for Health Sector allowed by the Punjab Government vide its notification number CC/FIIP/2013/5343 dated 5-12-2013 or any subsequent notification shall also be applicable for allotment of plots for Hospitals, Multi- Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Center under this policy.

Chapter 3

Types of Plots

3.1 Location:

Medi City is located in New Chandigarh on 200' wide road next to PGIMER, Chandigarh. Medi City is being developed and will have Infrastructure like sewerage, rain storm water pipes, electricity supply lines, water supply and wide roads by March, 2016. Distance from the Medi City to the:

PGIMER, Chandigarh is	07.15 km
ISBT Sector 17, Chandigarh is	11.00 km
ISBT, Sector 43, Chandigarh is	14.25 km
ISBT, Mohali is	16.80 km
Mohali International Airport is	22.50 km
Railway Station, Mohali is	22.00 km
Railway Station, Chandigarh is	15.50 km
Sector 62(City Centre), Mohali is	16.70 km

3.2 Number and Sizes of Plots available:

Out of total area of 258 acres, net area of about 104.21 acres including the 50 acre land already allotted to Homi Bhabha Cancer Hospital and Research Centre, will be used for allotment of plots for Hospitals, Multi-Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Center . The balance area will be used for Group Housing, Hotels, Commercial, Conventional Centre, parks, green belts, road network, parking and utilities etc. The Sites available for allotment for Hospitals, Multi- Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Center along with the area are as below:

Sr. No.	Nature of site	No. of sites	Total Area (in acres)
1.	Multi Specialty Hospitals	2	20.00
2.	Medical University/ Medical College Cum Hospital	1	28.21
3.	Medical Research Center	1	6.00

4.	Smaller Hospital Sites (1 acre each).These plots can be clubbed for allotment of bigger size of plots.	5-10 (Subject to availability)	10
	Total	4	64.21

Note 1 Area and Number are indicative and can be clubbed, divided or changed as per requirement and feasibility of the area. The layout will be prepared and finalized by GMADA.

Note 2 The Medical University/Medical College may be affiliated with Baba Farid Medical University of Health Sciences or it can also function as independent university/body registered with the competent Authority.

Chapter 4

Eligibility Criteria for Allotment of plots

4.1 ELIGIBILITY CRITERIA FOR ALLOTMENT OF SITES FOR MULTI SPECIALTY HOSPITALS.

(Para Medical courses are also allowed along with primary use of Land.)

(i) Punjab Government, Central Government and Autonomous bodies of Punjab Government, Central Government related to this field.

OR

(ii) A firm, Society, Trust, or limited Company which has owned and managed at least 300 hospital beds in the last 3 years including a Super-specialty or Multi -specialty Hospital of minimum 100 beds shall be eligible for allotment of site for Hospital/Multi Specialty Hospital. Total annual revenue from hospital business should be more than 100 crores for the last two financial years ending 31st March. In case of allotment to the Central/State Governments or its autonomous bodies the condition of annual revenue will not be applicable.

4.1 ELIGIBILITY CRITERIA FOR ALLOTMENT OF SITES FOR MULTI SPECIALTY HOSPITALS.

(Para Medical courses are also allowed along with primary use of Land.)

(i) Punjab Government, Central Government and Autonomous bodies of Punjab Government, Central Government related to this field.

OR

(ii) A firm, Society, Trust, subsidiary or limited Company registered in India, Foreign institutions/hospitals, joint venture by the Indian applicant with foreign institutions/hospitals, which has owned and managed at least 300 hospital beds in the last 3 years including a Super-specialty or Multi -specialty Hospital of minimum 100 beds shall be eligible for allotment of site for Hospital/Multi Specialty Hospital. Total annual revenue from hospital business should be more than 100 crores for the last two financial years ending 31st March. In case of allotment to the Central/State Governments or its autonomous bodies the condition of annual revenue will not be applicable.

Additional conditions :-

(a) ***For Foreign Institutions***

A Foreign institution/hospital can apply provided that the Foreign institution/hospital will setup a 100% subsidiary in India within 45 days from the issue of letter of intent. The facilities, technical and financial credentials of foreign institution/hospital shall be considered to determine the eligibility and other parameters. The entire equity of the foreign promoter(s) shall be subject to a minimum lock in period of 10 years.

Note: *In this case Allotment letter shall be issued only in the name of 100% subsidiary company. However a letter of intent will be issued in the applicant's name i.e. foreign institution/hospital subject to the condition that 100% on subsidiary company will be setup within 45 days from the issue of letter of intent.*

(b) ***For Joint Venture***

An Indian applicant can apply by entering into a joint venture with foreign partner provided that the application will be submitted by the SPV by creating an Indian Limited liability company for the purpose of hospital business. For this project, applicant company shall have to use the brand name of foreign joint venture partner. The facilities, technical & Financial credentials of both Indian joint venture partner as wells as foreign Joint Venture partner shall be considered to determine the eligibility and other parameters. Minimum equity participation of the foreign partner shall be 26% in the SPV. Equity brought in by foreign partner shall be subject to a lock in period of 10 years.

(c) ***For subsidiary Companies***

An Indian company can also apply through its subsidiary company. The facilities, technical & financial credentials of its parent company or subsidiary company(s) of applicant and parent company will be considered to determine the eligibility criteria and other parameters. However the parent company will not be permitted to sell the equity of applicant company for a minimum period of 10 years.

The applicant company shall have to submit the following additional documents alongwith application:

(i) The shareholding pattern of the holding company,

(ii) The list of the Board of Directors of the holding company,

(iii) The shareholding pattern of the subsidiary company,

(iv) The composition of the Board of Directors of the subsidiary company,

(v) The undertaking from the holding company for non disposal of the promoters holding in the subsidiary company (being applicant) for a minimum period of ten years.

Note :

- *An Indian Company is defined as one which is registered under "The Indian Companies Act 1956 or Companies Act 2013"*
- *Definition of Subsidiary Company means holding of more than 50% equity.*

(Amendment issued vide notification No. 6/12/2014-6HG1/1053 dated 04-06-2015.)

4.2 ELIGIBILITY CRITERIA FOR ALLOTMENT OF SITES FOR MEDICAL UNIVERSITY / MEDICAL COLLEGE CUM HOSPITAL. (Para Medical and Pharmacy courses are also allowed along with primary use of Land.)

The site will be allotted to any of these Categories/Group of Companies:-

(i) A State Government/Union territory.

(ii) University

(iii) An autonomous body promoted by Central and State Government by or under a statute for the purpose of Medical Education.

(iv) A society registered under the Societies Registration Act, 1860(2 of 1860) or corresponding Acts in States.

(v) A public, religious or charitable trust registered under the Trust Act, 1882(2 of 1882) or the WAKFS Act, 1954(29 of 1954).

(vi) Companies registered under Company Act. For eligibility, Applicant Company can club the facilities of their Indian Group Companies.

Note1: Group Company means two or more enterprises which, directly or indirectly, are in a position to:

i) exercise twenty six per cent, or more of voting rights in other enterprises; or

ii) Appoint more than fifty per cent, of members of board of directors in the other enterprise.

Note2: An **Indian Company** is defined as one which is registered under "The Indian Companies Act 1956"

Above all categories should fulfill the following criteria :

(a) Medical Education should be one of the objectives of the applicant in case the applicant is an autonomous body, registered society, charitable trust & companies registered under Company Act.

(b) The applicant must have, for the last 3 years, owned and managed at least 1000 hospital beds, including a hospital of not less than 300 beds. Total annual revenue from hospital business should be more than 150 crores for the last two financial years ending 31st March. In case of allotment to the Central/State Governments or its autonomous bodies the condition of annual revenue will not be applicable.

4.2 ELIGIBILITY CRITERIA FOR ALLOTMENT OF SITES FOR MEDICAL UNIVERSITY / MEDICAL COLLEGE CUM HOSPITAL. (Para Medical and Pharmacy courses are also allowed along with primary use of Land.)

The site will be allotted to any of these Categories/Group of Companies:-

(i) A State Government/Union territory.

(ii) University

(iii) An autonomous body promoted by Central and State Government by or under a statute for the purpose of Medical Education.

(iv) A society registered under the Societies Registration Act, 1860(2 of 1860) or corresponding Acts in States.

(v) A public, religious or charitable trust registered under the Trust Act, 1882(2 of 1882) or the WAKFS Act, 1954(29 of 1954).

(vi) Companies registered under Company Act. For eligibility, Applicant Company can club the facilities of subsidiary Company(s) of applicant and parent company.

(vii) Foreign Institution, Joint venture and subsidiary companies.

(a) For Foreign Institutions

A Foreign institution/hospital can apply provided that the Foreign institution/hospital will setup a 100% subsidiary in India within 45 days from the issue of letter of intent. The facilities, technical and financial credentials of foreign institution/hospital shall be considered to determine the eligibility and other parameters. The entire equity of the foreign promoter(s) shall be subject to a minimum lock in period of 10 years.

Note: *In this case Allotment letter shall be issued only in the name of 100% subsidiary company. However a letter of intent will be issued in the applicant's name i.e. foreign institution/hospital subject to the condition that 100% on subsidiary company will be setup within 45 days from the date of issue of letter of intent.*

(b) For Joint Venture

An Indian applicant can apply by entering into a joint venture with foreign partner provided that the application will be submitted by the SPV by creating an Indian Limited liability company for the purpose of institution/hospital business. For this project, applicant company shall have to use the brand name of foreign joint venture partner. The facilities, technical & Financial credentials of both Indian joint venture partner as wells as foreign Joint Venture partner shall be considered to determine the eligibility and other parameters. Minimum equity participation of the foreign partner shall be 26% in the SPV. Equity brought in by foreign partner shall be subject to a lock in period of 10 years.

(c) For subsidiary Companies

An Indian company can also apply through its subsidiary company. The facilities, technical & financial credentials of its parent company or its subsidiary company(s) will be considered to determine the eligibility criteria and other parameters. However the parent company will not be permitted to sell the equity of applicant company for a minimum period of 10 years.

The applicant company shall have to submit the following additional documents alongwith application:

(i) The shareholding pattern of the holding company,
(ii) The list of the Board of Directors of the holding company,
(iii) The shareholding pattern of the subsidiary company,
(iv) The composition of the Board of Directors of the subsidiary company,
(v) The undertaking from the holding company for non disposal of the promoters holding in the subsidiary company (being applicant) for a minimum period of ten years.

Note :

- *An Indian Company is defined as one which is registered under "The Indian Companies Act 1956 or Companies Act 2013"*
- *Definition of Subsidiary Company shall mean holding of more than 50% equity.*

Above all categories should fulfill the following criteria :

(a) Medical Education should be one of the objectives of the applicant in case the applicant is an autonomous body, registered society, charitable trust & companies registered under Company Act.

(b) The applicant must have, for the last 3 years, owned and managed at least 1000 hospital beds, including a hospital of not less than 300 beds. Total annual revenue from hospital business should be more than 150 crores for the last two financial years ending 31st March. In case of allotment to the Central/State Governments or its autonomous bodies the condition of annual revenue will not be applicable.

(Amendment issued vide notification No. 6/12/2014-6HG1/1053 dated 04-06-2015.)

4.3 ELIGIBILITY CRITERIA FOR ALLOTMENT OF SMALL HOSPITAL SITES (1 ACRE).

The applicant should fall under one of these categories:

1 An individual shall be a qualified Doctor possessing a MBBS as well as Post Graduate degree and having at least three years experience in the medical profession. He/She will have to give solvency Certificate for Rs. 5 Crore from any bank at the time of allotment of Site. He/She should have a hospital with minimum 40 beds and running for the last two years to be eligible for allotment of site. However in case of super specialty hospitals the condition of bed will not be applicable.

2 A firm shall have as its major partner(s), holding at least 50% share of the firm, qualified doctor(s) holding a MBBS degree and having at least three years experience in the medical profession or have engaged qualified doctors with specialization in relevant field and having experience of minimum three years. Total annual revenue from hospital business should be more than 5 crores for the last two financial years ending 31st March.

3 A society or Trust shall be non profit, charitable organization whose income is exempted from tax under the Income Tax Act. It shall either have as its major contribution with over 50% contribution qualified doctor(s) possessing a MBBS degree and having at least three years experience in the medical profession or it shall have on its rolls (with an employment contract of at least three years duration) at least one qualified doctor with a MBBS degree and possessing at least three years experience in the medical profession. Such society or trust shall have experience of running a hospital for at least three years. Total annual revenue from hospital business should be more than 5 crores for the last two financial years ending 31st March.

4 A limited company shall either have at least one full time working Director as a qualified doctor with an MBBS degree and having at least three years experience in the medical profession, or it shall have on its rolls, with an employment contract of at least three years duration, at least one qualified doctor with a MBBS degree and having at least three years experience in the medical profession. Such company shall have experience of running a hospital for at least three years. Total annual revenue from hospital business should be more than 5 crores for the last two financial years ending 31st March.

4.4 ELIGIBILITY CRITERIA FOR ALLOTMENT OF SITE FOR MEDICAL RESEARCH CENTER

(i) A State Government/Union territory.
(ii) An autonomous body promoted by Central and State Government.
(iii) A Private research and innovation centre of standing and eminence, set up as a non-profit trust/society.

Chapter 5
Price of Plots for Hospitals, Multi- Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Center.

5.1 Introduction:

Medi City is being developed for development of Hospitals, Multi-Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Center. The developed plots are being offered on reasonable rates after considering the cost of land acquisition and providing services such as sewerage, water, electricity, rain storm water pipes, roads etc.

5.2 Price of the site.

The price of the plots shall be fixed as below (Rs in Crore Per Acre):

Sr. No.	Category	Land Rate
1.	Hospitals / Multi- Specialty Hospitals	6.00
2.	Medical University/ Medical College cum Hospital	5.50
3.	Medical Research Center	5.00

Note:

1. These rates are inclusive of CLU and EDC charges.
2. An additional 1% of the value of plots will be charged as CADA cess which is to be deposited within sixty days from the date of issuance of allotment letter. This amount will be deposited in the State Govt.'s Cancer and Drug Addiction treatment Infrastructure fund separately.
3. An additional 1% of the value of plots will be charged as Cultural cess which is to be deposited within sixty days from the date of issuance of allotment letter. This amount will be deposited in the State Govt.'s cultural fund separately.

5.3 FAR

1. FAR for Hospitals, Multi- Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Center is 1:1.5. However FAR can be purchased upto 1:2.25 after making the payment in proportion to the 35% of the prevailing land rates fixed by GMADA at the time of purchase of additional FAR.

5.4 Allotment of Sites/Plots:-

Initially plots will be allotted on lease cum free hold sale basis for a period of 7 years as given in chapter 7 under head Mode of Payment. The applicants should complete the building construction as given in chapter 8 under head Construction period, Extension time, Transfer of Ownership and Other General conditions. Then only after the expiry of lease period and receipt of full cost of the plot as lease money as well as the fulfillment of norms, the plots can be converted into free hold after making the processing fee fixed by GMADA at the time of conversion of plot. The procedure for allotment of sites shall be as following:

(The First Line of this para is modified as under)

Initially plots for Hospitals, Multi- Specialty Hospitals and Medical Research Center will be allotted on lease cum free hold sale basis for a period of 7 years as given in chapter 7 under head Mode of Payment. However in the case of Medical University / Medical College cum Hospital the lease period shall be 10 years.

(Amendment issued vide notification No. 6/12/2014-6HG1/434087/1 dated 11-3-2015.)

1. On receipt of application, it will be scrutinized by the committee constituted for this purpose. On the recommendations of this committee LOI for allotment of sites shall be issued.

2. Lease money for the first year equivalent to the 15% cost of the plot shall be payable within 30 days from the date of issuance of LOI.

3. On receipt of lease money for the first year as given in para 2 above allotment letter for allotment of site on lease cum free hold sale basis shall be issued and lease agreement shall be executed between the GMADA and lessee within 15 days of issuance of allotment letter.

4. After the execution of agreement, lessee shall have to take possession of the site within 30 days of the issuance of allotment letter. In case the lessee fails to take possession, it shall be deemed to be given within 30 days of the issuance of the allotment letter.

Chapter 6
Procedure for Allotment of Plots

6.1 The applicant shall be required to submit application form along with non-refundable processing fee as under:-

Size of plot	**Processing fee**
Hospitals / Multi- Specialty Hospitals	**Rs. 1,00,000 /-**
Medical University/ Medical College cum Hospital	**Rs. 1,00,000 /-**
Medical Research Center	**Rs. 50,000 /-**

The Processing fee shall be payable in the form of a bank demand draft in the name of Estate Officer, GMADA , payable at Mohali.

6.2 Procedure for inviting applications

The plots will be allotted after inviting applications through advertisement in the leading newspapers of the region. Applicants may apply for allotment of plots after checking on the web-site of GMADA, Mohail i.e., http:/www.gmada.gov.in.

6.3 Procedure for Allotment

(i) The applications for allotment of plots would be submitted to the Estate Officer (Plots), GMADA. The intending lessee shall make an application affirming all facts which make him eligible for allotment of a site, along with the relevant documents such as Copies of balance sheet, project report and other relevant documents allongwith processing Fee. Thereafter, the Estate Officer will scrutinize such applications, for placing them before the Scrutiny Committee, which shall comprise of the following members:

i.	Chief Secretary, Govt. of Punjab.	Chairman
ii.	Principal Secretary to CM, Govt. of Punjab	Member
iii.	Principal Secretary (Finance) Govt. of Punjab.	Member
iv.	Principal Secretary, Health and Family Welfare, Govt. of Punjab.	Member
v.	Chief Executive Officer, Punjab Bureau of Investment Promotion	Member
vi.	Secretary, Housing and Urban Development	Member
vii.	Secretary, Science and Technology	Member
viii.	Secretary, Medical Education and Research (For allotment of plots for Medical University/ Medical College cum Hospital)	Member

ix.	Director, Post Graduate Institute of Medical Education and Research(PGIMER)	Member
x.	Chief Administrator, GMADA	Member Secretary

Note: Chairman of the Committee can associate any Officer/Person in the meeting who is expert in the Medical/Medical Education field.

(ii) The Scrutiny Committee shall examine the applications, keeping in view the following parameters:-

a) Viability of the project.

b) Qualification and experience

c) Performance of the ongoing Hospitals of the applicant.

d) Financial position of the applicant.

e) Foreign Direct Investment

(iii) The Committee shall also make assessment of the land requirement of the applicant based on the project report to be submitted along with applications.

(iv) If the Committee selects more applicants eligible for allotment than the available plots, then sealed bids will be invited from the eligible applicants and the reserve price/lease of the plot will remain same as is fixed for allotment of respective plot.

(v) Thereafter, the recommendations of the Scrutiny Committee shall be placed before the GMADA Authority for its consideration and approval.

Chapter 7

Mode of Payment

These sites shall be allotted on lease cum free hold sale basis, for which payment shall be made as under:

1. Lease money for the first year equivalent to the 15% cost of the plot shall be payable within 30 days from the date of issuance of LOI.

2. Lease money equivalent to the 10% cost of the plot alongwith interest on the balance amount @ 12% per annum shall be payable yearly from the date of issuance of allotment letter for the next 6 years.

   For Hospitals, Multi- Specialty Hospitals and Medical Research Center lease money equivalent to the 10% cost of the plot alongwith interest on the balance amount @ 12% per annum shall be payable yearly from the date of issuance of allotment letter for the next 6 years. However in the case of Medical University / Medical College cum Hospital the lease money equivalent to the 8% cost of the plot alongwith interest on the balance amount @ 12% per annum shall be payable yearly from the date of issuance of allotment letter for the next 9 years

   (Amendment issued vide notification No. 6/12/2014-6HG1/434087/1 dated 11-3-2015.)

   Sites measuring below 10 acres, lease money equivalent to the 10% cost of the plot alongwith interest on the balance amount @ 12% per annum shall be payable yearly from the date of issuance of allotment letter for the next 6 years. However in the case of sites measuring 10 or above 10 acres, the lease money equivalent to the 8% cost of the plot alongwith interest on the balance amount @ 12% per annum shall be payable yearly from the date of issuance of allotment letter for the next 9 years

   (Amendment issued vide notification No. 6/12/2014-6HG1/1053 dated 04-06-2015.)

2(i). *In case of sites for Medical University/Medical College cum Hospital moratorium Period of three years for payment of principal amount shall be allowed before payment of first installments i.e. Principal Plus Interest. However interest on the principal amount shall be payable half*

yearly during the moratorium period. The lease money equivalent to the 8% cost of the plot alongwith interest on the balance amount @ 12% per annum shall be payable yearly from ***the fourth year of*** *date of issuance of allotment letter for the next 9 years.*

2(ii) *Sites measuring below 10 acres, lease money equivalent to the 10% cost of the plot alongwith interest on the balance amount @ 12% per annum shall be payable yearly from the date of issuance of allotment letter for the next 6 years. However in the case of sites measuring 10 or above 10 acres,* ***but other than 2(i) above,*** *the lease money equivalent to the 8% cost of the plot alongwith interest on the balance amount @ 12% per annum shall be payable yearly from the date of issuance of allotment letter for the next 9 years.*

(Amendment issued vide **notification No. 6/12/2014-6HG1/701170/1 dated 01-03-2016.*)***

3. Lease money equivalent to the balance 25% cost of the plot alongwith interest on the balance amount @ 12% per annum shall be payable in the 7th year from the date of issuance of allotment letter.

For Hospitals, Multi- Specialty Hospitals and Medical Research Center lease money equivalent to the balance 25% cost of the plot alongwith interest on the balance amount @ 12% per annum shall be payable in the 7th year from the date of issuance of allotment letter. However in the case of Medical University / Medical College cum Hospital lease money equivalent to the balance 13% cost of the plot alongwith interest on the balance amount @ 12% per annum shall be payable in the 10th year from the date of issuance of allotment letter.

(Amendment issued vide notification No. 6/12/2014-6HG1/434087/1 dated 11-3-2015.)

Sites measuring below 10 acres, lease money equivalent to the balance 25% cost of the plot alongwith interest on the balance amount @ 12% per annum shall be payable in the 7th year from the date of issuance of allotment letter. However in the case of sites measuring 10 or above 10 acres, lease money equivalent to the balance 13% cost of the plot alongwith interest on the balance amount @ 12% per annum shall be payable in the 10th year from the date of issuance of allotment letter.

(Amendment issued vide notification No. 6/12/2014-6HG1/1053 dated 04-06-2015.)

3. *Sites measuring below 10 acres, lease money equivalent to the balance 25% cost of the plot alongwith interest on the balance amount @ 12% per annum shall be payable in the 7th year from the date of issuance of allotment letter. However in the case of sites measuring 10 or above 10 acres, lease money equivalent to the balance 13% cost of the plot alongwith interest on the balance amount @ 12% per annum shall be payable in the 10th year from the date of issuance of allotment letter.*

   In case of sites for Medical University/Medical College cum Hospital lease money equivalent to the balance 13% cost of the plot alongwith interest on the balance amount @ 12% per annum shall be payable in the 13th year from the date of issuance of allotment letter.

   (Amendment issued vide* notification No. 6/12/2014-6HG1/701170/1 dated 01-03-2016.*)

4. If the lessee makes the lump sum payment of entire 85% of the lease money amount within 60 days from the date of issuance of allotment letter, a rebate of 5% on this amount shall be given.

5. If the lessee fails to make the payment of lease money as per schedule given in the allotment letter penal interest shall be charged @ 3% for the first year, @4% for the Second Year and @ 5% for the third year allongwith 12% normal rate of interest. However Estate Officer can initiate the resumption proceedings at any time at its discretion under rules, if lessee fails to deposit the due amount alongwith interest within given time in the allotment letter without any valid reasons.

6. After making the lease money, equivalent to the cost of the site as well as fulfillment of the norms, lessee can apply allongwith the processing fee fixed by the GMADA for conversion of allotment of site from lease hold to free hold basis. No lease money shall be charged for the year in which lessee applies for conversion of plot into free hold basis if the application is received within 90 days from the expiry of lease of previous year.

7. In case the lessee does not get the site converted into free hold basis, lease money equivalent to 1% of the cost of the plot shall be payable beyond 7 years.

In case the lessee does not get the site converted into free hold basis, lease money equivalent to 1% of the cost of the plot shall be payable beyond 7 years for Hospitals, Multi- Specialty Hospitals and Medical Research Center and in the case of Medical University / Medical College cum Hospital lease money equivalent to 1% of the cost of the plot shall be payable beyond 10 years.

(Amendment issued vide notification No. 6/12/2014-6HG1/434087/1 dated 11-3-2015.)

In case the lessee does not get the site converted into free hold basis, lease money equivalent to 1% of the cost of the plot shall be payable beyond 7/10 years as the case may be.

(Amendment issued vide notification No. 6/12/2014-6HG1/1053 dated 04-06-2015.)

In case the lessee does not get the site converted into free hold basis, lease money equivalent to 1% cost of the plot shall be payable beyond 7/10/13 years as the case may be.

(Amendment issued vide* notification No. 6/12/2014-6HG1/701170/1 dated 01-03-2016.*)

8. Payment Schedule for balance 85% amount

Due date for payment of balance amount alongwith interest	Due Amount
Before the completion of one year from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 85 % amount
Before the completion of two years from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 75 % amount
Before the completion of three years from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 65 % amount
Before the completion of four years from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 55 % amount

Before the completion of five years from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 45 % amount
Before the completion of six years from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 35 % amount
Before the completion of seven years from the date of issue of allotment letter	Equivalent to 25% of the cost of the plot + 12% interest on the remaining 25 % amount

Note:
Grace period of 10 days from due date is given for making payment of due amount. However if the due amount is not paid within the grace period interest for the whole month shall be charged.

Payment Schedule for balance 85% amount

Due date for payment of balance amount alongwith interest	***Due Amount for Hospitals, Multi-Specialty Hospitals and Medical Research Center sites***	***Due Amount for Medical University / Medical College cum Hospital***
Before the completion of one year from the date of issue of allotment letter	*Equivalent to 10% of the cost of the plot + 12% interest on the remaining 85 % amount*	*Equivalent to 8% of the cost of the plot + 12% interest on the remaining 85 % amount*
Before the completion of two years from the date of issue of allotment letter	*Equivalent to 10% of the cost of the plot + 12% interest on the remaining 75 % amount*	*Equivalent to 8% of the cost of the plot + 12% interest on the remaining 77 % amount*
Before the completion of three years from the date of issue of allotment letter	*Equivalent to 10% of the cost of the plot + 12% interest on the remaining 65 % amount*	*Equivalent to 8% of the cost of the plot + 12% interest on the remaining 69 % amount*
Before the completion of four years from the date of issue of allotment letter	*Equivalent to 10% of the cost of the plot + 12% interest on the remaining 55 % amount*	*Equivalent to 8% of the cost of the plot + 12% interest on the remaining 61 % amount*
Before the completion of five years from the date of issue of allotment letter	*Equivalent to 10% of the cost of the plot + 12% interest on the remaining 45 % amount*	*Equivalent to 8% of the cost of the plot + 12% interest on the remaining 53 % amount*
Before the completion of six years from the date of issue of allotment letter	*Equivalent to 10% of the cost of the plot + 12% interest on the remaining 35 % amount*	*Equivalent to 8% of the cost of the plot + 12% interest on the remaining 45 % amount*
Before the completion of seven years from the date of issue of allotment letter	*Equivalent to 25% of the cost of the plot + 12% interest on the remaining 25 % amount*	*Equivalent to 8% of the cost of the plot + 12% interest on the remaining 37 % amount*

Before the completion of eight years from the date of issue of allotment letter	---	*Equivalent to 8% of the cost of the plot + 12% interest on the remaining 29% amount*
Before the completion of nine years from the date of issue of allotment letter	---	*Equivalent to 8% of the cost of the plot + 12% interest on the remaining 21 % amount*
Before the completion of ten years from the date of issue of allotment letter	---	*Equivalent to 13% of the cost of the plot + 12% interest on the remaining 13% amount*

Note 1: *Grace period of 10 days from due date is given for making payment of due amount. However if the due amount is not paid within the grace period interest for the whole month shall be charged.*

Note 2: *In case GMADA fails to commission incinerator and effluent treatment plant within 42 months from the date of possession, the payment of next installment of lease money will be deferred till the time these services are provided. However these services are not free of cost and allottees have to pay charges for usage of these services.*

(Amendment issued vide notification No. 6/12/2014-6HG1/434087/1 dated 11-3-2015.)

Payment Schedule for balance 85% amount

Due date for payment of balance amount alongwith interest	***Due Amount for sites below 10 acres***	***Due Amount for sites measuring 10 or above 10 acres.***
Before the completion of one year from the date of issue of allotment letter	*Equivalent to 10% of the cost of the plot + 12% interest on the remaining 85 % amount*	*Equivalent to 8% of the cost of the plot + 12% interest on the remaining 85 % amount*
Before the completion of two years from the date of issue of allotment letter	*Equivalent to 10% of the cost of the plot + 12% interest on the remaining 75 % amount*	*Equivalent to 8% of the cost of the plot + 12% interest on the remaining 77 % amount*
Before the completion of three years from the date of issue of allotment letter	*Equivalent to 10% of the cost of the plot + 12% interest on the remaining 65 % amount*	*Equivalent to 8% of the cost of the plot + 12% interest on the remaining 69 % amount*
Before the completion of four years from the date of issue of allotment letter	*Equivalent to 10% of the cost of the plot + 12% interest on the remaining 55 % amount*	*Equivalent to 8% of the cost of the plot + 12% interest on the remaining 61 % amount*
Before the completion of five years from the date of issue of allotment letter	*Equivalent to 10% of the cost of the plot + 12% interest on the remaining 45 % amount*	*Equivalent to 8% of the cost of the plot + 12% interest on the remaining 53 % amount*

Before the completion of six years from the date of issue of allotment letter	*Equivalent to 10% of the cost of the plot + 12% interest on the remaining 35 % amount*	*Equivalent to 8% of the cost of the plot + 12% interest on the remaining 45 % amount*
Before the completion of seven years from the date of issue of allotment letter	*Equivalent to 25% of the cost of the plot + 12% interest on the remaining 25 % amount*	*Equivalent to 8% of the cost of the plot + 12% interest on the remaining 37 % amount*
Before the completion of eight years from the date of issue of allotment letter	---	*Equivalent to 8% of the cost of the plot + 12% interest on the remaining 29% amount*
Before the completion of nine years from the date of issue of allotment letter	---	*Equivalent to 8% of the cost of the plot + 12% interest on the remaining 21 % amount*
Before the completion of ten years from the date of issue of allotment letter	---	*Equivalent to 13% of the cost of the plot + 12% interest on the remaining 13% amount*

Note 1: *Grace period of 10 days from due date is given for making payment of due amount. However if the due amount is not paid within the grace period interest for the whole month shall be charged.*

Note 2: *In case GMADA fails to commission incinerator and effluent treatment plant within 42 months from the date of possession, the payment of next instalment of lease money will be deferred till the time these services are provided. However these services are not free of cost and allottees have to pay charges for usage of these services.*

(Amendment issued vide notification No. 6/12/2014-6HG1/1053 dated 04-06-2015.)

8. Payment Schedule for balance 85% amount

Due date for payment of balance amount alongwith interest	***Due Amount for sites below 10 acres***	***Due Amount for sites measuring 10 or above 10 acres.***	***Due Amount for*** **Medical University/Medical College cum Hospital**
Before the completion of one year from the date of issue of allotment letter	*Equivalent to 10% of the cost of the plot + 12% interest on the remaining 85 % amount*	*Equivalent to 8% of the cost of the plot + 12% interest on the remaining 85 % amount*	Only interest @ 12% on the 85% amount shall be payable half yearly.
Before the completion of two years from the date of issue of allotment letter	*Equivalent to 10% of the cost of the plot + 12% interest on the remaining 75 % amount*	*Equivalent to 8% of the cost of the plot + 12% interest on the remaining 77 % amount*	Only interest @ 12% on the 85% amount shall be payable half yearly.
Before the completion	*Equivalent to 10%*	*Equivalent to 8%*	Only interest @ 12%

of three years from the date of issue of allotment letter	*of the cost of the plot + 12% interest on the remaining 65 % amount*	*of the cost of the plot + 12% interest on the remaining 69 % amount*	on the 85% amount shall be payable half yearly.
Before the completion of four years from the date of issue of allotment letter	*Equivalent to 10% of the cost of the plot + 12% interest on the remaining 55 % amount*	*Equivalent to 8% of the cost of the plot + 12% interest on the remaining 61 % amount*	*Equivalent to 8% of the cost of the plot + 12% interest on the remaining 85 % amount*
Before the completion of five years from the date of issue of allotment letter	*Equivalent to 10% of the cost of the plot + 12% interest on the remaining 45 % amount*	*Equivalent to 8% of the cost of the plot + 12% interest on the remaining 53 % amount*	*Equivalent to 8% of the cost of the plot + 12% interest on the remaining 77 % amount*
Before the completion of six years from the date of issue of allotment letter	*Equivalent to 10% of the cost of the plot + 12% interest on the remaining 35 % amount*	*Equivalent to 8% of the cost of the plot + 12% interest on the remaining 45 % amount*	*Equivalent to 8% of the cost of the plot + 12% interest on the remaining 69 % amount*
Before the completion of seven years from the date of issue of allotment letter	*Equivalent to 25% of the cost of the plot + 12% interest on the remaining 25 % amount*	*Equivalent to 8% of the cost of the plot + 12% interest on the remaining 37 % amount*	*Equivalent to 8% of the cost of the plot + 12% interest on the remaining 61 % amount*
Before the completion of eight years from the date of issue of allotment letter	---	*Equivalent to 8% of the cost of the plot + 12% interest on the remaining 29% amount*	*Equivalent to 8% of the cost of the plot + 12% interest on the remaining 53 % amount*
Before the completion of nine years from the date of issue of allotment letter	---	*Equivalent to 8% of the cost of the plot + 12% interest on the remaining 21 % amount*	*Equivalent to 8% of the cost of the plot + 12% interest on the remaining 45 % amount*
Before the completion of ten years from the date of issue of allotment letter	---	*Equivalent to 13% of the cost of the plot + 12% interest on the remaining 13% amount*	*Equivalent to 8% of the cost of the plot + 12% interest on the remaining 37 % amount*
Before the completion of Eleven years from the date of issue of allotment letter	---	---	*Equivalent to 8% of the cost of the plot + 12% interest on the remaining 29% amount*
Before the completion of twelve years from the date of issue of allotment letter	---	---	*Equivalent to 8% of the cost of the plot + 12% interest on the remaining 21 % amount*

Before the completion of thirteen years from the date of issue of allotment letter	---	---	*Equivalent to 13% of the cost of the plot + 12% interest on the remaining 13% amount*

Note 1: *Grace period of 10 days from due date is given for making payment of due amount. However if the due amount is not paid within the grace period interest for the whole month shall be charged.*

Note 2: *In case GMADA fails to commission incinerator and effluent treatment plant within 42 months from the date of possession, the payment of next installment of lease money will be deferred till the time these services are provided. However these services are not free of cost and allottees have to pay charges for usage of these services.*
(Amendment issued vide **notification No. 6/12/2014-6HG1/ 701170/1 dated 01-03-2016.*)***

9. Example for payment considering the cost of plot as Rs. 100 Crore is as under:

Installment Schedule

Total saleable price in crores				**100.00**
No. of Installments -7				
15% lease/rental money i.e. Rs. 15.00 Crore shall be deposited with in 30 days from the issuance of LOI				
Cancer Cess @ 1% of allotment price (Amounting to Rs. 1.00 Crore) will have to be paid extra within sixty days from the date of issuance of allotment letter. **Cultural Cess @ 1% of allotment price (Amounting to Rs. 1.00 Crore) will have to be paid extra within sixty days from the date of issuance of allotment letter.**				
Rate of interest				**12%**
Periodicity of lease/rental amount from the date of issuance of allotment letter	**% of cost of the plot**	**Principal (in cr.)**	**Interest (in cr.)**	**Total amount (in cr.)**
Before 1 year	10	10.00	10.20	20.20
Before 2 year	10	10.00	9.00	19.00
Before 3 year	10	10.00	7.80	17.80
Before 4 year	10	10.00	6.60	16.60
Before 5 year	10	10.00	5.40	15.40
Before 6 year	10	10.00	4.20	14.20
Before 7 year	25	25.00	3.00	28.00
	85	**85.00**	**46.20**	**131.20**

10. After the completion of 7 years and full payment of the plot is made and Medical Hospitals, Multi- Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Center is Functional, the site can be converted into free hold basis and the lease paid shall be adjusted towards the cost of site. However Processing fee @ Rs. 5 Per Sq yd shall be charged for all sizes of plots.

After the completion of 7 years and full payment of the plot is made and Medical Hospitals, Multi- Specialty Hospitals and Medical Research Center is Functional and after completion of 10 years and full payment of the plot is made and Medical University / Medical College cum Hospital is Functional, the site can be converted into free hold basis and the lease paid shall be adjusted towards the cost of site. However Processing fee @ Rs. 5 Per Sq yd shall be charged for all sizes of plots.

(Amendment issued vide notification No. 6/12/2014-6HG1/434087/1 dated 11-3-2015.)

Note: The expenses on stamp duty, registration fee, taxes etc shall be born by the lessee.

After the completion of 7/10 years as the case may be, and full payment of the plot is made and Medical Hospitals, Multi- Specialty Hospitals Medical University / Medical College cum Hospital and Medical Research Centre is Functional, the site can be converted into free hold basis and the lease paid shall be adjusted towards the cost of site. However Processing fee @ Rs. 5 Per Sq yd shall be charged for all sizes of plots.

Note: The expenses on stamp duty, registration fee, taxes etc shall be born by the lessee.

(Amendment issued vide notification No. 6/12/2014-6HG1/1053 dated 04-06-2015.)

After the completion of 7/10/13 years as the case may be, and full payment of the plot is made and Medical Hospitals, Multi-Specialty Hospitals Medical University/ Medical College cum Hospital and Medical Research Centre is Functional, the site can be converted into free hold basis and the lease paid shall be adjusted towards the cost of site. However Processing fee @ Rs.5 Per Sq Yd. shall be charged for all size of plots.

Note: ***The expenses on stamp duty, registration fee, taxes etc shall be born by the lessee.***

(Amendment issued vide **notification No. 6/12/2014-6HG1/ 701170/1 dated 01-03-2016.*)***

Chapter 8
Construction period, Extension time, Project Implementation, Transfer of Ownership and other General Conditions

8.1 **Construction period**

i. Lessee shall have to take possession of the site within 30 days of the issuance of allotment letter. In case the lessee fails to take possession, it shall be deemed to be given within 30 days of the issuance of the allotment letter.

ii. The lessee shall be required to bring the Medical Hospitals, Multi-Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Center functional within 1 year from the date of completion of Construction in three phases as given in the Schedule under para 8.2(a).

a) **Extension in Time & Fee**

The period for implementation of the project shall be extendable for one year, **i.e. after 4 years from the date of issue of allotment letter,** on payment of **extension fee calculated @ 7.5% of the allotment price of plot.**

The period for implementation of the project shall be extendable for one year, i.e. after 4 years 6 months from the date of issue of allotment letter or as given in the allotment letter/lease agreement, on payment of extension fee calculated @ 7.5% of the allotment price of plot.

(Amendment issued vide notification No. 6/12/2014-6HG1/434087/1 dated 11-3-2015.)

(b) Second extension of implementation period for additional one year for implementation of the project **i.e. after 5 years from the date of issue of allotment letter** shall be allowable on payment of **extension fee calculated @ 10% of the allotment price of the plot.**

Second extension of implementation period for additional one year for implementation of the project i.e. after 5 years 6 months from the date of issue of allotment letter or as given in the allotment letter/lease agreement shall be allowable on payment of extension fee calculated @ 10% of the allotment price of the plot.

(Amendment issued vide notification No. 6/12/2014-6HG1/434087/1 dated 11-3-2015.)

c) The lessee shall apply for the first and second extension, as the case may be, in the prescribed format, filling complete information on the eligibility criteria as well as various steps taken by the lessee along with Demand Draft for the applicable extension fee and submit the same to developing agency before the expiry of the stipulated period. The developing agency shall satisfy itself on the merits of the case and convey its decision with regard to extension within 30 days. In case no application/request is received in time from the lessee for extension of implementation of the project, allotment of plot shall automatically stand cancelled /withdrawn. The payment deposited by the lessee as lease money would be refunded (without interest) by the developing agency after deducting/forfeiting 30% of the price of the plot. The extension fee paid/payable shall be forfeited. Action shall be taken by the GMADA to resume the plot/site and take possession in terms of allotment letter/lease agreement.

Note: No Extension fee will be charged after completion of phase-1 as given in table under para 8.2(a)

8.2 Project Implementation:

(a) Lessee will complete the project as per schedule given below :

Phase No	**For approval of building Plans**	**To commence civil works**	**To complete civil works & implement the project**
1	**2**	**3**	**4**
Phase – I (Minimum area of 30% of the total permissible FAR)	6 months from the date of taking possession of schedule property	3 months from the date of approval of building plans.	Civil/Construction works are to be completed within 36 months from the date of approval of building plan. There after project should be made functional within 12 months.
Phase – II (Minimum area of 60% of the total permissible FAR)	Within 6 months after the expiry of initial 36 months.	3 months from the date of approval of building plans.	54 months from the date of of approval of building plan.
Final Phase (100%)	Within 6 months after the expiry of initial 54 months.	3 months from the date of approval of building plans.	72 months from the date of approval of building plan.

Lessee will complete the project as per schedule given below :

Phase No	***For approval of building Plans***	***To commence civil works***	***To complete civil works & implement the project***
1	***2***	***3***	***4***
Phase – I (Minimum area of 30% of the total permissible FAR)	***12*** *months from the date of taking possession of schedule property*	*3 months from the date of approval of building plans.*	*Civil/Construction works are to be completed within* ***42*** *months from the date of approval of building plan. There after project should be made functional within 12 months.*
Phase – II (Minimum area of 60% of the total permissible FAR)	*Within 6 months after the expiry of initial* ***42*** *months if the building plans of Phase II are not approved allongwith building plans of Phase I.*	*54 months from the date of approval of building plans if already approved allongwith building plans of phase I or within 3 months from the date of approval of building plans of Phase II.*	***60*** *months from the date of approval of building plan of phase I or 12 months from the date of approval of building plan of phase II.*
Final Phase (100%)	*Within 6 months after the expiry of initial* ***60*** *months if the building plans of Final Phase are not approved allongwith building plans of Phase I and Phase II.*	*72 months from the date of approval of building plans if already approved allongwith building plans of phase I and Phase II or Within 3 months from the date of approval of building plans of Final Phase.*	*78 months from the date of approval of building plan of phase I or 18 months from the date of approval of building plan of phase II.*

(Amendment issued vide notification No. 6/12/2014-6HG1/434087/1 dated 11-3-2015.)

(b) The concerned developing agency shall however in cases where the lessee having taken partial effective steps to achieve the milestones mentioned in column 2 and 3 of the above table and on production of valid/genuine reasons of delay may consider extension in time for taking effective steps for a period of additional six months on payment of extension fee @ 2% of price of plot in the first instance and on further payment of extension fee @ 3% of the price of plot for another six months. No further extension shall be allowed under any circumstances.

(c) In the event of the lessee failing to take effective steps within stipulated/extended period, the allotment shall automatically stands cancelled, consequent upon which the money equivalent to the 10% of the price of the plot deposited by the lessee shall be forfeited. The balance amount paid by the lessee shall be refunded without any interest and the extension fee paid/payable shall also be forfeited.

d In the event of failure of the lessee to achieve functionality of the Hospitals, Multi- Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Center within the period as given in column 4 of the table given under para 8.2 (a) , the allotment shall automatically stand cancelled/withdrawn and the amount deposited by the lessee towards the price of plot as lease money would be refunded (without interest) by the developing agency after deducting/forfeiting the amount equivalent to 30% of the price of plot. The extension fee paid/payable shall be forfeited. Action shall be taken by GMADA to resume the plot/site and take possession in terms of allotment letter.

8.3 Transfer of Allotment/Ownership

(a) i) Allotment/Lease shall not be transferable except in cases of death of an lessee duly declared provided the transferee is the legal heir of the lessee and fulfills the conditions of allotment laid down in the policy. Transfer of allotment/lease will be governed by the provisions of this policy and the transferee will only step into the shoes of original lessee.

(a) i) For Hospitals, Multi- Specialty Hospitals and Medical Research Center allotment/Lease shall not be transferable except in cases of death of an lessee duly declared provided the transferee is the legal heir of the lessee and fulfills the conditions of allotment laid down in the policy. However in case of Medical University / Medical College cum Hospital site change of ownership is allowed to a new legal entity as long as it is wholly owned / controlled by the original company who has been allotted the site. This transfer is not deemed as a regular transfer for charging transfer fee. Transfer of allotment/lease will be governed by the provisions of this policy and the transferee will only step into the shoes of original lessee.

(Amendment issued vide notification No. 6/12/2014-6HG1/434087/1 dated 11-3-2015.)

ii) In cases other than mentioned in para (a)(i) above, transfer of allotment/lease shall be permissible only after execution of conveyance deed and the Hospitals, Multi- Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Center is functional by the original lessee and submission of valid proof thereof

ii) In cases other than mentioned in para (a)(i) above, transfer of allotment/lease shall be permissible only after execution of conveyance deed and the Hospitals, Multi- Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Center is functional by the original lessee and submission of valid proof thereof or 10 years from the date of allotment, whichever is more.

(Amendment issued vide notification No. 6/12/2014-6HG1/1053 dated 04-06-2015.)

Note1: A certificate issued by the Principal Secretary, Health and Family Welfare or its Authorized Officer shall be valid proof to ascertain the functioning of Hospitals, Multi- Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Center.

Note2: Societies, Trusts and Companies cannot remove, include or alter the members, trustees, directors respectively before the fulfillment of the conditions as given in para 8.2 (a)(ii) above, without the prior permission of GMADA.

(b) **Transfer Fee**

Transfer of plot shall be allowed only by the GMADA by charging transfer fee @ 5% of the current reserve price of the plot/land fixed by the GMADA at the time of transfer.

(c) **Transfer of Allotment without payment of transfer fee**

(i) Transfer by way of inheritance or change in constitution within family or through a will testating the property within the family members of the lessee covering father, mother, wife husband, son, brother sister, daughter, grandson and granddaughter.

(ii) Succession due to death of owner/lessee/partner/share holder;

(iii) Transfer made in favour of Indian group companies as defined in The Competition Commission Act, as the case may be. Such transfers shall be done by the Allotment Committee headed by the Chief Secretary,

Punjab subject to the condition that the transferor and the transferee meet the requirement of being group companies.

(iv) Transfer in favour of a subsidiary company in which original lessee owns more than 50% shares or change of legal status of a company as a result of merger/de-merger. Such transfers shall be decided by the Allotment Committee headed by Chief Secretary, Punjab.

(d) **Consequences of unauthorized transfers.**

In case of any unauthorized transfer, the allotment/lease shall stand automatically cancelled / withdrawn and the developing agency shall take recourse to resumption proceedings.

8.4 Use of Sites:

The sites and the buildings along with structures thereon shall be used by the lessee, occupiers, tenants or any other users specifically and only for the purposes described in allotment letter. In brief land can be used for the following purposes subject to the condition of allotment letter/lease agreement s:-

Sr. No	Purpose	Upto Extent of FAR used
1.	Hospitals, Multi - Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Center	100 % (if facilities/services given at Sr. No. 2,3 and 4 are not availed).
2.	Staff Residential, Student Hostel and Guest House, Service apartments for patients undergoing long term treatment etc.	Maximum upto 15%
3.	Commercial such as Canteen / Bank/ ATM/ Laundry / Telephone Booth.	2 shops per acre. These services shall have maximum FAR 1 : 0.1. (These facilities shall be part of the main campus within the permissible FAR.)

Note:

1. Above facilities are subject to the fulfillment of norms of the zoning of the site.
2. Other Building norms shall be as per the Building Bye Laws of Punjab Urban Planning and Development Authority (Building) Rules, 2013 and amended from time to time.
3. Building Plans can also be approved through authorized private architects under self attestation policy of GMADA or from the office of Estate Officer, GMADA after taking the Zoning of the plot from the office wherever required.
4. No change of land use shall be permitted.

8.4 Use of Sites:

The sites and the buildings along with structures thereon shall be used by the lessee, occupiers, tenants or any other users specifically and only for the purposes described in allotment letter. In brief land can be used for the following purposes subject to the condition of allotment letter/lease agreements:-

Sr. No	*Purpose*	*Upto Extent of FAR used*
1.	*Hospitals, Multi - Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Center*	*100 % (if facilities/services given at Sr. No. 2,3 and 4 are not availed).*
2.	*Staff Residential, Student Hostel and Guest House,* *Service apartments for patients undergoing long term treatment etc.*	*Maximum upto 15%*
3.	***In the case of Hospitals/ Multi Specialty hospitals*** *Commercial area such as Canteen / Bank/ ATM/ Laundry / Telephone Booth*	*2 shops per Acre (should not be more than 15'X40" per shop) It will be single storey shop and basement is permissible. These services shall have maximum FAR 1 : 0.1. (These facilities shall be part of the main campus within the permissible FAR.)*
4.	***In case of Medical University/ College cum Hospital.*** *Commercial area.*	**Upto 10% of the allotted area. The FAR for these services shall be as given in Punjab Urban Planning and Development Authority (Building) Rules, 2013 and amended from time to time.**

Note:

1. *Above facilities are subject to the fulfillment of norms of the zoning of the site.*
2. *Other Building norms shall be as per the Building Bye Laws of Punjab Urban Planning and Development Authority (Building) Rules, 2013 and amended from time to time.*
3. *Building Plans can also be approved through authorized private architects under self attestation policy of GMADA or from the office of Estate Officer, GMADA after taking the Zoning of the plot from the office wherever required.*
4. *No change of land use shall be permitted*
5. *In addition to above conditions the following conditions shall also be applicable in case of Medical University/ College cum Hospital :-*

(i). *Sites for uses mentioned at Sr no 4 shall be developed and sold by the allottee itself to the Public, however these sites can be sold only after payment of 35 % of the price of the site to GMADA and 50% civil/construction work of Phase-1 of the Medical University/College cum Hospital is completed. After fulfilling the conditions as above, conveyance deed will be executed for the area meant for Commercial in favour of the allottee to enable him to sell this area to the prospective buyers.*

(ii). After Allotment of Sites mentioned at Sr. No. 4, it will be the sole responsibility of the allottee for maintenance and upkeep of services/facilities such as parks, roads, water supply, storm water, sewerage, etc. provided within the allotted area. However these services shall be provided upto the boundary of Site allotted by GMADA.
(Amendment issued vide notification No. 6/12/2014-6HG1/1053 dated 04-06-2015.)

Use of Sites:

The sites and the buildings along with structures thereon shall be used by the lessee, occupiers, tenants or any other users specifically and only for the purposes described in allotment letter. In brief land can be used for the following purposes subject to the condition of allotment letter/lease agreements:-

Sr No	Purpose	Upto Extent of FAR used
1	Hospitals, Multi - Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Centre	100 % (if facilities/services given at Sr. No. 2,3 and 4 are not availed).
2	Staff Residential, Student Hostel and Guest House, Service apartments for patients undergoing long term treatment etc.	Maximum upto 15%
3	In the case of Hospitals/ Multi Specialty hospitals Commercial area such as Canteen / Bank/ ATM/ Laundry / Telephone Booth	2 shops per Acre (should not be more than 15'X40" per shop) It will be single storey shop and basement is permissible. These services shall have maximum FAR 1 : 0.1. (These facilities shall be part of the main campus within the permissible FAR.)
4	In case of Medical University/ College cum Hospital. Commercial area **and Group Housing.**	Upto **25%** of the allotted area, **Subject to fulfilment of norms fixed by Medical Council of India(MCI) for Medical University/ College cum Hospital** The FAR for these services shall be as given in Punjab Urban Planning and Development Authority (Building) Rules, 2013 and amended from time to time.

Note:

1. Above facilities are subject to the fulfillment of norms of the zoning of the site.
2. Other Building norms shall be as per the Building Bye Laws of Punjab Urban Planning and Development Authority (Building) Rules, 2013 and amended from time to time.
3. Building Plans can also be approved through authorized private architects under self attestation policy of GMADA or from the office of Estate Officer, GMADA after taking the Zoning of the plot from the office wherever required.

4. No change of land use shall be permitted.
5. In addition to above conditions the following conditions shall also be applicable in case of Medical University/ College cum Hospital:-

(i). Sites for uses mentioned at Sr no 4 shall be developed and sold by the allottee itself to the Public, however these sites can be sold only after **payment of 50 %** of the price of the site to GMADA and 50% civil/construction work of Phase-1 of the Medical University/College cum Hospital is completed. After fulfilling the conditions as above, conveyance deed will be executed for the area meant for Commercial**/Group Housing** in favour of the allottee to enable him to sell this area to the prospective buyers.

(ii). After Allotment of Sites mentioned at Sr. No. 4, it will be the sole responsibility of the allottee for maintenance and upkeep of services/facilities such as parks, roads, water supply, storm water, sewerage, etc. provided within the allotted area. However these services shall be provided upto the boundary of Site allotted by GMADA.
(Amendment issued vide **notification No. 6/12/2014-6HG1/701170/1 dated 01-03-2016.*)***

OTHER TERMS & CONDITIONS

I. **Completion of project**

The lessee shall produce the proof of having made the Hospitals, Multi-Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Center functional on the allotted plot.

II. **Cancellation of LOI and Resumption of site/plot**

(a) No extension in implementation period for functioning of the Hospitals, Multi- Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Center beyond the initial period of three years or as given in the allotment letter /lease agreement plus additional/extended two years counted from the date of issue of allotment letter, shall be allowed in cases where the lessee has failed to make the Hospitals, Multi- Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Center functional on the plot within this period,

(b) In cases, as mentioned at (a) above or unauthorized transfers or use, the allotment letter/lease agreement shall automatically stand cancelled / withdrawn.

(c) In the event of allotment letter/lease agreement being cancelled / withdrawn, the lessee shall have to remove the structure at his own expense within 30 days of cancellation and restore the possession of plot to the allotting agency in the condition in which the possession was

handed over. In the event of failure to do so, the GMADA shall take possession forthwith and the structure shall become the property of the developing agency. After the expiry of period of 30 days, lessee shall be required to pay the damages equivalent to market rent for the said plot/land till he vacates the premises and will be unauthorized occupant of land and shall not be entitled to claim himself to be the lessee.

(d) The GMADA shall get the cost of construction of building assessed from approved Valuer / Chartered Engineer and pay the amount thus arrived to the erstwhile lessee. In such cases, the re-allotment price of the plot will be determined inclusive of the amount so paid by the allotting agency to the erstwhile lessee.

III. ALLOTMENT OF PLOTS TO GOVERNMENT AND ITS FULLY-OWNED UNDERTAKINGS

Notwithstanding anything contained in this scheme, the allotment of plots to Government Departments and its fully-owned Boards, Corporations, Companies, Societies, Agencies etc. shall be made at the reserve price fixed by the GMADA, with the approval of the allotment committee.

IV. REVIEW OF RESERVE PRICE

The GMADA reserve the right to review the reserve price/lease of plots at any time**.**

V. INTERPRETATION AND APPEALS

For the interpretation of the Policy, The Secretary, Health and Family Welfare, Punjab will be the appropriate Authority, whose decision thereon shall be final. Any person aggrieved by the orders passed by the Estate Officer or an officer below Estate officer in rank may file an appeal against that order within 30 days to the Chief Administrator, GMADA whose orders shall be final.

A.Venu Prasad
Secretary to the Govt. of Pb,
Department of Housing
and Urban Development.

Chandigarh
Dated:

Annexure A
Greater Mohali Area Development Authority, Sahibzada Ajit Singh Nagar

Application Proforma for Allotment of Plots/Land for Hospitals, Multi- Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Center

1. Name of the Applicant Company/ Society/Trust :
2. Full name of the applicant(s) and Status (Prop./Partner/Authorised Signatory) :
3. Permanent address :
4. Correspondence address :
5. Telephone No. (M) : (LL) :
6. Email address :
7. Plot applied for
   (Hospitals, Multi- Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Center) :
8. Processing Fee
   a. Amount : b. Bank Draft No. :
   c. Draw on :
9. Constitution of the Company
   a. Proprietor-ship :
   b. Partnership :
   c. Ltd. Company :
   d. Cooperative associates :
   e. Other (If any) :

   Please attach copies of Partnership deed(Regd.) Memorandum and Articles of Association (Bye Laws)
10. Means of Finance with documentary evidence :
11. Project report consisting of documents to prove the following parameters alongwith any other document deemed fit by the applicant:
    a) Viability of the project.
    b) Qualification and experience
    c) Foreign Direct Investment
    d) Performance of the ongoing Hospitals of the applicant.
    e) Financial position of the applicant.
12. Audited Financial Statement for the last three years i.e. from 1st.April to the 31st. March of the next year.

Yours faithfully

(Signatures)
(Name in Capital letters)

Note:
(1) Incomplete applications are liable to be rejected.
(2) Applications are to be submitted in Eight sets to the Estate Officer, GMADA, Mohali.

Endst. No. 6/33/2013-6HG1/ Dated, Chd, the;

A copy of the above along with the one spare copy of the above is forwarded to the Controller, Printing & Stationary Punjab, SAS Nagar for information and necessary action.

2. He is requested to Punjab this notification in the Punjab Government Extra Ordinary Gazette and sent 80 copies of notification to the Secretary, Housing and Urban Development Department (Housing-1 Branch), Punjab Civil Secretariat-2, Sector-9, Chandigarh after its public action.

SPECIAL SECRETARY
DEPTT. OF HOUSING & URBAN DEVELOPMENT

Endst. No. 6/33/2013-6HG1/ Dated, Chd, the;

A copy is forwarded to the Chairman & Members of the committee for information and necessary action:-

1.	Hon'ble Chief Secretary, Govt. of Punjab.	Chairman
2.	Prinicpal Secretary to CM, Govt. of Punjab.	Member
3.	Principal Secretary, Finance, Punjab.	Member
4.	Principal Secretary, Health and Family Welfare, Punjab.	Member
5.	Chief Executive Officer, Punjab Bureau of Investment Promotion.	Member
6.	Secretary, Housing and Urban Development.	Member
7.	Secretary, Science and Technology, Punjab.	Member
8.	Secretary, Medical Education and Research (For allotment of plots for Medical University/Medical College cum Hospital).	Member
9.	Chief Administrator,GMADA, SAS Nagar.	Member Secretary

Special Secretary

Endst. No. 6/33/2013-6HG1/ Dated, Chd, the;

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

1. Prinicpal Secretary to Deputy Chief Minister, Punjab for kind information of the Hon'ble Deputy Chief Minister, Punjab-cum-Minister Housing and Urban Development Department.
2. Principal Secretary, Information and Technology, Punjab.
3. Director, Information and Technology, Punjab.
4. Chief Administrator PUDA, SAS Nagar.
5. Chief Administrator,GMADA, SAS Nagar.
6. Chief Administrator, GLADA, Ludhiana.
7. Chief Administrator, JDA, Jalandhar.
8. Chief Administrator, ADA, Amritsar.
9. Chief Administrator, PDA, Patiala.
10. Chief Administrator, BDA, Bathinda
11. Director, Town and Country Planning, Punjab, PUDA Bhawan, SAS Nagar.
12. Chief Town Planner, PUDA Bhawan, SAS Nagar.
13. Managing Director, Punjab Infotech, Chandigarh.
14. Incharge, IWDMS, Chandigarh.
15. Superintendent, Cabinet Affair Branch, Main Sectt, Chandigarh.
16. Administrative Officer (Policy), GMADA, SAS Nagar.

Special Secretary