PERIPHERY POLICY

NOTIFICATION

The 20th January, 2006

No. 18/35/2002-1HG2/499.—In pursuance to the decision of the State Council of Ministers in its meeting of 17th November, 2005 on the subject **"Approval of Periphery Policy Report and other Allied Matters"** and in exercise of the powers vested in him under the Punjab New Capital (Periphery) Control Act, 1952 (Punjab Act No. 1 of 1952), the Governor of Punjab is pleased to accord an in-principle approval to the Report submitted by the Committee headed by the Chief Secretary, Punjab.

The Governor of Punjab is further pleased to declare that the Chief Minister has been authorized to effect amendments in the said Policy in accordance with any felt need and to accord the final approval to the Periphery Policy.

The Governor of Punjab is further pleased to direct the publication of this Report for the information of the general public in Punjab Government Official Gazette (Extraordinary) as well as on Punjab Government/ PUDA's Websites.

1.1 The Chandigarh Periphery Controlled area was created with the twin objectives of ensuring a planned future expansion of the New Capital City and to prevent mushrooming of unplanned construction around it. The Punjab New Capital (Periphery) Control Act, 1952 accordingly aimed at regulating the use of land and preventing unauthorized and unplanned urbanization in a 16 kilometre periphery.

1.2 Since then, planned satellite townships of S.A.S. Nagar (Mohali), and Panchkula have come up in the Periphery in addition to a large cantonment. Further in 1990, the State Government declared an area of 10,000 acres near Dera Bassi, falling within 23 villages of Patiala District, to be a Free Enterprise Zone (FEZ), where the setting up of industries was to be permitted.

1.3 Notwithstanding the regulatory framework, enforcement has been patchy. Appreciating the emerging ground realities, the Punjab Government had in 1998 decided to permit an across-the-board regularization of all unauthorized constructions, which had already come up within the Periphery up to and including 7th December, 1998. Simultaneously, it was also decided to evolve a policy framework which would permit the setting up of institutions related to education, health etc., with low density of built-up area, within the Periphery, apart from permitting activities related to leisure and tourism.

2. The Committee :

2.1 Accordingly, a Committee headed by the Chief Secretary was constituted by the State Government in its order of 10th September, 2003 to suggest an appropriate and transparent policy framework for the Periphery.

2.2 Taking cognizance of this Committee, the Hon'ble Punjab and Haryana High Court in Civil Writ

Petition No. 14357 of 2002 directed :

(i) that the Committee should critically examine the problems and bottlenecks in the proper development of Periphery and to suggest a policy framework which would ensure planned development of the area ;

(ii) that the issue of regularization of unauthorised constructions which have already come up in Periphery should also be examined by this Committee

(iii) that on the basis of the recommendations made by the Committee the State Government shall take a decision whether or not to regularize such constructions ;

(iv) that the State Government shall also examine the reasons for the coming up of unauthorized constructions, rationale for their regularizing and steps to stop such construction in future including imposition of exemplary fine and setting up of Special Courts to deal with such illegal constructions;

(v) to fix responsibility of the officers/employees responsible for abetting such constructions and setting up a Tribunal headed by a retired Judge of the High Court to deal with the cases of illegal constructions.

2.3. Further, in Civil Writ Petition No. 7187 of 2003 the Hon'ble Punjab and Haryana High Court has also sought the views of the State of Punjab about extending the abadi deh area/lal lakir of the villages in Periphery and this issue was also referred to the Committee.

3. The Deliberations—Broad Policy Framework :

3.1 The Committee held numerous meetings and also formally obtained the comments of relevant Departments of the Government such as Revenue, Industries, Housing and Urban Development and Local Government. Views of the public at large were also sought through placement of advertisements in newspapers to which there was considerable response.

3.2 At the outset the Committee observed that it was first necessary to take into account the changing character of the city of Chandigarh. It was seen in this context that the city was initially conceived as the capital of post partition Punjab and its planning by and large reflected the needs thereof. Over time, however, Chandigarh is not only the administrative capital of two State Governments and a Union Territory but also an important commercial and institutional hub which houses the regional offices of Companies and Institutions catering to several States in the northern region. It has also become an important investment destination for Indian and multinational Companies. The changed character of the city has put considerable pressure on housing and social infrastructure, which was not initially catered for. There is also increased need for connectivity and the provision of civic amenities. A special mention needs to be made of a large population of the city, which is unable to afford housing on account of its very high cost and has gravitated into the villages in the immediate vicinity of the city as well as several unplanned and unauthorized new colonies. It is in this backdrop that a fresh look has to be taken of the regulatory framework that governs the area immediately surrounding the city of Chandigarh so that the future needs of the city can be adequately catered for in a planned manner.

3.3 It is also necessary to take note of the fact that even with all difficulties being faced, Chandigarh is still one of the more liveable cities in the northern region. With its close proximity and easy connectivity to the national capital, it has also become an attractive investment destination. It would, in the view of the Committee, not be realistic for any State Government not to take advantage of this opportunity and leverage its proximity to Chandigarh to its best economic interest. Thus, industrial promotion in the vicinity of Chandigarh has also to be envisaged and provided for.

3.4 In the light of the issues brought out in the foregoing paragraphs, the broad policy framework within which the Committee approached the entire issue of controlling the periphery of Chandigarh are enumerated below:—

(a) Housing for the increasing population of the city is perhaps the most urgent requirement that has to be provided for. In that context, a realistic view has to be taken of existing unauthorized structures. Policy also needs to cater for the normal growth of village populations as well as migration from outside specially of persons from economically weaker sections.

(b) It is necessary also lo take into account the increased attraction of the city and its environment as in investment destination.

(c) Catering for further growth would involve heavy investment in road connectivity, provision of civic amenities, electricity, water supply and sewerage. Accordingly, it was considered desirable that the overall policy framework should also generate adequate resources for the provision of such facilities. A multidisciplinary sub-group was asked to advise on the inposition of such charges after studying the existing pattern in neighbouring State of Haryana.

(d) The Committee noted the wide disparity between the level of civic and urban infrastructure in the city and its surrounding towns and villages. Accordingly, the available resources needed to be suitably deployed to ensure balanced growth. Such resources, it was felt could also be raised and credited towards a dedicated fund which could be used for developing and upgrading basic infrastructure in the periphery area and specially for the settlements therein.

4. Recommendations :

Given the above approach and considering the ground realities, existing status of the Periphery, emerging problems of unregulated and unauthorised development, need for promoting planned development and eliminating unauthorised and illegal constructions, the Committee, proposes to address various issues on the following lines :—

(a) **Periphery Controlled Area Plan.—**In order to meet the emerging needs of population growth, promote planned and systematic development of the entire area and to check haphazard, unregulated and unplanned development, the Committee suggests the preparation of a comprehensive Land Use Plan for the entire Periphery Controlled Area. Such a broad land use plan could provide for urbanisable zones, industrial parks, institutional and residential areas where such development could be taken up while also highlighting the trunk services and infrastructure to support such development. It should also highlight the sub-areas which need to be preserved

and conserved in order to effectively protect the quality of environment and ecology in the Periphery. However, until such a Plan becomes final in statutory terms, change of land use may be permitted as in interim measure, by the State Government in accordance with other specific recommendations of this Committee. This plan needs to be put in place in the shortest possible time frame as that would then provide the framework for future growth based on well established principles of town and area planning. To implement a plan of this magnitude, it would be advisable to consider setting up of an independent Statutory Authority with a dedicated initial corpus and full administrative, financial and planning autonomy.

(b) **Housing Schemes in the Periphery.—**With only limited planned urban areas available in the cities of Chandigarh, S. A.S. Nagar and Panchkula and the growing demand for housing, it was noted that those who could not afford shelter in these urban areas, found place on the fringes of the city, usually in the adjoining settlements/villages, inside or outside the Abadi areas in an unauthorized manner. Considering the above situation, it is proposed that suitable pockets for Housing/Residential use in the Periphery area be earmarked which can be developed by the Private Parties of Government/Semi-Government Agencies. While permitting such development, it must be ensured that adequate provisions are made for public utilities/facilities and services. Special care must be taken to ensure that housing • needs of the economically weaker sections are catered for in adequate measure. Detailed policy prescriptions in this respect are at Annexure 'A'.

(c) **Unauthorized Constructions.—**The Hon'ble High Court in its orders in C.W.P. No. 14357 of 2002 had tasked the Committee to examine the issue of regularization of unauthorized constructions and also desired it lo examine the need to set up a Tribunal to deal with cases of illegal constructions, besides suggesting imposition of exemplary fines to stop such constructions in future. The issue relating to unauthorised constructions were discussed in detail. In the absence of any detailed formal survey, a broad figure of about 1500 constructions was estimated based on the number of notices issued by PUDA's Regulatory Wing since 8th December, 1998, the date till which all the previous constructions had been regularized. With a view to preventing large scale demolitions and consequential human problems, the Committee recommends **a strictly one time regularisation of unauthorised constructions, adopting, however, a well defined and selective approach restricting it only to small/medium residential and petty commercial constructions.**

The Committee recommends that such regularization, with a cut-off date should involve the imposition of reasonable composition fees and land use conversion "charges" on a predefined scale, which may be pegged at a lower rates for smaller plots. Large residential units could be considered for regularisation in accordance with the policy proposed for farm houses. Alternatively, such units could be regularized on imposition of substantively higher composition fee. No reguiarization would be allowed in any case where the construction interferes with the provision of trunk infrastructure. However, no such regularization should be permitted in areas prohibited for development by virtue of being covered under the Indian Forest Act, 1972, the Forest Conservation Act, 1980 or the Punjab Land Preservation Act, 1900 or in areas where construction is not permitted under any other law. To avoid any misuse of such regularisation, the committee proposes to fix the cut-off date with slight retrospective effect like 1st November, 2005.

The Committee feels that the problem of unauthorized constructions needs to be addressed by constant and effective vigil, for which the field officers like Sub-Divisional Magistrates and their staff besides PUDA officers need to be fully involved and held accountable. Clear administrative guidelines need to be put in place bringing out the staff who is to be responsible for detecting illegal construction, taking legal action and enforcing the same. Statutory powers of the Deputy Commissioner under the Periphery Act to carry-out demolitions could also be delegated to designated officers **(e.g. S.D.Ms.).** A dedicated field enforcement machinery within PUDA or in the Department of Town and Country Planning also needs to be created so that the demolition orders are implemented in letter and spirit and, more importantly, mushrooming of illegal constructions is nipped in the bud. Suitable amendments in the Act may also be made to vest the Deputy Commissioners with statutory powers to issue injunctions against unauthorized construction, in addition to the existing powers to demolish such constructions. It is further suggested that the Act be amended so as to provide a fine which may extend up to Rs. 50,000 instead of Rs. 5,000 presently and in case of continued violation, with a fine of Rs. 5,000 per day instead of the present rate of Rs. 500. Regular monitoring of progress in respect of tackling unauthorized construction cannot be overemphasised. It is felt that atleast a quarterly review needs to be undertaken at Government level.

The Committee is of the view that in case the proposals in the above paragraph are operationalized, there may not be any necessity to set up the Special Tribunal to deal with cases of unauthorized construction. However, the credibility of a sustained campaign in this respect would depend critically on the fairness of the process. Towards that end, the setting up of an Ombudsman could be thought of who would oversee the entire process, entertain complaints from citizens and is empowered to give directions to the concerned authorities. The Ombudsman would have to be vested with suitable powers but care needs, at the same time, to ensure that there is no intervention in matter relating to the hearing of cases and the execution of orders passed by the Competent Authority.

(d) **Institutions.—**Considering the fact that Chandigarh and S.A.S. Nagar are emerging as fast developing nodes, it is natural that institutions with larger land requirements would tend to get located here. In addition, the area is becoming ripe for establishing sports, recreation, leisure and tourism-related activities. The Committee feels that such institutions and activities, which have requirement of large open/vacant land area but smaller built-up area, can be considered for location within the entire Periphery. Accordingly, it would be appropriate to consider the option of locating such activities within the Periphery, subject to detailed guidelines, land and development norms being put in place, which are brought out in the detailed guidelines placed at Annexure B.

(e) **Free Enterprise Zone :**

(i) **Free Enterprise Zone.—**The area declared as Free Enterprise Zone (FEZ) near Dera Bassi should continue to be used for industries, although institutions could also be permitted in accordance with the prescribed guidelines. In order to ensure rational development and provision of basic infrastructure and services in the area, a broad developmental framework needs to be prepared along with a development plan indicating roads/trunk infrastructure, including areas reserved for residential and institutional needs. There shall be no conversion/ betterment charge for the new industrial units coming up in the FEZ. However, these shall be liable to pay the External Development Charges.

(ii) **Industrial.—**Industrial Parks may also be permitted as “mega projects” in areas earmarked as industrial and residential for such uses respectively within the Outline Master Plan area of S.A.S. Nagar (Mohali).

The Empowered Committee on Mega Projects has already permitted integrated mixed use Industrial Parks, where atleast 60% of the land is used for industry, free of external development charges and change of land use charges in the Periphery. This is a major policy incentive for making land available to industry at reasonable rates. In the Committee’s opinion such a policy may continue in respect of the industrial sectors in the Mohali sectoral grid and FEZ for general industry and for areas planned in Mohali’s Master Plan for IT Industry. The policy on grant of additional incentives to industry would, however, need to be periodically reviewed with a view to the continuation of such benefits.

(f) **Municipal Towns in Periphery.—**Committee recommends that the existing towns of Kharar, Banur, Zirakpur, Dera Bassi should continue to provide avenues for future growth and development by ensuring adequate supply of developed land for residential, commercial, institutional and industrial purposes. Master Plans of these Towns need to be prepared under the Punjab Regional and Town Planning and Development Act, 1995, within the overall ambit of the Controlled Area Plan. Further expansion in the Municipal limit of these towns has also to be regulated so that it conforms to the overall Development Plan for the Periphery Area. It is proposed that the future expansion of Municipal limits of the existing Periphery towns should be frozen, until these Master Plans have been finally notified. Thereafter, if need arises, such expansion can be considered, strictly in accordance with the approved Master Plan subject, of course, to the payment of the conversion charges as are being proposed in the report. New Municipal Councils or Nagar Panchayats within the Periphery should be notified only after the overall Development Plan has been put in place.

(g) **Existing Rural Settlements.—**Considering the existing as well as future development needs of the villages failing within the Periphery as well as with a view to cater to their increasing population, it would be prudent to provide a sufficiently compact and contiguous belt of land around the village “phirni” for ensuring the organic growth of these villages. Any area failing between the ‘lal lakir’ and the ‘phirni’ of the village shall also be treated as a part of the extended belt. The area should be allowed to be used primarily for meeting individual residential and petty commercial needs of the existing and future population of a village. However, charges for change of land use should be levied on prescribed rates, except in the case of bonafide residents. No industry should be

permitted in such area. Similarly, formal colonization shall also not be permitted in the extended 'abadi' area on the pretext of this recommendation alone.

With these caveats, the Committee proposes to allow the village "Abadi" area extension by 60% subject to a minimum of 50 metres and maximum of 100 metres in radial length from the 'phirni'. However, where the existing Abadi Deh or a part thereof is an area which forms a part of the rural/agriculture and afforestation zone of the Outline Master Plan/Draft Comprehensive Master Plan/Comprehensive Master Plan prepared under the Punjab Regional and Town Planning and Development Act, 1995, the extent of such area shall be limited to 50 metres. Permitting construction in the notified forest areas falling in these villages would, of course, be subject to due approval as regards change of land use. No permission should, however, be granted in any area which falls within the Sectoral Grid of S.A.S. Nagar (Moliali), as reflected in the Outline Master Plan. The extent of area where such constructions are to be permitted will be demarcated and certified for each village falling within the Periphery by the Revenue Authorities, subject to the final approval of PUDA. In order to promote planned development, it is proposed that construction in the area should be regulated by a set of simple building norms, subject to payment of Land Use conversion charges and in accordance with other details as contained in Annexure C. However, to avoid hardship to villagers and land owners, the area in the extended abadi deh shall be exempted from the provisions of the Punjab Apartment and Property Regulation Act, 1995.

(h) **Farm Houses.—**With a view to encouraging low-density development and to meet the basic residential demand of land owners in the area, Farm houses were permitted as far back as 1966. However, they could come up only beyond the 8 kilometre belt, in cases where land holding was more than 5 acres. Keeping in view the high land values, it would be appropriate that the norms for Farm houses are liberalised, with the area requirements brought down to 2.5 acres and construction being permitted within the 8 kilometre belt as well. However, the construction of Farm houses should be regulated by guidelines as per Annexure B.

(i) **Land use Conversion Charge—Periphery Development Fund.—** As has been earlier observed, any optimal development of the Periphery has necessarily to be accompanied by considerable State-led investment in urban infrastructure. Similarly, the existing urban and rural settlements must also become beneficiaries in any resource-raising that might be leveraged through a system of granting land use change permissions. It would be neither fair nor just to burden the State exchequer alone with the responsibility of funding such development works, without any concomitant additional resource mobilization. On the other hand, ignoring this aspect at the policy formulation stage would result in irretrievably losing the best opportunity for providing supporting infrastructure at optimal cost.

In view of this, the Committee suggests that conversion of land use and betterment charge should be imposed if need be through an amendment of the Periphery Act. The Committee recommends that there should be an inbuilt betterment charge applicable to lands abutting the road network within the conversion charges itself. This is fully justifiable because of the initial investment by the Government in the form of land acquisition and construction of National/State highways, Sector roads and other roads. Betterment charge could be in the form of a percentage premium over and above the conversion charge. These "'charges" should be credited to the Government Treasury and should be dedicated to the provisions and maintenance of physical infrastructure in the Periphery. The Department of Housing and Urban Development in consultation with the Finance Department, may work out the administrative and legal details to manage this Fund. However, the model adopted by the State Government for regular release of Social Security pensions may serve as a useful prototype to ensure that receipts on account of this charge are released in the ordinary course of business to the Nodal Agency. The Governing Body of this Fund should be a high level body, headed preferably by the Chief Minister, and in addition to Ministers and the Administrative Secretaries concerned, may also have representation of the elected representatives like M.L.As., Presidents of the Municipal Bodies and Panches/Sarpanches whose territorial jurisdiction falls with the Periphery. While the Governing Body would, no doubt, be in the best position to settle competing demands for resources, it is suggested that the first charge on this Fund should be the basic development works in the village from which revenue receipts arise. The imposition of a fair and optimal level of conversion charge is crucial to the success of this policy package which must be adequate to generate enough funds to finance creation of new roads and other physical and social infrastructure in the Periphery Area.

The multidisciplinary group has worked out the details of External Development Charges based on basic infrastructure requirements (Annexure D-II) which need to be put in place to provide

facilities broadly comparable to Chandigarh. The scale of conversion charge is similar to the one being levied by Haryana Government in the satellite town of Panchkula. The Committee generally agrees with the scale of these charges including the licence fee proposed by the sub-group (Annexure D-I) as it provides a reasonable competitive edge to Mohali compared to the charges being levied in Panchkula (Annexure D-III). It is also worth mentioning that while suggesting the different charges, the differential between the permissible FARs between Mohali and Panchkula has been duly taken care of.

These charges are proposed for the outline Master Plan of Mohali and can be suitably adjusted for remaining areas of the Periphery. Such charges would, however, not be imposed when land is provided for public utilities and other services such as Government Schools, Dispensaries, Veterinary Centres, Post Offices, Police Stations and the like. The aforesaid conversion charges and other fees should be in addition to, and not in substitution of, the External Development Charges (EDC) that are payable within the framework of the Punjab Apartment and Property Regulation Act, 1995.

(j) **Total Repeal of the Periphery Act not Recommended.—**The Committee has received suggestions from different quarters to totally repeal the Periphery Act. In this context, attention is drawn to the changing character of the city of Chandigarh, alluded to in paragraph 3.2 of this report. This transition also necessitates a fresh look at the regulatory framework governing the Periphery. However, the Committee, even after due deliberation, is unable to recommend the total repeal of the Act, as it would remove all curbs on sub-optimal construction and haphazard urban development in the Periphery.

The Committee noted that the process of drawing up Master Plan in the State as a whole has yet to effectively take off and towards that end, the State Government is contemplating to amend the Town and Country Planning Act with a view to permitting quick finalization of such plans. However, it will be several years before Master Plans would be in place and till then, it is necessary to have a legal framework effective in the Periphery of Chandigarh, which is currently provided by this Act. It would, therefore, be inadvisable to remove the legal umbrella, which is available to exercise control over land use till such time as detailed planning is put in place. The Committee has also separately suggested the imposition of EDC and conversion charges in reasonable measure with a view to generating resources for providing requisite infrastructure for urbanization which will and is inevitably taking place. !t would not be possible to levy such charges if there is no umbrella legislation, which provides for it and in the absence of the levy of such charges planned growth in the Periphery area would not be possible. For all these reasons, the committee is of the view that it would be inadvisable to repeal the Punjab New Capital (Periphery) Control Act, 1952.

7. Conclusion :

The Committee had to balance and optimise between divergent and often conflicting demands and requirements. For instance, the purist view of freezing the Periphery as agricultural was contradictory to the very reasonable demand to allow for the expansion of the ‘abadi dehs ‘ or for permitting housing in a planned manner. Similarly, although institutions and leisure facilities have been recommended, the norms of FAR and built-up area, have been pegged on the lower side.

Conversion charges were also deemed necessary to raise resources for the overall development of the Periphery, although the Committee was acutely conscious that it may add to overall project cost. While the Committee recommends strict compliance with the up-to-date Outline Master Plan of S.A.S. Nagar, it also suggests the speedy formulation of an Over-arching Periphery Development Plan for the entire region. Nevertheless, pending finalization of the latter, the Committee recommends that limited change of land use may be permitted as per the recommendations contained in this Report.

Even though existing constructions have been proposed to be regularised on purely humanitarian grounds, the Committee has strongly recommended a zero tolerance enforcement and regulatory regime, in the Post-Policy Phase. However, enforcement of the regulatory regime would only be sustainable in the long run if total Area Planning of the Periphery is taken up in right earnest and brought to its logical conclusion at the earliest.

The prescription proposed by the Committee is to be viewed as a comprehensive package, which needs to be comprehensively implemented. The Committee sincerely hopes that it would have addressed the concerns of all the stakeholders in a judicious, balanced and practical manner. It is now for the State Government to consider, approve and implement both the regulatory and development aspects of this policy in prescribed time frames.

ANNEXURE A

GUIDELINES FOR PERMITTING PLANNED AND ORGANIZED RESIDENTIAL DEVELOPMENT IN THE PERIPHERY

Planned residential development shall be permitted in the Periphery only in :—

(a) The area delineated as “residential” in the Outline Master Plan/Draft Comprehensive Master Plan/Comprehensive Master Plan, prepared under the Punjab Regional Town Planning and Development Act, 1995, subject to a minimum area of 100 acres ;

(b) The area beyond 10 kilometres of the Chandigarh boundary, as a completely self contained and integrated residential townships, subject to a minimum area of 500 acres. Such townships shall provide independent access from the highways, make sufficient provision for water supply and sewage disposal, provide adequate housing for weaker sections and will have adequate social infrastructure in terms of educational, medical and recreational facilities ;

(c) The Municipal and Nagar Panchayat towns, as a "Mega Project" or otherwise, subject to compliance with the Master Plan, or any draft Master Plan, of the town.

However, no such permission shall be granted in :-

(i) The area notified for land acquisition for any public purpose ; or

(ii) Area notified under the Indian Forest Act, 1927 or the Forest Conservation Act, 1980 and under Sections 4 and 5 of the Punjab Land Preservation Act, 1900 or any other law which prohibits such activity:

Provided the land shall be in the shape of a single compact unit held in single joint or corporate ownership.

2. "Residential" development may include:

(a) Normal plotted development; or

(b) High-rise apartments and Group Housing; or

(c) Commercial development, within the maximum stipulated norms in an approved residential township, or in the mixed land use zone.

3. The developer shall obtain a regular licence from the Competent Authority under the Punjab Apartment and Property Regulation Act, 1995. External Development Charges (EDC), Conversion Charges and Licence Fee shall be payable as per the approved/notified rates, unless specifically exempted by the Competent Authority. The recommendations of the Committee are at Annexure D.

4. Development Norms:

(a) The prescribed development norms under the PUDA Building Rules, 1996 including all statutory and town planning norms, under the Punjab Apartment and Property Regulation Act, 1995 shall apply.

(b) Compliance with the Master Plans, including any notified draft Master Plan would also be necessary.

ANNEXURE B

GUIDELINES FOR PERMITTING INSTITUTIONS, RECREATIONAL ACTIVITIES (INCLUDING SPORTS) AND FARM HOUSES

1. Subject to the other conditions mentioned hereinafter, setting up of Farmhouses, institutions, infrastructure relating to recreational and leisure activities, including sports shall be permitted in the Periphery Controlled Area, except in the :—

(a) Area Governed by the Outline Master Plan/Draft Comprehensive Master Plan/Comprehensive Master Plan, prepared under the Punjab Regional Town Planning and Development Act, 1995, unless the prescribed land use is compatible with the use in question ; or

(b) Area notified for compulsory land acquisition for any public purpose; or

(c) Area notified under the Indian Forest Act, 1927 or the Forest Conservation Act, 1980 and under sections 4 and 5 of the Punjab Land Preservation Act, 1900, or under any other law which prohibits such activity.

2. The institutions to be permitted would generally be associated with education, including medical education, research, art and culture. Sports infrastructure could be confined to recognized games and sporting activities, whereas recreation and leisure infrastructure may include amusement parks, open-air theatres, theme parks etc. but not shopping malls, cinema halls, multiplexes and the like.

3. The minimum area required for any of these activities would be as described in the chart at the end of this Annexure. However, if at any stage, the total area of site falls below the stipulated limit, the permission granted shall automatically lapse and building, if any, constructed shall be deemed to be illegal and unauthorized.

4. Land shall be in the shape of a single compact unit, held in single or joint ownership of natural or artificial juridical persons, or combination thereof.

5. The institutional and recreational sites shall have an independent access from a public road having a minimum width of 40 feet. In case of sites not abutting a public road, a connecting passage of not less than 40 feet width (which would be used as public thoroughfare) shall be mandatory. If access is required to be taken from a National/State Highway, it shall be taken through a service lane to be developed at the expense of the applicant. However, in case of Farmhouses, an independent access from a revenue “rasta” or public road shall suffice.

6. The building shall have a minimum setback of 200 feet from the National/State Highway and at least 100 feet from any other metalled road. The minimum setback on other sides shall be equivalent to the height of the building.

7. No sub-division of the land would be subsequently permitted.

8. Adequate provision for parking shall be made within the site.

9. Minimum Area and Development Norms :

Building	**Minimum Type Surface**	**Floor-size**	**Ground Area (acres) (FAR)**	**No. of Coverage Ratio**	**Height storyes (% age)**	**Hard (feet)**	**(% age)**
Farm Houses	2.5	4%	2%	2	Single (18) Double (28)	10%	
Institutions	5[1]	30%	15%	3	38	30%	
Recreational	10[2] activities	5%	3%	2	28	10%	
Sports activities	10	2%	1%	2	28	5%	

[1]Or the minimum statutory or regulatory norm, whichever is higher.

[2]Except for Golf, where the prescribed norms shall apply.

ANNEXURE C

GUIDELINES FOR PERMITTING CONSTRUCTIONS AROUND ABADI AREA OF VILLAGES

Construction around "phirni" shall be permitted, subject to the following conditions :—

(i) A strip of 11 feet around the "phirni" will be treated as a "no building zone" and no construction, including a boundary wall, shall be permitted therein.

(ii) All radial roads emanating from the village will be extended up to the area permitted for construction. A strip of 11 feet on both sides such extended radial roads shall also be treated as a "no building zone" and no construction, including a boundary wall, shall be permitted therein.

(iii) The buildings permitted shall be governed by the PUDA (Building) Rules, 1996. However, these rules may have to be amended to cater specifically for the requirements or rural areas.

ANNEXURE-DI

Proposed Charges per gross acre of land to be charged from Developers in Mohali

(Figures in Rs./Lacs)

Sr.	Type of Recreational	Residential Institutional				Residential No.	Category		Commercial (Plotted)			Industrial (Group Housing)			
	Abutting on		Abutting on Abutting on			Abutting on			Abutting on			Abutting on			
	Other Sector	NH NH Road Road	SH/ SH/	Other Other Sector	NH Road Road Road	SH/	Other Sector	NH Road Road	SH/ Sector	Other Road Sector	NH Road Road	SH/ Sector	Other Road	NH Road	SH/
1.	EDC 15.09 *(FAR 1.00)	15.09 15.09 *(FAR 1.00)	15.09 15.09 *(FAR 1.00)	15.09 15.09 *(FAR 1.50)	60.36 15.09 *(FAR 1.50)	60.36	60.36 *(FAR 1.50)	60.36 *(FAR 1.50)	60.36 *(FAR 1.50)	60.36 *(FAR 1.00)	30,18 *(FAR 1.00)	30.18 (FAR *(FAR 1.00)	3018 (FAR 1.00)	15.09 (FAR 1.00)	
2.	Conversion 5.00	6.00 4.00	5.00 6.00	4.00 5.00	9.00 4.00	7.50	6.00	48.00 Charges	40.00	32.00	6.00	5.00	4.00	6.00	
3.	Licence Fee FAR 1.50	2.00 FAR 1.50	2.00 FAR 1.50	2.00 FAR 1.00	FAR FAR 1.00	FAR 1.00	FAR 1.00	FAR 1.00	FAR 1.00	FAR 1.00	FAR 1.00	FAR 1.50 1.00	FAR 1.50	FAR 1.50	
	Total 20.59	23.09 19.59	22.09 21.59	21.09 20.59	73.36 19.59	71.86	70.36	258.36	250.38	242.36	36.68	35.68	34.68	21.59	
	Per Sq. Yd. Rs.446	Rs.477 Rs.425	Rs.456 Rs.405	Rs.436 Rs.446	Rs.1516 Rs.425	Rs.1485 Rs.405	Rs.1454		Rs.5338	Rs.5173	Rs.5007	Rs.758	Rs.737	Rs.717	

Note : 1. These rates are liable to increase on compound basis.

2. *Rates for EDC and Licence Fee increase proportionately for higher FAR,

3. 25% of External Development Charges (EDC) shall be payable upfront and balance 75% in 6 equated bi-annual instalments with 10% compound interest. Penal interest for delayed payment at the rate of 18% per annum shall also be charged.

4. The charges have been proposed by keeping Sector (250 acres approx.) as a unit of development.

5. For mixed land use, proportionate charges for different categories shall apply.

ANNEXURE D-II

External Development Charges for S.A.S. Nagar as per Master Plan prepared by CTP, Punjab

Sr.		Particulars	Area/Length/No.	Estimated Cost (Rs. in crores)	No.
1.		**Master roads :**			
	(a)	R-l.R-2, R-3	130K.M.	369.00	
	(b)	High level road bridges	6 No.	24.00	
	(c)	Flyovers	6 No.	150.00	
	(d)	Rail over Bridge, Rail under	7 No. Bridge	14.00	
2.		**Master Horticulture :**			
	(a)	Road Side Plantation	130 K..M.	3.00	
	(b)	Dev. of Parks	1473.11arce	25.00	
3.		**Master Electrical :**			
	(a)	H.T. lines	2023.42 acre	770.00	
	(b)	Street lights		130.00	
	(c)	Electrical grid sub station		400.00	
4.		**Master P.H. Services :**			
	(a)	Sullage sewer	2023.42 acre.	150.00	
	(b)	Water Supply	2023 .42 acre	200.00	
	(c)	Water works and supply from Kajauli	23.90 acre	200.00	

	(d)	Sewerage Treatment Plant, Disposal channel and laying Estate Irrigation System	70.00 acre	50.00
5.		**Master Storm water disposal :**		
	(a)	Storm Drainage	2023. 42 acre	170.00
	(b)	Flood Control		50.00
	(c)	Rain harvesting structures		50.00
6.		**Master Public Facilities :**		
	(a)	Sports Complex		90.00
	(b)	Police Station		60.00
	(c)	Educational Buildings		220.00
	(d)	Govt. Health Centres		45.00
	(e)	Govt. Hospitals		275.00
	(f)	Fire Stations		45.00
	(g)	Community Center		65.00
	(h)	Recreational Facilities		55.00
	(i)	Bus Terminus		70.00
	(j)	Solid Waste Disposal		75.00
				3755.00
7.		**Infrastructural utilities land cost**	4873 @ 0.41 Crore per Acre	2000.00
				5755.00
8.		Escalation as per inflation rate @ 7% **on Rs. 3755 lacs**		262.85
9.		**Unforseen @ 5% on Rs. 4017.85 lacs**		**200.89**
10.		**Project Management charges @ 10% on Rs. 4218.74 lacs**		421.87
11.		**Capitalised maintenance for 10 years :**		
	(a)	Road works		100.00
	(b)	Running and maintenance for electrical work		188.00
	(c)	Running and maintenance of P.H. works		500.00
	(d)	Maintenance for Horticulture works		30.00
			Grand Total:	**7458.61**
			Say :	7460 Crores
			Total Area :	28987.21
			Acres Say :	29000 Acres
			Cost per gross Acre =	25.72 lacs

Note.—1. The costs have been worked out on normative basis.

2. Mass Rapid Transit System cost amounting to Rs. 3450 crores approx. has not been added at this stage.
3. Land cost component will be as per actual cost of acquisition including any subsequent enhancements allowed by Courts.

Area as per proposed Master Plan of S.A.S. Nagar

(A)	**Saleable Area (in Acres) :**			
	(a)	Plotted		10200
	(b)	Group Housing		3000
	(c)	Commercial	1431	
	(d)	Industrial		5314
	(e)	Institutional	1159	
	(f)	Mixed Land Use		2710
	(g)	Railway Line/Truck Terminus		300
				24114
(B)	**Infrastructural Utilities Land Area (in Acres) :**			
	(a)	Roads		2023.42
	(b)	Recreational		1243.11
	(c)	Sewerage Treatment Plant		70.00
	(d)	Water Treatment Plant		23.90

(e)	Bus Terminus	68.00	
(0	Golf Course	230.00	
(g)	Hospital	55.78	
(h)	Institutional	1159.00	
		4873.21	
	Grand Total (A+B) :	**28987.21 Acres**	
	Say :		**29000 Acres**

ANNEXURE-DIII

Approximate Charges adopted in Haryana for one acre of land in High-! Potential Zone (Panchkula)

Sr.	Type of Recreational	Residential Institutional			Residential No.	Category		Commercial (Plotted)			Industrial (Group Housing)				
	Abutting on		Abutting on Abutting on		Abutting on			Abutting on			Abutting on				
	Other Sector	NH NH Road Road	SH/ SH/	Other Other Sector	NH Road Road Road	SH/	Other Sector	NH Road Road	SH/ Sector	Other Road Sector	NH Road Road	SH/ Sector	Other Road	NH Road	SH/
1.	EDC NA	18.84 18.84 *(FAR	18.84 18.84 *(FAR	18.84 18.84 *(FAR	78.46	78.46	78.46	78.46 1.25)	78.46 1.25)	78.46 1.25)	43.23	43.23*	43.23*	NA	NA
2.	Conversion 0.49	6.07 0.49	4.86 4.05	4.05 3.24	6.07 2.4	4.86	4.05	48.56 Charges	40.47	32.28	0.49	0.49	0.49	0.49	
3.	Licence Fee4.00 NA (FAR	4.00 NA	4.00 NA	5.00	5.00 1.75)	5.00 1.75)	200.00 1.75)	200.00	200.00	0.50	0.50	0.50	NA (FAR	NA (FAR	NA
4.	Service 0.40	0.40 0.40	0.40 0.40	0.40 0.40	0.40 0.40	0.40 used enforcement purpose)	0.40	0.40 Charges	0.40	0.40	0.40	0.40	0.40	0.40	(Fund for
5.	Scrutiny Fee 0.40	0.40 0.40	0.40 0.40	0.40 0.40	0.40	0.40 colony	0.40 documents etc.	0.40 to	0.40	0.40	0.40	0.40	0.40	0.40	examine plans/
	Total	29.71 21.59	28.50 20.59	27.69 19.59	90.33	89.12	88.31	327.82	319.73	311.64	45.02	45.02	45.02		
	Per Sq. Mtr. Rs.7900	Rs.734 Rs.7700	Rs.704 Rs.1112	Rs.684 Rs.1112	Rs.2232 Rs.1112	Rs.2202	Rs.2182		Rs.8100 Rs.446	Rs.425	Rs.405				

Note : 1. Annual increase @ of 10% per annum in the case of Panchkula.
2. NA stands for Not available.
3. Rate with FAR 0.75 and 2.50 is Rs. 25.94 lac and Rs. 86.47 lac respectively.

5.2 POLICY REGARDING EDC,CLU AND LICENSE FEE UNDER THE PERIPHERY:

GOVERNMENT OF PUNJAB
DEPARTMENT OF HOUSING & URBAN DEVELOPMENT
(HOUSING-2 BRANCH)

NOTIFICATION

No. 18/35/2002-1HG2/6990 Dated: 12.7.2006

In continuation to the notification issued vide No. 18/35/2002-1HG2/499 dated 20th January, 2006, the Governor of Punjab in exercise of the powers vested in him under the Punjab New Capital (Periphery) Control Act, 1952 (Pb. Act No. 1 of 1952) is pleased to accord in principal approval to the recommendations made by the

Committee headed by the Chief Secretary, Punjab in the meeting dated 4th of April 2006 and approved by the Chief Minister, Punjab relating to External Development Charges (EDC) Change of Land Use (CLU) Charges and License Fee (LF).

The Governor of Punjab is further pleased to direct the Publication of this decision for the information of the General Public in Punjab Government official gazette (Extra-ordinary) as well as on Punjab Government/ PUDA's websites.

The notification issued vide No.18/35/2002-1HG2/499 dated 20th January, 2006 specifies the aforesaid charges for the outline master Plan Area of Mohali and mandates that the same" can be suitably adjusted for remaining areas of the Periphery". (Paragraph 4(h). The following unanimous recommendations were made in the meeting dated 4th of April, 2006 under the Chairmanship of Chief Secretary, Punjab.

i) CLU and LG should be charged at rates equal to the appropriate rates specified for the outline Master Plan Area of Mohali, for the entire property. However, no CLU charges can be levied for the areas situated within the Municipal Limits of Kharar, Dera Bassi, Zirakpur and Banur towns, as such limits stood on the date of the notification of the Periphery Policy (i.e. 20th January, 2006). These CLU charges should, however, be levied for the new areas that corme within the municipal limits, after 20th January, 2006.

ii) EDC rates within the municipal limits of the aforesaid four municipal towns may be charged at twice the existing rates, till detailed calculations are effected after duly considering the gaps in the available infrastructure in these towns. This exercise may be carried out expeditiously and the new rates may be notified thereafter with prospective effect.

iii) For integrated townships/ sector development the various charges shall be calculated keeping in view the area under residential (Plotted), residential (plotted) development as mentioned in the Policy, cannot be construed as a gross rate for entire townships/ sector, irrespective of the commercial or group housing component.

iv) For independent and integrated townships coming up beyond a distance of 10 Km from the UT boundary, in an area not below 500 acres, EDC may be calculated on proportionate basis, keeping in view the external development works utilized by or loaded by the township. This should be an independent calculation, effected on case-to-case basis.

v) For stand-alone projects like institutions, recreational facilities and integrated commercial complexes, hotels and multiplexes, which may not require a formal license under Punjab Apartment and Property Regulation Act, 1995, full CLU and LF should nevertheless be charged. However, the EDC component may be adjusted upwards or downwards, in accordance with the FAR permitted.

vi) For stand-alone and independent farm-houses, which are essentially luxury houses, CLU should be charged at the rate specified for the residential (plotted) development pertaining to the appropriate road. This should be irrespective of the FAR and Ground Coverage availed of or permitted under the Policy. However, no EDC and LF can be charged in such a case.

vii) For an agglomeration Farm Houses, conceived and implemented as a commercial venture, all the three components, viz EDC, CLU and LF should be charged at the rate specified for the residential (plotted) development pertaining to the appropriate road on a gross basis. This should be irrespective of the FAR and Ground Coverage availed of or permitted under the Policy for an individual or isolated farm house or for a constituent luxury house of project.

viii) Regarding the composition fee in respect of unauthorized constructions the board slabs in terms of the composition fee, as a percentage of property valuation (land-super-structure) as on 1th November, 2005, were approved. These are @ 25% for properties between 150 to 500 sq. yds. and @ 100% for those exceeding 500 sq. yds. However, rented premises may be made to pay double the said charges.

Sd/-

A.R. TALWAR

Secretary to Government of Punjab

Dated: 31.05.2006 Department of Housing & Urban Development

5.3 COMPETENT AUTHORITY U/S 146 OF PAPRA:

Govt. of Punjab
Department of Housing & Urban Development
(Housing 2 Branch)

NOTIFICATION

No. 3/151/95-6HG1/4210 The 17th August, 1995

In partial modification of Punjab Government Notification of Ist July, 1995 bearing No. 3/151/6HG1/3162, exercising the powers conferred under Clause (m) of Section 2 of the Punjab Regional & Town Planning and Development Act, 1995, (Punjab Act No. 11 of 1995), the Governor of Punjab is further pleased to appoint all Executive Engineers PWD(B&R) in the State of Punjab, to perform the functions of Competent Authority under section 146 of the said Act, falling under their jurisdiction.

Sd/-
J.N.L. Srivasstava,
Principal Secretary to Govt. Punjab,
Housing & Urban Development Deptt.

5.4 COMPETENT AUTHORITY U/S 38 & 39 OF PAPRA:

Govt. of Punjab

Department of Housing & Urban Development

(Housing II Branch)

NOTIFICATION

No. 2/3/92/2HGII/4168 Dated: The 10-9-1998

In continuation of Government of Punjab, Department of Housing (Housing-II Branch) Notification No. 2/3/92/2HGII/3658 Dated 29.8.97 and in exercising the powers conferred under Clause (1) of Section 2 of the Punjab Apartment and Property Regulation Ac5, 1995 (Punjab Act 14 of 1995) and all other powers enabling in this behalf, the Governor of Punjab is pleased to appoint the following additional Chief Administrators of the Punjab Urban Planning and Development Authority to exercise and perform the powers and functions of the Competent Authority under Chapter III and sections 38 and 39 of the aforesaid Act in the areas respectively specified against each of them, namely:-

Sr. No.	Designation of the officer	Area of Jurisdiction
1	Additional Chief Administrator, Mohali	District of Ropar and area which provisions of the Punjab New Capital (Periphery) Act, 1952 are applicable
2	Additional Chief Administrator, Ludhiana	District of Moga and Ludhiana
3	Additional Chief Administrator, Patiala	Districts of Sangrur, Fatehgarh Sahib and Patiala except the area to which provisions of the Punjab New Capital (Periphery) Act, 1952 are applicable.
4	Additional Chief Administrator, Bathinda	Districts of Bathinda, Mansa, Faridkot, Muktsar and Ferozepur

5	Additional Chief Administrator, Jalandhar	Districts of Jalandhar, Kapurthala, Nawanshahar and Hoshiarpur
6	Additional Chief Administrator, Amritsar	Districts of Amritsar and Gurdaspur

Sd/-
I.S. BINDRA
Principal Secretary to Govt. Punjab,
Housing & Urban Development Deptt.

5.5 COMPETENT AUTHORITY UNDER CHAPTER XIV (EXCEPT U/S 146 OF PAPRA:

PUNJAB URBAN PLANNING AND DEVELOPMENT AUTHORITY CHANDIGARH

(ADMINISTRATION BRANCH)

No.PUDA-Admn-EA-4-98/11131-46 Dated: 27-07-1998

In supersession of orders issued vide No. PUDA-Admn-EA-4-97/12920-34 dated 6.6.1997 and in exercising the powers conferred upon me under Section 175 (3) of the Punjab Regional & Town Planning and Development Act, 1995, (Punjab Act No. 11 of 1995), I, S.C. Agrawal, Chief Administrator hereby delegate all powers and functions of Competent Authority under chapter XIV of the aforesaid Act, except Section 146 of the Act, conferred upon me vide Punjab Government Notification No. 3/151/6HGI/3162 dated 1.7.1995 on the following officers of the Punjab Urban Planning and Development Authority in respect of revenue districts as indicated below:-

Sr. No.	Designation of the officer	Area of Jurisdiction
1	Additional Chief Administrator, SAS Nagar	Districts of Ropar and area falling within Periphery Control Act

2	Additional Chief Administrator, Patiala	Districts of Sangrur, Fatehgarh Sahib and Patiala
3	Additional Chief Administrator, Ludhiana	Districts of Moga and Ludhiana
4	Additional Chief Administrator, Jalandhar	Districts of Jalandhar, Kapurthala, Nawanshahar and Hoshiarpur
5	Additional Chief Administrator, Bathinda	Districts of Bathinda, Mansa, Faridkot, Muktsar and Ferozepur
6	Additional Chief Administrator, Amritsar	Districts of Amritsar and Gurdaspur

Sd/-

Dated, Chandigarh
19th July, 1998

S.C. AGRAWAL
CHIEF ADMINISTRATOR

5.6 FORMS:

Form "A"

(See Rule 6)

Application under sub-section (1) of Section 6 of the Punjab New Capital (Periphery) Control Act, 1952.

To

The Deputy Commissioner
(Estate Officer),
Chandigarh.

Sir,

* I/We request for permission to: -

(i) erect or re-erect a building;

(ii) make or extend any excavation;

(iii) Layout means of access to a road in the controlled area.

2. The required particulars are given below :-

(i) Name(s) of the applicant(s) (in Block letter).

(ii) Father's name.

(iii) Village.

(iv) HadbastNo.

(v) Tehsil _____ District _____

(vi) Khasra No.

(vii) Area

Bounded by:-

East

West

North

South

(viii) purpose for which the building/well/road/excavation is to be used.

3. I/we enclose the following documents in duplicate :-

(a) site plan showing therein the existing structure, if any

(b) the building plan ;

I/We solemnly affirm that the particulars given below are correct to the best of my/our knowledge and belief.

Attested Signature of the applicant.

Oath Commissioner/Magistrate First Class

[1]Substituted by Pb. Govt. Notification G.S.R.-106/P.A. 1/3/S-16/66, dated 20-5-1966

* Strike out which is not required

Form "B"

(See Rule 9 (I))

Form for the grant of or refusal of permission under Section 6 (2) of the Punjab New Capital (Periphery) Control Act, 1952

No. _____

From

The Deputy Commissioner,

Chandigarh

To

Shri/Shrimati_____

Dated, Chandigarh, the

MEMORANDUM

Reference your application dated _____ for permission to _____

(a) erect or re-erect a building :

(b) make or extend any excavation ;

(c) layout means of access to a road is the controlled area of village _____ Hadbast No. _____ Tehsil _____ District _____ as indicated on the site plan submitted therewith.

2. Permission is hereby :-

(a) granted subject to the following conditions :-

(i)

(ii)

(b) refusal for the following reasons :-

(i)

(ii)

3. A copy of the site plan/building plan is/are returned duly approved/rejected.

Sd/-

Deputy Commissioner, Chandigarh

FORM "C'

(See Rule 11)

Application for licence to establish and operate charcoal kiln, pottery kiln, brick kiln, lime kiln, or brick field

To

The Estate Officer,

Exercising the powers of

Deputy Commissioner, Chandigarh.

Sir,

As required under sub-section (1) of Section 11 of the Punjab New Capital (Periphery) Control Act, 1952, I/We hereby apply for the grant of a licence under the said Act, and the Rules framed thereunder to establish and operate a charcoal kiln/pottery kiln/lime kiln/brick field in the locality specified below

2. A sum of Rs.....on account of fee for the license desired has been deposited by me in Chandigarh Treasury under the head "....." and a copy of the Treasury Challan showing the receipt of the aforesaid amount is enclosed.

Your's faithfully

Signature of Applicant.

Particulars (Full name, parentage etc.) and full address of the applicant.

If the applicant is a company or firm or if the applicant proposes to operate the kiln/brick field through an agent give the name (with full particulars and address. of the Managing Director, Agent or other persons who will be directly incharge of the kiln/brick field.

Whether kiln or brick field is proposed to be established

Revenue Estate	Field Khasra numbers (indicating whether the whole of each field will included or a part only).	Area
Total		

Number of the kilns proposed to be set up in the said area with the location and capacity of each.

Depth of the excavation in case of brick fields.

Period for which it is expected that the land will be in use for the kilns.

Number of labourers likely to be employed and the arrangements propose for their housing and sanitation.

Signature of Applicant.

FORM "D"

(See rule 13)

Licence to establish and operate charcoal kiln/pottery kiln/brick kiln/lime kiln/ brick field

In pursuance of the provisions of sub-section (1) of Section 11 of the Punjab New Capital (Periphery) Control Act, 1952, this licence is granted to Shri _____ under the said Act to establish and operate a charcoal kiln/Pottery kiln/lime kiln/brick field or brick kiln in the land hereinafter described subject to the conditions set forth on the reverse of this licence.

Unless renewed, this licence shall cease to be effective after twelve months from the date of issue.

Signature of the Deputy Commissioner

Name of Village Chandigarh

Khasra Numbers

Area

(Reverse side of licence in Form D)

CONDITIONS

1. (1) The licensee shall provide : -

   (a) adequate and suitable accommodation for the labourers working at the kilns on the Brick fields.

   (b) a supply of whole some water for drinking and other domestic purposes.

   (c) Sufficient and suitable laterines and urinals for the labourers and an adquate staff of sweepers at least one for every hundred labourers, to attend to consuming arrangements.

   (2) The work shall not be begun in the brick field until, the requirements of sub-paragraph (1) above have been complied with to the satisfaction of the Deputy Commissioner and a certificate to this effect obtained from him.

2. The licensee shall not permit any person suffering from any contagious or infectuous disease to enter or be upon the licence kiln or brick field.

3. No excavation shall be made in any kiln or part of the brick field to a depth of more than five feet below the surface whether for the removal of clay to be used for making bricks or for any other purposes.

4. The licencee shall comply with all directions that may be given by the Deputy Commissioner, in writing for the regulation of excavation and the provision of proper drainage or with a view to ensuring that rain or flood water shall collect at one place or in the kiln on the brick field instead of at a number of places and on completion of operation shall remove all structures and level, dress and tidy the site to the satisfaction of the Deputy Commissioner.

5. The whole of the area of the brick kiln shall be opened at all times to be inspected by the Deputy Commissioner or any official deputed by him to inspect on his behalf.

6. The grant of a licence is subject to the condition that a licence under the the East Punjab Control of Bricks Supplies Act, 1949 (No. 1 of 1949), is obtained from the Industries Department.

(A brick-kiln of standard size means a kiln containing not more than 32 chambers each capable of burning 25,000 bricks, at one loading).

GREATER MOHALI AREA DEVELOMENT AUTHORITY, SAS NAGAR

(POLICY BRANCH)

To

The Estate Officer,
GMADA, SAS Nagar.

The Senior Accounts Officer (HQ),
GMADA, SAS Nagar.

No. GMADA (Policy)/2012/
Dated:

Subject: Terms and conditions for residential/commercial/ institution/ and chunks sites to be sold through auction.

Please refer to Estate Officer's letter No. 4611 dated 13-9-2012 on the subject cited above.

2. Please find enclosed herewith terms and conditions for allotment of residential/commercial/ institution/ and chunks sites to be sold through auction, duly approved by the Hon'ble Chairman which are valid till 30-9-2013.

DA/As above.

Administrative Officer (Policy),
for: Chief Administrator.

CC

APRO, Public Relation Cell, GMADA, SAS Nagar.

Asstt. System Manager, GMADA, SAS Nagar for uploading website.

GREATER MOHALI AREA DEVELOPMENT AUTHORITY, SAS NAGAR.

(POLICY BRANCH)

Subject: Subject: Terms and conditions for residential/ commercial/institution/and chunks sites to be sold through auction.

BIDDING PROCESS AND ELIGIBILITY

1. The intending bidders are required to deposit refundable/ adjustable participation fee mentioned in the advertisement, which shall be paid by an account payee's demand draft in favour of GREATER MOHALI AREA DEVELOPMENT AUTHORITY payable or in cash, before the commencement of the auction.
2. The bid shall be given in Rs. per sq. mtr.
3. No one can bid on behalf of another person unless he holds a power of attorney or a letter of authority to this effect. Such a document should be deposited with the Presiding Officer supervising the auction, before bidding.
4. After the bidding process is over no person whose bid is accepted, shall be permitted to withdraw or surrender his bid on any ground, and in case he does so, the participation fee deposited by him/her shall stand forfeited in full.
5. Chief Administrator, GMADA or any other officer authorized by him reserves the right to accept or reject the highest bid or withdraw the site form the auction without assigning any reason even if the bid is higher than the reserve price. The acceptance of the final bid by the Presiding Officer shall be subject to the approval by the Chief Administrator, GMADA, Mohali.

6. In case the highest bid is not accepted by the Presiding Officer due to any reason whatsoever, the eligibility fee shall be refunded in full.

FINANCIAL CONDITIONS

7. In no case a bid less than the reserve price shall be accepted.

8. The exact size of the site and its dimensions are subject to variation as per actual measurement at the time of delivery of possession of the site. In case the actual area exceeds the area offered, the allottee would be required to deposit the additional price for the excess area proportionately as per price settled. In case of reduction in area, the allotment price will be proportionately reduced.

9. All applicable charges promulgated by Govt., any Statutory Authority or Local Govt. other than those for Change of Land Use will be payable over and above the consideration amount as and when due.

10. The successful bidder will be required to pay 10% of the bid amount (after adjusting the participation fee) by an account payee demand draft at the fall of hammer OR within one additional working day as the Presiding Officer, may permit.

11. Another 15% amount shall be paid within 30 days from the date of auction. In case the successful bidder does not deposit the 15% (fifteen percent) amount within 30 (thirty) days to complete 25% amount from the date of auction, then the 10% (ten percent) amount already deposited by him shall be forfeited and the applicant shall have no claim in this regard.

12. This period of 30 days can be extended, in case of extreme hardship up to a maximum of 90 days (i.e. 60 days more) subject to receipt of a written request from the applicant to Estate Officer within a period of 30 days from the date of auction, explaining the hardship duly supported by the requisite documents, and on a payment of 1.5% surcharge on the due amount and 18% penal interest for the delayed period. Allotment letter will be issued only after the receipt of the 25% amount of the Bid.

13. Possession of the site will be given within 90 (ninety) days from the date of issue of allotment letter. In case the allottee fails to take possession of the site within the stipulated period, it shall be deemed to have been handed over on the due date.

14. Residential Plots: The balance 75% amount can be paid either in lump sum with 5% rebate on the balance 75% amount within 60 days of issue of allotment or in 6 half yearly equated

installments @12% per annum interest. First installment will be due at one year from the date of auction.

15. Commercial/Institutional and Chunk Properties: The balance 75% amount can be paid either in lump sum with 10% rebate on the balance 75% amount within 60 days of issue of allotment letter or in 4 yearly equated installments @12% per annum interest. In case of other chunk sites and if the consideration amount exceeds Rs. 200 crore, the balance 75% amount can also be paid in 6 yearly equated installments at the same rate of interest. First installment will be due at one year from the date of auction.

16. In case any installment or part thereof is not paid by due date, then without prejudice to any action under section 45 of the Punjab Regional and Town Planning and Development Act, 1995, 18% penal interest will be levied for the period of delay up to 18 months, beyond which delay shall not be condoned under any circumstances and the site shall be resumed.

17. The land shall continue to vest in the name of Greater Mohali Area Development Authority until the entire consideration money together with interest and any other dues, is paid in full to the Authority.

18. On payment of the entire consideration money together with interest due to the Greater Mohali Area Development Authority on account of sale of the site, the allottee shall have to execute a Deed of Conveyance in the prescribed form and in such manner as may be directed by the Estate Officer within three months of the payment of entire consideration money.

19. The allottee shall have no right to transfer by way of sale, gift, or otherwise, the site or any other rights, title or interest in the said site before execution of conveyance deed without prior permission of the Estate Officer, GMADA, Mohali and on payment of transfer fee as applicable. Mortgage of the site will also be permitted with the prior permission of officer authorized by the Authority.

20. No interest will be paid for any amount, whatsoever, deposited with GMADA in advance of the due date.

APPLICABLE BUILDING BYE LAWS:

21. PUDA Building Bye Laws will be applicable. The allottee shall be allowed to undertake construction after getting the Building Plans approved from GMADA. For permissible Ground Coverage, Set Backs, Height of buildings, Parking norms etc. PUDA Building Bye Laws may be referred to.

22. FAR will be permitted as per PUDA Bye Laws in case of Residential Plots. FAR will be as mentioned in the advertisement in case of SCOs/SCFs/Shops/Booths. For Group Housing sites permitted FAR is 1.75, however, number of units that can be constructed in case of residential projects will be governed by population density mentioned in the Master Plan of the area. In case of Commercial Chunk Sites FAR of 3.0 is permitted.

23. No fragmentation/Sub Division of the site and Change of land use shall be permitted in case of residential plots/SCOs/SCFs/Booths/Shops. Sub division of Chunk sites will be allowed after approval of the plans from GMADA, however license under PAPRA for the same will not be required.

24. It will be the responsibility of the allottee to obtain NO Objection Certificate from Fire Fighting Department under the provisions of various Acts as are applicable.

USAGE AND PERIOD FOR CONSTRUCTION;

25. Sites except those indicated as "Mixed Use Sites" shall be used only for the purpose for which they are allotted and not for any other purpose whatsoever, and no change of land use shall be permitted.

26. The site is offered on "as is where is" basis and the authority will not be responsible for leveling the site or removing the structures, if any, thereon.

27. The allottee will have to construct a dwelling unit in case of a residential plot and one story in case of an SCO/SCF within 3 years from the date of possession. The period can be extended by the Estate Officer in the manner and on payment of such fee as fixed by the authority. However in case of chunk sites there will be no time limit for construction.

28. Before occupying the building, allottee will be required to obtain Completion/Occupation Certificate from the Estate Officer, GMADA, Mohali.

29. GMADA officers at reasonable time and in reasonable manner after giving 24 (twenty four) hours notice in writing, enter in any part of the site/building erected thereon for the purpose of ascertaining that the allottee has duly performed and observed the conditions of allotment and provisions under prevalent rules, Acts and regulations as amended from time to time.

30. GMADA shall have the full rights, powers and authority at all times to do through its officers and representatives all acts and things which may be necessary and expedient for the purpose of

enforcing compliance with all or any of the terms, conditions and reservations imposed and to recover from the allottee as first charge upon the said site, the cost of doing all or any such act and things and all costs, incurred in connection therewith or in any way relating therewith.

31. In case of breach of any condition (s) of allotment or of regulations or non-payment of any amount due together with the penalty, the site or building, as the case may be, shall be liable to be resumed and in that case 10% of the total price plus interest due till that date shall be forfeited.

32. In case of any dispute or differences arising out of the terms & conditions of auction or allotment letter, the same shall be referred to the Chief Administrator, GMADA. The decision of the Chief Administrator in this regard will be final and binding on all the parties.

33. These terms are valid till 30-9-2013 unless revalidated by the EC, GMADA.

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ ਐਸ.ਏ.ਐਸ.ਨਗਰ ।

(ਪਾਲਿਸੀ ਸਾਖਾ)

ਸੇਵਾ ਵਿਖੇ

1) ਮਿਲਖ ਅਫਸਰ,
ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ.ਨਗਰ ।

2) ਸੀਨੀਅਰ ਲੇਖਾ ਅਫਸਰ (ਮੁ:ਦ:),
ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ.ਨਗਰ ।

ਨੰ:ਗਮਾਡਾ (ਪਾਲਿਸੀ)ਜ2012ਜ *38624-25* ਮਿਤੀ: *10-10-2012*

ਵਿਸਾ: ਸਹਿਰੀ ਮਿਲਖ, ਐਸ.ਏ.ਐਸ.ਨਗਰ ਵਿਖੇ ਰਿਹਾਇਸੀ ਪਲਾਟਾਂ ਦੇ ਲੈਟਰ ਆਫ ਇੰਟੈਂਟ ਸਬੰਧੀ ਤਬਦੀਲੀ ਫੀਸ ਵਿਚ ਇਕਸਾਰਤਾ ਲਿਆਉਣ ਬਾਰੇ ।

ਉਪਰੋਕਤ ਵਿਸੇ ਦੇ ਸਬੰਧ ਵਿਚ ।

ਸਹਿਰੀ ਮਿਲਖ ਐਸ.ਏ.ਐਸ.ਨਗਰ ਵਿਖੇ ਹੇਠ ਲਿਖੀਆਂ ਸਕੀਮਾਂ ਦੇ ਲੈਟਰ ਆਫ ਇਟੈਂਟ ਤਬਦੀਲ ਕਰਨ ਵੇਲੇ ਅਲੱਗ-ਅਲੱਗ ਟਰਾਂਸਫਰ ਫੀਸ ਵਸੂਲ ਕੀਤੀ ਜਾ ਰਹੀ ਹੈ ਜਿਸ ਦਾ ਵੇਰਵਾ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਹੈ:-

Sr. No.	Name of the Scheme	Transfer fee
1	In case of transfer of Letter of Intent/Allocation in Sector 76-80.	5% of the amount deposited with PUDA (now GMADA).
2	In case of Aerocity, SAS Nagar.	1% of the total price of the plot.
3	In case of Eco-city, Mullanpur, SAS Nagar.	2%of the total price of the plot.
4	In case of Dashmesh Nagar, Anandpur Sahib.	2% of the total price of the plot.

ਕੁੱਝ ਸਕੀਮਾਂ ਵਿਚ ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਜਾਰੀ ਨਹੀਂ ਕੀਤੇ ਗਏ ਹਨ ਬਲਕਿ ਲੈਟਰ ਆਫ ਇੰਟੈਂਟ ਹੀ ਜਾਰੀ ਹੋਏ ਹਨ । ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ ਹੈ ਕਿ ਭਵਿੱਖ ਵਿਚ ਸਾਰੀਆਂ ਸਕੀਮਾਂ ਅਧੀਨ ਪਲਾਟਾਂ ਦੇ ਲੈਟਰ ਆਫ ਇੰਟੈਂਟ, ਅਲਾਟਮੈਂਟ ਕੀਮਤ ਦਾ 2.5' ਵਸੂਲ ਕਰਨ ਉਪਰੰਤ ਤਬਦੀਲ ਕੀਤੇ ਜਾਣ ਤਾਂ ਜੋ ਸਾਰੀਆਂ ਸਕੀਮਾਂ ਵਿਚ ਇਕਸਾਰਤਾ ਰੱਖੀ ਜਾ ਸਕੇ ।

ਇਨ੍ਹਾਂ ਹਦਾਇਤਾਂ ਦੀ ਇੰਨ-ਬਿੰਨ ਪਾਲਣਾ ਕੀਤੀ ਜਾਵੇ ।

ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸਾਸਕ (ਪਾਲਿਸੀ),
ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ.ਨਗਰ ।
ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਟੀ, ਐਸ.ਏ.ਐਸ.ਨਗਰ ।
(ਪਾਲਿਸੀ ਸਾਖਾ)

ਸੇਵਾ ਵਿਖੇ

ਮਿਲਖ ਅਫਸਰ (ਪਲਾਟਸ),
ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ.ਨਗਰ ।

ਮਿਲਖ ਅਫਸਰ (ਹਾਊਸਿੰਗ),
ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ.ਨਗਰ ।

ਨੰ:ਗਮਾਡਾ (ਪਾਲਿਸੀ)ਜ2012ਜ10995-96 ਮਿਤੀ: 29-3-2012

ਵਿਸਾ:- Execution of conveyance deed and other related works on the basis of G.P.As executed before 11-10-2011 i.e. before the Hon'ble Supreme Court Judgement.

ਉਪਰੋਕਤ ਵਿਸੇ ਦੇ ਸਬੰਧ ਵਿਚ ।

ਮਾਨਯੋਗ ਸੁਪਰੀਮ ਕੋਰਟ ਵਲੋਂ RCR (Civil) 669 – of 2011 – Suraj Lamp and Industries Pvt. Ltd.. Versus State of Haryana and others ਦੇ ਕੇਸ ਵਿਚ ਮਿਤੀ 11-10-

2011 ਨਾਲ ਜਾਰੀ ਕੀਤੇ ਗਏ ਹੁਕਮਾਂ ਅਨੁਸਾਰ ਖੂਨੀ ਰਿਸਤੇ ਤੋ ਬਾਹਰ ਦਿੱਤੀਆਂ ਗਈਆਂ ਜਨਰਲ ਪਾਵਰ ਆਫ ਅਟਾਰਨੀ ਵੈਲਿਡ ਨਹੀਂ ਹਨ। ਇਹ ਹੁਕਮ ਕਿਸ ਮਿਤੀ ਤੋ ਲਾਗੂ ਹੋਣੇ ਹਨ ਸਬੰਧੀ ਗਮਾਡਾ ਦੇ ਪੈਨਲ ਤੇ ਸ੍ਰੀ ਧਰਮ ਵੀਰ ਸਰਮਾ, ਐਡਵੋਕੇਟ ਤੋ ਰਾਏ ਪ੍ਰਾਪਤ ਕੀਤੀ ਗਈ ਹੈ ਜੋਕਿ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਹੈ:-

> The execution of conveyance deeds by GMADA or PUDA or any other Development Authority on the basis of GPAs, which have been executed prior to 11-10-2011, in my opinion will be perfectly in accordance with law.

ਉਪਰੋਕਤ ਸੀਨੀਅਰ ਐਡਵੋਕੇਟ ਵਲੋ ਦਿੱਤੀ ਗਈ ਰਾਏ ਨਾਲ ਕਾਨੂੰਨੀ ਸਲਾਹਕਾਰ ਨੇ ਆਪਣੀ ਸਹਿਮਤੀ ਪ੍ਰਗਟ ਕੀਤੀ ਹੈ। ਇਸ ਕੇਸ ਵਿਚ ਸੁਪਰੀਮ ਕੋਰਟ ਦੀ ਜੱਜਮੈਂਟ ਤੇ ਦਿੱਤੀ ਰਾਏ ਨੂੰ ਸਮਰਥ ਅਧਿਕਾਰੀ ਵੱਲੋਂ ਪ੍ਰਵਾਨ ਕਰ ਲਿਆ ਹੈ ਅਤੇ ਉਸ ਅਨੁਸਾਰ ਕਾਰਵਾਈ ਕਰਨ ਦੇ ਆਦੇਸ ਦਿੱਤੇ ਹਨ।

ਇਸ ਲਈ ਆਪ ਨੂੰ ਬੇਨਤੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈਕਿ ਮਿਤੀ 11-10-2011 ਤੋ ਪਹਿਲਾਂ ਜਾਰੀ ਕੀਤੀਆਂ ਗਈਆਂ ਸਾਰੀਆਂ ਪਾਵਰ ਆਫ ਅਟਾਰਨੀਆਂ ਨੂੰ ਪ੍ਰਵਾਨ ਕਰਦੇ ਹੋਏ ਉਸ ਅਨੁਸਾਰ ਕਾਰਵਾਈ ਕੀਤੀ ਜਾਵੇ ਅਤੇ ਇਸ ਮਿਤੀ ਤੋ ਬਾਅਦ ਖੂਨੀ ਰਿਸਤੇ ਤੋ ਬਾਹਰ ਦੂਸਰੇ ਵਿਆਕਤੀਆਂ ਨੂੰ ਦਿੱਤੀਆਂ ਪਾਵਰ ਆਫ ਅਟਾਰਨੀਆਂ ਤੇ ਕੋਈ ਕਾਰਵਾਈ ਨਾ ਕੀਤੀ ਜਾਵੇ।

ਇਹਨਾਂ ਹਦਾਇਤਾਂ ਦੀ ਇੰਨ-ਬਿੰਨ ਪਾਲਣਾ ਕੀਤੀ ਜਾਵੇ।

ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸਾਸਕ (ਪਾਲਿਸੀ),
ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ. ਨਗਰ

ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਟੀ, ਐਸ.ਏ.ਐਸ.ਨਗਰ ।

ਵਿਸਾ:- ਸਾਹਿਬਜਾਦਾ ਅਜੀਤ ਸਿੰਘ ਨਗਰ ਵਿਖੇ ਵੱਖ-ਵੱਖ ਸ੍ਰੇਣੀ ਦੇ ਪਲਾਟਾਂ ਦੀ ਅਧਾਰ ਕੀਮਤ ਨਿਰਧਾਰਤ ਕਰਨ ਬਾਰੇ ।

ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਮਿਤੀ 17-06-2010 ਨੂੰ ਹੋਈ 14ਵੀਂ ਮੀਟਿੰਗ ਵਿਚ ਮੱਦ ਨੰਬਰ 14.13 ਰਾਹੀ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਵੱਖ-ਵੱਖ ਸ੍ਰੇਣੀ ਦੇ ਰਿਹਾਇਸੀ ਪਲਾਟਾਂ ਦੀ ਅਧਾਰ ਕੀਮਤ ਨਿਰਧਾਰਤ ਕੀਤੀ ਗਈ ਹੈ:-

ਫੇਜ- 1 ਤੋ 11 ਸੈਕਟਰ 66 ਤੋ ਸੈਕਟਰ 71 (ਪ੍ਰਤੀ ਵ:ਗ:)	ਸੈਕਟਰ 76-80 (ਪ੍ਰਤੀ ਵ:ਗ:)	ਸੈਕਟਰ 81 ਤੋ ਬਾਅਦ ਦੇ ਸੈਕਟਰ (ਪ੍ਰਤੀ ਵ:ਗ:)
35,000-ਜ-	30,000ਜ-	25,000ਜ-

ਇਹ ਰੇਟ ਮਿਤੀ 17-06-2011 ਤੋ ਲਾਗੂ ਹਨ ।

ਉਪਰੋਕਤ ਹਦਾਇਤਾਂ ਲੇਖਾ ਸਾਖਾ (ਮੁ:ਦ:) ਦੇ ਪੱਤਰ ਨੰ: 457-64 ਮਿਤੀ 27-6-2011 ਨਾਲ ਜਾਰੀ ਕੀਤੀਆਂ ਗਈਆਂ ਹਨ ।

GREATER MOHALI AREA DEVELOMENT AUTHORITY, SAS NAGAR

Subject: Fixation of Reserve Price for commercial sites of ECOCITY.

The competent authority of GMADA has approved the Rates of commercial sites for transfer under land polling scheme of ECOCITY at Mullanpur as under:

Price of SCO's =	Rs.76,000/- per sq. yard.
Price of Big/Small Booths:=	Rs. 38,000/-per sq. yard.

It is for your information and further necessary action please.

These instructions issued vide letter No. GMADA-PA(ACA)/ 2012/7166 dated 30-10-2012 by Estate Officer, GMADA, Mohali.

Policy for Allotment of Industrial Plots in Knowledge Park

1. Following types of Industrial plots shall be carved out as under:-

Sites will be carved and put to use for construction of an independent campus for the exclusive use of the allottee only. These sites may be allotted only to those enterprises in the Knowledge Industry which satisfy the relevant allotment criteria. These Campus Sites would be of two types :

(a) Main Campus Sites (of an area of more than 5 acres)

(b) Small Campus Sites (of an area of more than 2 acres and upto 5 acres)

(c) Built to Suit Sites to Developer for the use of IT / ITES Companies. Such sites may consist of independent buildings which may be let out on lease or rent for use by eligible enterprises under the Main / Small Campus Sites category.

(d) Small Sites (of an area of 0.5 acre and less than 2 acres)

2. These sites shall be used for the purposes of :-

(a) Information Technology (IT) Services such as software architecture, design and development, software maintenance and implementation, operation of software

systems, provision of software services (such as application service provider), management of databases / data centres, maintenance of computer networks and telecommunication networks, network services, network administration, business process outsourcing.

(b) Information Technology Enabled Services (ITES) such as digital communication services (including digital printing of newspapers, books etc) , digital information content provision, digital database management and updation, remote digital office services, software operation, and other information work that relies primarily and substantially on digital telecommunication including data centers, call centers & back offices operations but not direct sales & marketing except that using Information Technology.

(c) Bio-Technology (only non-polluting branches of Bio Technology)

3. ELIGIBILITY CRITERIA FOR ALLOTMENT OF MAIN CAMPUS SITES

The following enterprises will be eligible for consideration as applicants for the allotment of Main campus sites:

i) A Limited Company with turnover in the Knowledge Services Sector (as defined in para 2) of a minimum Rs. 500 Crore or its equivalent in US dollars per annum in each of the last two years.

ii) Availability of funds for making investment in the campus to the tune of Rs. 100 Crore over the next 3 years and availability of atleast Rs. 50 Crore immediately.

iii) Sufficient numbers of qualified professional staff employed by the Company itself, not counting staff on the rolls of affiliates or sub—contractors etc.

iv) Plan of action for establishing the proposed Knowledge Services on the site and to make the required investment in a time-bound manner within three years.

v) Preference will be given to Companies involved in high value added activities of the Knowledge Services Sector, as defined in para 2, in a time bound manner in the next 3 years.

vi) In case of IT Company, International recognised certification of software development capability equivalent to CMM - SEI level 5 certification for a period of atleast 2 years and ISO 9000 or higher certification.

4. ELIGIBILITY CRITERIA FOR ALLOTMENT OF SMALL CAMPUS SITES

The following enterprises will be eligible for consideration as applicants for the allotment of campus sites:

i) A Limited Company with turnover in the Knowledge Services Sector (as defined in para 2) of a minimum Rs. 100 Crore or its equivalent in US dollars per annum in each of the last two years.

ii) Availability of funds for making investment in the campus to the tune of Rs. 20 Crore over the next 3 years and availability of atleast Rs. 10 Crore immediately.

iii) Sufficient numbers of qualified professional staff employed by the Company itself, not counting staff on the rolls of affiliates or sub—contractors etc.

iv) Plan of action for establishing the proposed Knowledge Services on the site and to make the required investment in a time-bound manner within three years.

v) Preference will be given to Companies involved in high value added activities of the Knowledge Services Sector, as defined in para 2.

5. ELIGIBILITY CRITERIA FOR ALLOTMENT OF BUILT TO SUIT SITES TO DEVELOPERS

a) Limited company which is a developer and which has given in writing an application and a letter or letters of intent in writing from a Knowledge Services Sector company eligible under these rules for a Main or Small Campus sites.

b) Such Letter of Intent issued by a eligible enterprise under the Campus Site category shall be for a long term i.e a minimum of 20 years and 100% of the built up capacity shall be for the exclusive use of such company issuing this Letter of Intent.

c) Such sites would not be used by the developer for its own use or for lease to any other enterprise.

In case the said Developer is not able to construct and occupy the said building as per the terms & condition of the allotment letter or the company issuing such letter of intent withdraws such letter of intent at any time before the expiry of the mandated period of not less than 20 years, penalties will be levied upon the said Developer alongwith resumption of site on as-is-where-is basis.

5. ELIGIBILITY FOR ALLOTMENT OF SMALL SITES:

(a) Annual turn-over in Knowledge Services Sector, as defined in para 2, of a minimum Rs. 3 crores or its equivalent in for US Dollars per annum in each of the last 3 years.

(b) The enterprises should have been carrying out such operations in the Knowledge Services sector, as defined in para 2, for at least 3 years before the date of application.

a) The enterprises should have a minimum 25 employees (excluding the support secondary staff) on its rolls at the time of application.

6. Price of the site.

The price of the plots shall be fixed by the Executive Committee of GMADA from time to time.

7. Procedure for Allotment

(a) For Main / Small Campus / Built to Suit Sites

The applications for allotment of plots would be addressed to the Estate Officer (Plots), GMADA. The intending allottee shall make an application affirming all facts which make him eligible for allotment of a site, alongwith the relevant documents such as Copies of balance sheet, documentary evidence of number and categories of staff employed etc. Thereafter, the Estate Officer will scrutinise such applications, for placing them before the Scrutiny Committee, which shall comprise of the following members:

(a)	Chief Administrator, GMADA	Member

(b)	Managing Director, Punjab Infotech or his representative (for IT / ITES sector)	Member
(c)	Executive Director, Punjab State Council for Science & Technology (for Bio-Tech Companies)	Member
(d)	Additional Director, Software Technology Parks of India (STPI), Mohali (GOI enterprise) (for IT/ITES Companies)	Member
(e)	Additional Chief Administrator, GMADA	Member
(f)	Additional Chief Administrator (Policy), GMADA	Member
(g)	Estate Officer (Plots), GMADA	Member - Convener

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

a) Viability of the project.

b) Impact on environment

c) Technology involved

d) Export earnings.

e) Employment to be generated.

f) Qualification and experience

g) Foreign Direct Investment

The Committee shall also make assessment of the land requirement of the applicant based on the project report and building plans to be submitted alongwith applications.

Thereafter, the recommendations of the Scrutiny Committee shall be placed before the Executive Committee, GMADA for its consideration and approval.

(b) For Small Sites of 0.5 acre to 2 acre

(i) Applications shall be invited by the Estate Officer, GMADA through press advertisement, as per the eligibility criteria for small sites. 25% of such plots offered shall be reserved for 100% export oriented units.

(ii) Applications shall be scrutinized by the Estate Office in light of eligibility criteria as well as other terms and conditions given in the Brochure of the Scheme. Eligible applicants shall be considered for allotment by draw of lots.

8. Mode of payment.

i) 10% of the price of the plot shall be paid with the application as earnest money.

ii) 20% of the price of the plot shall be paid within 30 days of issue of letter of intent. Letter of Allotment shall be issued on the receipt of 30% of the price of the plot.

iii) Balance 70% of the price of plot shall be paid in lump sum within 120 days of the issue of the Letter of allotment.

9. Construction and Moratorium period.

The allottee shall be required to bring the unit into production within 3 years from the date of taking over of possession of site. Allottee shall have to take possession of the site within 30 days of the issuance of allotment letter. In case the allottee fails to take possession, it shall be deemed to be given within 30 days of the issuance of the letter of allotment.

10. Extension in Time & Fee.

In case allottee fails to bring up the industrial unit into production on the industrial land allotted under this policy within 3 years, he/they will have to seek extension in time period for bringing up unit into production , failing which allotment made shall be deemed to have been cancelled. However, extension in time period for another 2 years on request from allottee giving valid reasons for inability to bring up the unit into production shall be granted on payment of extension fee as notified by the State Government.

In the event of an applicant failing to bring the unit into production with-in prescribed/extended period, the allotment of plot shall be liable to be cancelled and amount shall be forfeited as provided under relevant rules.

11. Transfer of Ownership

(a) No transfer of ownership of Main / Small Campus Site or Built to Suit Site shall be allowed within a period of 20 years from the date of allotment.

(b) Transfer of Small Sites may be allowed by GMADA by charging transfer fee equivalent to 5% of the current price of the plot fixed by the GMADA subject to fulfillment that the transferee fulfills the eligibility criteria for allotment.

12. Use of Sites:

The sites and the buildings alongwith structures thereon shall be used by the allottee, occupiers, tenants or any other users specifically and only for the purposes described in the letter of allotment.

No change of use shall be permitted.

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ, ਐਸ.ਏ.ਐਸ.ਨਗਰ ।

ਸੇਵਾ ਵਿਖੇ

ਮਿਲਖ ਅਫਸਰ,
ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ.ਨਗਰ ।

ਨੰ:ਗਮਾਡਾ (ਪਾਲਿਸੀ)ਜ2012ਜ41476
ਮਿਤੀ: 19-11-2012

ਵਿਸਾ: ਸਹਿਰੀ ਮਿਲਖ ਮੋਹਾਲੀ ਵਿਖੇ ਪੈਟਰੋਲ ਪੰਪ ਦੀਆਂ ਸਾਈਟਾਂ ਦੀ ਡਿਸਪੋਜਲ ਕਰਨ ਸਬੰਧੀ ।

ਉਪਰੋਕਤ ਵਿਸੇ ਤੇ ਇਸ ਦਫਤਰ ਦੇ ਪੱਤਰ ਨੰ: ਗਮਾਡਾ (ਪਾਲਿਸੀ)ਜ2007ਜ 1341-43 ਮਿਤੀ 24-8-2007 ਦੀ ਲਗਾਤਾਰਤਾ ਵਿਚ ।

ਪੈਟਰੋਲ ਪੰਪ ਦੀਆਂ ਸਾਈਟਾਂ ਦੀ ਡਿਸਪੋਜਲ ਕਰਨ ਸਬੰਧੀ ਮਾਮਲਾ ਅਥਾਰਟੀ ਦੀ ਮਿਤੀ **30-6-2011** ਨੂੰ ਹੋਈ ਮੀਟਿੰਗ ਵਿਚ ਮੱਦ ਨੰ: **10.15** ਨਾਲ ਡੀ.ਟੀ.ਪੀ. ਵਲੋ ਪੈਟਰੋਲ ਪੰਪ ਦੀ ਉਸਾਰੀ ਲਈ ਨਕਸੇ ਤੇ ਨਿਸਾਨਦੇਹੀ ਕੀਤੀ ਹੈ ਅਤੇ ਨਕਸੇ ਦੀ ਕਾਪੀ ਅਥਾਰਟੀ ਅੱਗੇ ਮੱਦ ਨਾਲ ਪੇਸ ਕੀਤੀ ਗਈ ਸੀ । ਇਨ੍ਹਾਂ ਸਾਈਟਾਂ ਦੀ ਵਿਕਰੀ ਸਬੰਧੀ ਵੇਰਵੇ ਹੇਠ ਅਨੁਸਾਰ ਹਨ:-

	ਪੈਟਰੋਲ ਪੰਪ ਸਾਈਟਾਂ ਵਿਚ ਸਹੂਲਤਾਂਜਸਰਤਾਂ
ਰਕਬਾ	1300 ਤੋ 2400 ਵ:ਗ: ਮੌਕੇ ਮੁਤਾਬਿਕ
ਫਿਊਲ ਪੰਪ	ਪੈਟਰੋਲ, ਡੀਜਲ, ਸੀ.ਐਨ.ਜੀ. ਐਲ.ਪੀ.ਜੀ. (ਸਿਰਫ ਵਾਹਨਾਂ ਵਾਸਤੇ)
ਕਵਰਡ ਏਰੀਆ (ਕੈਨੋਪੀ ਤੋ ਬਿਨ੍ਹਾਂ)	10' ਗਰਾਊਡ ਕਵਰੇਜ + 10' ਪਹਿਲੀ ਮੰਜਿਲ ਤੇ ।
ਸਹੂਲਤਾਂ (10' ਕਵਰਡ ਏਰੀਏ ਵਿਚ)	ਸਨੈਕਬਾਰ, ਰੈਸਟੋਰੈਂਟ, ਸਰਵਿਸ ਸਟੇਸਨ, ਕਾਰ ਵਾਸ, ਪ੍ਰੋਵੀਜਨ ਸਟੋਰ ।
ਸੈਡੱ ਏਰੀਆ (ਕੈਨੋਪੀ)	ਪਲਾਟ ਏਰੀਏ ਦਾ 40'
ਮੋਡ ਆਫ ਅਲਾਟਮੈਂਟ	ਖੋਲੀ ਬੋਲੀ ਰਾਹੀਂ

ਭਵਿੱਖ ਵਿਚ ਪੈਟਰੋਲ ਪੰਪ ਦੀਆਂ ਸਾਈਟਾਂ ਖੁੱਲੀ ਬੋਲੀ ਰਾਹੀ ਫਰੀ ਹੋਲਡ ਬੇਸਿਜ ਤੇ ਆਮ ਲੋਕਾਂ ਨੂੰ ਰਿਜਰਵ ਕੀਮਤ ਰਿਹਾਇਸੀ ਪਲਾਟਾਂ ਲਈ ਨਿਰਧਾਰਤ ਕੀਮਤ ਦੇ ਢੇਡ ਗੁਣਾ ਨਾਲ ਵੇਚੀਆਂ ਜਾਣੀਆਂ ਹਨ । ਇਸ ਤੋ ਇਲਾਵਾ ਅਥਾਰਟੀ ਨੇ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਵੀ ਫੈਸਲਾ ਕੀਤਾ ਹੈ:-

1) ਇਸ ਤੋ ਪਹਿਲਾਂ ਕਿ ਇਨ੍ਹਾਂ ਸਾਈਟਾਂ ਦੀ ਬੋਲੀ ਹੋਵੇ, ਗਮਾਡਾ ਪੈਟਰੋਲ ਪੰਪ ਸਾਈਟ ਲਈ ਐਕਸਪਲੋਸਿਵ ਐਕਟ ਅਧੀਨ ਲੋੜੀਦੇ ਇਤਰਾਜਹੀਣਤਾ ਸਰਟੀਫਿਕੇਟ ਲਵੇਗਾ ।

2) ਸਾਈਟਾਂ ਦੀ ਜਗ੍ਹਾਂ ਤੈਅ ਕਰਨ ਲਈ ਗਮਾਡਾ ਗੈਰ ਰਸਮੀ ਤੌਰ ਤੇ ਵੱਡੀਆਂ ਤੇਲ ਕੰਪਨੀਆਂ ਨਾਲ ਹੀ ਮਸਵਰਾ ਕਰ ਲਵੇ ।

ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸਾਸਕ (ਪਾਲਿਸੀ),
ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ.ਨਗਰ ।

ਪਿ:ਅੰ:ਨੰ:ਗਮਾਡਾ (ਪਾਲਿਸੀ)ਜ2012ਜ ਮਿਤੀ:

ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ.ਨਗਰ ਅਤੇ ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਐਸ.ਏ.ਐਸ.ਨਗਰ ਨੂੰ ਸੂਚਨਾ ਅਤੇ ਲੋੜੀਦੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ ।

ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸਾਸਕ (ਪਾਲਿਸੀ),
ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ.ਨਗਰ ।

GREATER MOHALI AREA DEVELOPMENT AUTHORITY AJITGARH

ORDER

Whereas Punjab Urban Planning & Development Authority (Building) Rules, 1996 (hereinafter called the Rules) were framed under the Punjab Regional and Town Planning and Development Act, 1995 primarily to regulate and promote construction of buildings on plots/ sites allotted under the said Act. In order to have a uniform policy for compounding certain violations, a Policy was framed by PUDA vides order No. PUDA / Policy-2003 / 7486-7505 dated 06.11.2003 for compounding certain violations in 2003, which was amended, vide Order No. PUDA-TPW-05/2239-2266 dated 02.05.2005 and by GMADA vide Order No. GMADA-ARCH-2010/11408 dated 07.09.2010. Consequent to the creation of this Authority in 2006, policies of PUDA were adopted by GMADA for implementation within the area under GMADA jurisdiction.

Whereas, it has now been observed that the enhancement in the rates for compounding such violations were not commensurate with the inflationary trends, as well as it was felt that the date of enhancement should be made annual and linked to the financial year.

After careful consideration of the matter and recommendations made by the committee in the larger public interest, I, A.K.Sinha, Chief Administrator, Greater Mohali Area Development Authority, in exercise of powers conferred under proviso to Section 157 of the Punjab Regional and Town Planning Act, 1995, hereby prescribe the increase in rates of compensation for compounding of the violations of PUDA (Building) Rules, 1996 as provided in the Schedule attached to this order, instead of demolition or alteration of

such buildings , to be effective immediately. However, in the case of non-compoundable violations, the buildings shall have to be altered as per Rules.

The rates prescribed shall be increased by 10% over and above the rates prescribed above on 1st April of every financial year with first increase effective from 1st April 2013.

However, it is made clear that no violation of building bye-laws shall be tolerated and any construction raised in such violation in future shall be demolished at the risk and cost of the violator.

This order is in continuation of the earlier issued vide Endorsement no PUDA /Policy/ 2003 /7486-7505 dated 6-11-2003 and other subsequent orders issued as above.

A.K.Sinha, IAS
Chief Administrator

Endst. No. GMADA-Sr.Arch./2012/272-275 Dated: 7.9.12

A copy of the above orders along with the Schedule is forwarded to the following for information and further necessary action:

a) Chief Town Planner, Punjab, Chandigarh.
b) Chief Engineer,GMADA,SAS Nagar.
c) District Town Planner, SAS Nagar,
d) Divisional Town Planner, GMADA, SAS Nagar.
e) Estate Officer (Plots / Housing), GMADA, SAS Nagar.

Senior Architect,
For: Chief Administrator,

Endst No. GMADA-Sr.Arch./ 2012 / 276-281 Dated 7.9.12

A copy of the above is forwarded to Chief Administrators, PUDA / JDA / PDA / ADA / GLADA / BDA for information and revision of rates within their respective areas / jurisdiction.

Senior Architect,
For: Chief Administrator.

C.C.

1.PS/C.A. for kind information to Chief Administrator, GMADA,Ajitgarh.

2.PA/ACA,GMADA for kind information to ACA, GMADA, Ajitgarh.

SCHEDULE REGARDING COMPOSITION FEE/ CHARGES FOR COMPOUNDING VIOLATIONS OF PUDA (BUILDING) RULES, 1996.

S.No		Nature of Violation	Rates of composition fee/charges effective from the date of issue of orders
1		**Building Plan**	
	A	Construction raised without getting the building plans approved from the competent authority but construction conforming to building byelaws	
	(a)	Residential Building	@ rate of 30(Thirty) Per sq feet of covered area including area under basement *
	(b)	Commercial Building	@ rate of 50(Fifty) Per sq feet of covered area including area under basement *
	(c)	Institutional Building	@ rate of 50(Fifty) Per sq feet of covered area including area under basement *
	(d)	Industrial Building	@ rate of 50(Fifty) Per sq feet of covered area including area under basement * *Also includes charges otherwise levied for the sanction of building plans
	B	Raising of construction after making major changes in approved plan without getting the revised / superseded plan sanctioned	
	(a)	Residential Building	@ rate of 20(Twenty) Per sq feet of covered area including area under basement **
	(b)	Commercial Building	@ rate of 30(thirty) Per sq feet of covered area including area under basement **
	(c)	Institutional Building	@ rate of 30(Thirty) Per sq feet of covered area including area under basement **

	(d)	Industrial Building	@ rate of 30(Thirty) Per sq feet of covered area including area under basement ** **Also includes charges otherwise levied for the sanction of building plans
	C	Variation in Internal Planning with minor changes	Rs.3000/- per floor.
2		Damp Proof Course (DPC)	
	A	For not obtaining DPC certificate, but DPC as per sanctioned plan	
	(a)	Residential Plot	@ rate of 10(Ten) Per sq feet of covered area including area under basement
	(b)	Booths	@ Rs 15000 (Lumpsum)
	(c)	SSS / SCF / SCO	@ Rs 20000 (Lumpsum)
	(d)	Institutional Sites	@ Rs 20000 (Lumpsum)
	(e)	Industrial Sites upto 500 sq yds	@ Rs 15000 (Lumpsum)
	(f)	Industrial Sites above 500 sq yds	@ Rs 20000 (Lumpsum)
	(g)	Group Housing or Rental Housing	@ Rs 20000 (Lumpsum)
		However, if within 10 days of making application on the prescribed proforma, if approval is not received, then the approval will be deemed to be granted with no penalty imposed	
	B	In case of plots where DPC is not as per the approved building plans but is as per the Bye-laws and sanctionable	Two times the rates, as defined at 2(a) above.
	C	Changing DPC after getting DPC certificate but conforming to Building Bye-laws	Two times the rates, as prescribed at 2(a) above
3		**Roof Level Certificate**	Charges to be levied as per para 2 above
4		**Excess Covered Area**	

	A	Excess Covered Area including area beyond steps / ramps beyond permissible limits but within zoning lines	
	(a)	Residential Plots upto 5%	@ Rs 400 Per sq feet Area upto 2%
			@ Rs 800 Per sq feet Area above 2%.
			No compounding of area above 5%+
	b)	Commercial Plots upto 10% at Ground Floor & higher levels	@ Rs 800 Per sq feet Area upto 5% and @ Rs. 800 per sq. feet for area above 5%. No compounding of area above 10%.
			@ Rs 1600 Per sq feet Area above 5%
			No compounding of area above 10% as in the case of residential Building
	(c)	Institutional & Industrial Building upto 5%	@ 2 times of Rates prescribed at 4(A) above.
	B	Excess Covered Area beyond zoning line upto 5%	@ 3 times of Rates prescribed at 4(A) above
	C	Excess Covered Area beyond zoning line but within permissible limits	@2 times of Rates prescribed at 4(A) above.
5		**Cantilever Projection**	
	A	Additional Cantilevered projection beyond sanction able limits but within the prescribed depth. However, no violation in depth of projection to be compounded	@ Rs 20 per Sq feet
	B	Side projection in corner plot upto 1'-6" above 6'-9" height on public hand. However, projection of depth larger than 1'-6" and below 6'-9" and at roof level not to be compounded	@ Rs 200 per Sq feet

	C	Cantilevered projection not shown on the building plan but sanction able	@ Rs 20 per Sq feet
6		**Height of the Building**	
	(a)	In case of building covered under frame control	No Height Variation allowed
	(b)	In case of building not covered under frame control	Compoundable as per the following:
	I	upto 6"	@ Rs 3000 (Lumpsum)
	Ii	Above 6" upto 1 feet	@ Rs 5000 (Lumpsum)
	Iii	No compounding allowed beyond height of 1 feet	No Compounding allowed
7		**Height of Boundary Wall, Location & Type of Gate**	
	(a)	Width of Gate	No Compounding fee is to be charged on gate width upto 12 feet. In addition a wicked gate of 3'-0" is allowed in front of boundary wall. violation on side gate and gate on rear side not be compounded
	(b)	Variation in height of front boundary wall upto 10%	@ Rs 1200 However Metallic Grill/ perforated Zafri upto maximum of 3 feet height above the permissible height of boundary wall shall be allowed with no compounding fee levied.
	(c)	Variation in height of front boundary wall beyond 10%	No Compounding allowed
	(d)	Change in position of Gate in Marla houses	@ Rs 3000 (Lumpsum)
8		**Light & Ventilation**	
	(a)	Variation in General light & ventilation	Reduction upto 10% to be compounded @ 3000 per sq feet beyond 10% no compounding allowed
	(b)	Non-provision of exhaust fan / flue in kitchen	@ Rs 3000
	(c)	Variation in size / shape of windows	
9		**Stair Case**	Allowed subject to the condition that no violation of Air, Light and Ventilation norms.

	(a)	Riser & treads	Variation up to 5% to be compounded @ RS.300 per step. No compounding, if variation is more than 5%.
	(b)	Provision of winder (step) at landing only	@Rs 600 for each winder(step).
	(c)	Reduction in width of stair case	Reduction up to maximum 3" allowed with compounding charges of Rs. 3000/- per staircase to be levied subject to provisions of fire safety.
	(d)	WC provided under stair case	Allowed in case the height of W.C is 7'-6'from plinth level. In case of height between 6'-0'and 7'-6"then compounding fee @ Rs. 6000 be charged. However, no compounding allowed in case the height of W.C is less than 6'-0' from plinth level.
10		**Ventilating Shaft**	
	(a)	Area of shaft	Maximum reduction in area up to 10% may be compounded @ Rs.3000 /- per sq.ft
	(b)	Shaft covered at 7'-O'height	Allowed in case air, light& and ventilation is as per rules.
	(c)	Omission of shaft	Not to be compounded.
11		Height and size of habitable and other rooms without changing the location of the rooms	Variation in height up to 3" and 5% of permissible area may be compounded @ RS:2000/- for each variation.
12		Temporary store in rear courtyard.	The store/room with toilet in the rear courtyard of Marla and one Kanal houses having area of 150.00 Sq.ft or forty percent of rear courtyard (whichever is less) is allowed having RCC/RBC roof at nine feet height subject to the condition that light and ventilation of adjoining room is not affected. The construction will be done with the back boundary wall in such a block system that four adjoining plots owners will do such construction in the same corner.
13		**Unauthorized Sewer Connection**	
	A	Residential Buildings	

	(i)	Upto 6 marla	Rs.8000/-
	(ii)	Above 6 and Upto 10 marlas	Rs.16000/-
	(iii)	Above 10 marlas and upto 1 kanal	Rs.24,000/-
	(iv)	Above 1 kanal	Rs.32,000/-
	B	Commercial Building	
	(i)	Single Story shops	Rs.24,000/-
	(ii)	SCO/SCF of one bay	Rs.40,000/-
	(iii)	SCO/SCF of two bay	RS.56,500/-
	(iv)	Hotel and Lodging-cum Restaurant.	Rs. 80,500/-
	(v)	Semi Industrial Shops	RS,24,000/-
	C	Industrial Building	
	(i)	Upto one kanal plot	Rs.24,000/-
	(ii)	Above one kanal upto 4 kanal plot	Rs,50,000/-
	(iii)	for each additional 4 kanal or part thereof	Rs.16,000/-
	D	Group Housing Building	Rs. 8/-per.sqft.
	E	**Institutional Building**	**Rs. 16,000/-per half acre.** In case the unauthorized sewerage connection is found to be faulty and not conforming to the technical requirements then such connections shall be rectified and cost of such rectification shall be recovered from the plot owner in addition to the compounding charges.

14		**Basement**				
	(a)	Basement constructed under the built up area of commercial building where not provided/ permitted in the Architectural Control Design	@ Rs.1500/- per sq. ft. for maximum of the area permitted as ground coverage excluding the area under the Public corridor subject to the condition specified in this regard. However basement under public corridor not to be compounded			
	(b)	Basement constructed without getting the building plan sanctioned but otherwise not permissible/ sanction able	@Rs 40/- per sq feet of the area under basement.			
15		Change in Land Use	Not to be compounded.			
16		Construction of toilets in commercial sites where no toilet is allowed	Permitted. No compounding fee to be charged.			
17		Construction of Toilet, cycle/scooter stand in rear courtyard in the commercial sites	Not compoundable.			
18		Store converted into kitchen provided it conform to the norms of air, light and ventilation	Rs:4000/-			
19		cupboards/ bay windows provided outside the zoning line	To be counted towards covered area and compounded @ and limitation prescribed in para 4 above			
20.		**Construction charges (Water supply connection during construction charges).**				
		Plot Size	Basement	GF	FF	SF
	I	4 marla	1900.00	1900/-	1900/-	1000/-
	ii.	5 marla	2400/-	2400/-	2400/-	1300/-
	Iii	6 marla	2850/-	2850/-	2850/-	1550/-
	iv.	8 marla	3800/-	3800/-	3800/-	2100/-
	v.	10 marla	4750/-	4750	4750/-	2550/-

	Vi	12 marla	5450/-	5450/-	5450/-	1350/-
	Vii	14 marla	6150	6150	6150	1500/-
	Viii	16 marla	6950/-	6950/-	6950/-	750/-
	ix.	1 kanal	8400/-	8400/-	8400/-	1450/-
	x.	2 kanal	12000/-	12000/	12000/-	3000/-
	xi.	Booth	600/-	600/-	-	-
	xii.	SCF	3000/-	3000/-	2000/- (per storey)	2000/-
	xiii.	SCO	5000/-	5000/-	5000/- (per storey)	5000/-
21.		**Road cut rates**				
		Road category	Water supply		Sewerage	
	I	Upto 40 feet wide road	Rs.4500/-		Rs.9000/-	
	ii.	60 feet wide road	Rs.9500/-		Rs.19000/-	
	iii.	80 feet wide road	Rs.12500/-		Rs.25000/-	
22.		**Miscellaneous**				
	i	Security fee for water connection	Rs.1500/-			
	ii.	Service connection charges	Rs.1500/-			
	iii	Illegal water connection	Rs.5000/-			

Note:-

I. **In case of independent built up houses having single ownership, the compounding of violations shall be allowed on the conditions and rates as specified above in the case of residential plots.**

II. **In case of flatted development/apartments, having multiple units and ownerships, compounding of violations will be as specified under a separate policy framework.**

III. **In case of commercial sites, compounding of excess construction/ coverage in the courtyard will be decided for each block of such sites, keeping in view the Architectural Control Design of each category and location of such sites on case to case basis.**

IV. **The rates prescribed shall be increased by 10% over and above the**

rates prescribed above in a cycle of every 1 year with first increase effective from 1.4.2013.

V. Minor changes as mentioned at Sr. NO.1 (C) shall include:

i. **Change of position of doors, windows and ventilators.**
ii. **Size/shape of doors, windows and ventilators.**
iii. **Combining of bath & w.c. if provided separately in the building plan.**
iv. **Making separate bath & w.c. out of combined toilet provided in the building plan.**
v. **Non construction of party-walls between rooms subject to structural safety.**
vi. **Change in thickness of walls, size of columns subject to structural safety.**

All changes other than mentioned above shall be treated as major changes .

Chief Administrator,
GMADA,Ajitgarh.

ਜਲ ਸਪਲਾਈ:-

ਕੰਨਸਟਰੱਕਸਨ ਚਾਰਿਜਜ (**Water supply connection during construction phase)**

ਲੜੀ ਨੰ:	ਪਲਾਟ ਸਾਈਜ	ਪਹਿਲਾਂ ਮੰਨਜੂਰਸੁਦਾ ਰੇਟ				ਹੁਣ ਤਜਵੀਜਤ ਰੇਟ			
		Basement	**GF**	**FF**	**SF**	**Basement**	**GF**	**FF**	**SF**
1	4 ਮਰਲਾ	-	1700	1200	800	1900.00	1900/-	1900/-	1000/-
2	5 ਮਰਲਾ	-	-	-	-	2400/-	2400/-	2400/-	1300/-
3	6 ਮਰਲਾ	-	2000	1500	1000	2850/-	2850/-	2850/-	1550/-
4	8 ਮਰਲਾ	-	2000	1500	1000	3800/-	3800/-	3800/-	2100/-
5	10 ਮਰਲਾ	-	3000	2500	2000	4750/-	4750/-	4750/-	2550/-
6	12 ਮਰਲਾ	-	-	-	-	5450/-	5450/-	5450/-	1350/-
7	14 ਮਰਲਾ	-	-	-	-	6150/-	6150/-	6150/-	1500/-
8	16 ਮਰਲਾ	-	4000	3000	2000	6950/-	6950/-	6950/-	750/-
9	1 ਕਨਾਲ	1800	4500	4000	2000	8400/-	8400/-	8400/-	1450/-
10	2 ਕਨਾਲ	-	-	-	-	12000/-	12000/-	12000/-	3000/-
11	ਬੂਥ	-	600	-	-	600/-	600/-	-	-
12	ਐਸ.ਸੀ.ਐਫ਼	1800	2400	1800 (Per storey)	1800	3000/-	3000/-	2000/- (Per storey)	2000/-
13	ਐਸ.ਸੀ.ਓ	1800	5000	5000	5000	5000/-	5000/-	5000/-	5000/-

								(Per storey)	

ਰੋਡ ਕੱਟ ਦੇ ਪ੍ਰਸਤਾਵਿਤ ਰੇਟ:-

Road Category	Water Supply	Sewerage
Up to 40 feet wide road	Rs. 4500/-	Rs. 9000/-
60 feet wide road	Rs. 9500/-	Rs. 19000/-
80 feet wide road	Rs. 12500/-	Rs. 25000/-

Misc.	Present rates	Proposed rates
Security fee for water connection	Rs. 100/-	Rs. 1500/-
Service connection charges	Rs. 50/-	Rs. 1500/-
Illegal water connection	Rs. 1000/-	Rs. 5000/-