ਪੰਜਾਬ ਸ਼ਹਿਰੀ ਯੋਜਨਾਬੰਦੀ ਅਤੇ ਵਿਕਾਸ ਅਥਾਰਿਟੀ

ਪੁੱਡਾ ਭਵਨ, ਸੈਕਟਰ-62, ਸਾਹਿਬਜਾਦਾ ਅਜੀਤ ਸਿੰਘ ਨਗਰ-160062

(ਪਾਲਿਸੀ ਸ਼ਾਖਾ)

2019- 4.

ਵੱਲ

1. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ, ਐਸ. ਏ. ਐਸ. ਨਗਰ।
2. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਪੀ.ਡੀ.ਏ., ਪਟਿਆਲਾ।
3. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਜੇ.ਡੀ.ਏ., ਜਲੰਧਰ।
4. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਲਾਡਾ, ਲੁਧਿਆਣਾ।
5. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਏ.ਡੀ.ਏ., ਅੰਮ੍ਰਿਤਸਰ।
6. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਬੀ.ਡੀ.ਏ., ਬਠਿੰਡਾ।
7. ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸਾਸ਼ਕ(ਵਿੱਤ ਤੇ ਲੇਖਾ), ਪੁੱਡਾ/ਗਮਾਡਾ, ਐਸ. ਏ. ਐਸ. ਨਗਰ।
8. ਮਿਲਖ ਅਫਸਰ(ਪਲਾਟਸ/ਹਾਊਸਿੰਗ/ਰੈਗੂਲੇਟਰੀ/ਪ੍ਰੋਜੈਕਟ/ਈ-ਆਕਸ਼ਨ/ਪਾਲਿਸੀ), ਪੁੱਡਾ/ਗਮਾਡਾ, ਐਸ. ਏ. ਐਸ. ਨਗਰ।
9. ਮੁੱਖ ਲੇਖਾ ਅਫਸਰ, ਪੁੱਡਾ/ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ. ਨਗਰ।
10. ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਪੁੱਡਾ/ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ. ਨਗਰ।
11. ਸੀਨੀਅਰ ਆਰਕੀਟੈਕਟ, ਪੁੱਡਾ/ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ. ਨਗਰ।
12. ਸੀਨੀਅਰ ਲਾਅ ਅਫਸਰ, ਪੁੱਡਾ/ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ. ਨਗਰ।

ਨੰ. ਪੁੱਡਾ-ਪਾਲਿਸੀ ਸਾਖਾ/ਸ੍ਰ-1/2019/ 9672-96

ਮਿਤੀ : 22/8/19

ਵਿਸਾ : **ਪੈਟਰੋਲ, ਡੀਜਲ ਅਤੇ ਐਲ.ਪੀ.ਜੀ./ਸੀ.ਐਨ.ਜੀ. (ਰਿਟੇਲ ਆਉਟਲੈਟਸ) ਦੀਆਂ ਸਾਈਟਾਂ ਅਲਾਟ ਕਰਨ ਸਬੰਧੀ ਪਾਲਿਸੀ ਨਿਰਧਾਰਨ ਕਰਨ ਬਾਰੇ।**

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਦੇ ਸਬੰਧ ਵਿੱਚ।

2.0 ਪੁੱਡਾ ਅਤੇ ਵੱਖ ਵੱਖ ਵਿਕਾਸ ਅਥਾਰਟੀਆਂ ਅਧੀਨ ਪੈਂਦੇ ਰਕਬੇ ਵਿੱਚ ਰਿਟੇਲ ਆਉਟਲੈਟਸ ਦੀ ਸਾਈਟਾਂ ਦੀ ਡਿਸਪੋਜ਼ਲ ਕਰਨ ਸਬੰਧੀ ਪਾਲਿਸੀ ਮਿਤੀ 05-03-2019 ਨੂੰ ਪੁੱਡਾ ਅਥਾਰਟੀ ਦੀ 57ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਮੱਦ ਨੰ: 57.08 ਰਾਹੀਂ ਪ੍ਰਵਾਨ ਕੀਤੀ ਗਈ ਹੈ। ਮੱਦ ਵਿੱਚ ਲਏ ਗਏ ਫੈਸਲੇ ਅਨੁਸਾਰ ਇਹ ਪਾਲਿਸੀ ਵੱਖ ਵੱਖ ਵਿਕਾਸ ਅਥਾਰਟੀਆਂ ਵੱਲੋਂ ਵਿਸ਼ੇ ਸਬੰਧੀ ਪਹਿਲਾਂ ਜਾਰੀ ਕੀਤੀਆਂ ਗਈਆਂ ਪਾਲਿਸੀਆਂ/ਸਰਕੁਲਰਜ਼ (ਜੇਕਰ ਕੋਈ ਹੋਣ) ਨੂੰ ਸੁਪਰਸੀਡ ਕਰੇਗੀ।

ਪੁੱਡਾ ਅਤੇ ਵੱਖ ਵੱਖ ਵਿਕਾਸ ਅਥਰਟੀਆਂ ਵਿਖੇ ਰਿਟੇਲ ਆਉਟਲੈਟਸ ਦੀਆਂ ਸਾਈਟਾਂ ਦੀ ਅਲਾਟਮੈਂਟ ਸਬੰਧੀ ਪ੍ਰਵਾਨਤ ਪਾਲਿਸੀ ਦੀ ਕਾਪੀ ਨਾਲ ਨੱਥੀ ਕਰਦੇ ਹੋਏ ਆਪ ਨੂੰ ਬੇਨਤੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਅਥਾਰਟੀ ਦੇ ਉਕਤ ਫੈਸਲੇ ਅਨੁਸਾਰ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਕਰਨੀ ਯਕੀਨੀ ਬਣਾਈ ਜਾਵੇ ਜੀ।

ਨੱਥੀ/ਉਪਰੋਕਤ ਅਨੁਸਾਰ।

ਸੁਪਰਡੰਟ(ਪਾਲਿਸੀ)

ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸਾਸ਼ਕ

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PUMP/GAS STATIONS/CNG STATIONS) SITES.

1. Applicability:

This Policy shall be applicable to dispose off Retail Outlet (Petrol/Diesel Pump/Gas Stations/CNG Stations) sites by PUDA (including OUVGL) & All Special Development Authorities (established under Punjab Regional and Town Planning and Development Act, 1995) herein called 'Authority' **on freehold basis**.

2. Eligibility:

Only Government owned Oil Marketing Companies/Private Oil Marketing Companies/Government Department/State Government Undertakings, Entities/Institutions/Individuals holding LOI/licence to establish a pump, issued by Public/Private sector Oil Companies, herein after called the bidder, would be eligible to bid under this policy.

3. Mode of Disposal:

i) Petrol Pump sites shall be sold by way of e-auction.

ii) As and when the Authority intends to dispose of such retail outlet (Petrol/Diesel Pump/Gas Stations/CNG Stations) sites, an Advertisement will be published. The dimensions of the site would be annexed to such Advertisement/notice along with a layout plan of each site.

iii) The reserve price of the petrol pump site shall be 135% of the residential reserve price of concerned Estate/Sector. Reserve Price shall be 150% of the residential reserve price for sites falling on National High ways.

iv) Cancer Cess @ 2% Shall be payable extra over and above final bid price.

v) The retail outlet may be used for the sale of petroleum products, auto washing and other allied activities of a retail outlet permitted by Licensing Authority. Further in sites upto 1200 Sq. Yds 15% of total area may be used for commercial purposes, and in sites above 1200 Sq. Yds. upto 25% of the total area may be used for commercial purposes. There shall be no further sub-zoning for utilizing commercial component.

vi) Before placing the bid, the intending bidder will be required to deposit an amount equivalent to 2% of the reserve price as Earnest Money (refundable /adjustable) payable through e-auction portal of PUDA/Special Development Authorities.

vii) The said retail outlet (Petrol/Diesel Pump/Gas Stations/CNG Stations) site shall be allotted to the highest bidder after the approval of Competent Authority. However, Authority reserve the right to accept or reject the highest bid without assigning any reasons.

viii) No GLU, EDC,LF, SIF etc shall be chargeable on the retail outlet.

4. Deposit at fall of hammer amount

i) 10% (ten) of total bid amount after adjusting 2% Earnest Money shall be payable online alongwith Cancer Cess within maximum of 3 days acceptance of bid conveyed by SMS/E-mail.

ii) In case the final bid price accepted by the Authority is less than the collector rate prevailing at the time of conveyance deed then the bidder shall be liable to pay Income Tax applicable to Authority on the difference between collector rate and bid price.

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iii) In case the bidder does not deposit the fall of hammer amount within stipulated period then the earnest money shall be forfeited and the bidder shall not have any claim to it whatsoever.

5. Payment of balance amount:

i) 15% within 30 days from the date of acceptance of bid

ii) Allotment letter will be issued within 30 days after the receipt of 15% of bid amount.

iii) Balance 75% of the amount shall have to be paid in 8 half yearly Instalments with first instalment payable at the end of six months from the date of allotment.

5.1 In case successful bidder does not deposit the 15% amount within 30 days to complete 25% of the bid amount from the date of auction, then the amount already deposited by him including cancer cess shall be forfeited and the applicant shall have no claim in this regard.

5.2 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 acceptance of bid on a payment of 1.5% surcharge on the due amount and 15% penal interest on total plot price (except 10% already paid) for the delayed period. Allotment letter will be issued only after the receipt of the 25% amount of the bid.

6. Interest rate applicable on balance payments and discount on Lump Sum payments.

i) Interest rate applicable on balance payment shall be 9.5% per annum compounded semi-annually.

ii) Penal Interest in case of default shall be 15% p.a compounded semi-annually.

iii) Allottee can make lump sum payment of the balance 75% within 60 days from the date of allotment and in that case 7.50% discount on the balance Principal amount i.e. 75% shall be given.

iv) In case of Lump Sum payment towards total bid amount is made beyond 60 days then this discount shall be given on Principal amount not yet due apart from that included in next instalment.

6.1 In case any instalment or a part there of 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, 15% p.a. penal interest compounded semi-annually will be levied on the instalment for the period of delay up to 3 years, beyond which delay shall not be condoned under any circumstances and the site shall be resumed.

7. Possession of Site

The sites put to auction shall be ready for possession in terms of development of basic amenities and the possession of these shall be handed over to the successful bidders within a period of 90 days from the 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.

8 Other Conditions

i) No successful bidder whose bid is accepted shall be permitted to withdraw or surrender bid on any ground, and in case it does so, the earnest money shall stand forfeited in full.

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ii) The Chief Administrator of the Authority or any other officer authorized by him reserves the right to accept or reject the highest bid or withdraw the site without assigning any reason, even if the bid is higher than the reserve price. In case the highest bid is not accepted, the earnest money shall be refunded in full.

iii) The number of filling points shall be installed at the site as per norms fixed by the Government of India/State Government.

iv) The site is being allotted for use as a Retail Outlet (Petrol/Diesel Pump/Gas Stations/CNG Stations)only. It shall not be used for any other purpose and no fragmentation / subdivision of the site or change of land use shall be permitted. Violation of any of these conditions or any other condition shall render the site liable for resumption.

v) The allottee shall be allowed to undertake construction after the possession of site is given subject to the sanction of the building plan by the Competent Authority.

vi) The land rights shall continue to vest in the name of the Authority until final clearance of site dues.

vii) 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.

viii) The successful bidder shall have to start operation of retail outlet within a period of maximum three years from date of allotment. Else he shall be bound to seek extension for a maximum period of six months on payment of fee equivalent to 5% of allotment price. This can be given twice for 6 months each, post which site would be resumed.

ix) On completion of the building, the allottee shall apply in the prescribed form to obtain completion/occupation certificate from the Competent Authority. The allottee will not be allowed to change any part of the building or construct additional building without the prior approval of revised building plan by Competent Authority.

x) The allottee shall have to pay all general and local taxes, rates, cesses charges and fee as and when imposed or assessed on the said plot/ building by the competent authority. This shall include maintenance charges in respect of infrastructure facilities and other facilities as determined by the Authority or by the Municipal Corporation or Municipal Committee or any other statutory authority, as the case may be.

xi) The site is offered on 'as is where is' basis and the authority will not be responsible for levelling the site or removing the structures, if any, thereon.

xii) The Competent Authority may, by his officers and representative at all reasonable time in reasonable manner after 24 (twenty four) hours notice in writing, enter in and upon any part of the plot/building erected thereon for the purpose of ascertaining that the allottee has duly performed and observed the conditions to be observed under prevalent Acts, Rules and Regulations as amended from time to time.

xiii) The Competent Authority shall have 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 and 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.

xiv) Construction on the site shall be regulated by the Zoning plan / Punjab Urban Planning and Development Authority (Building) Rules 2018 and policies/Guidelines

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framed from time to time by the Government and shall the building plans approved from the the Competent Authority.

xv) The allottee shall be liable to obtain access to road from the concerned Competent Authority/Authorities at his own level.

xvi) Suitable entry and exit retro reflective signboards, as per norm/ specification shall be installed for guidance of motorist as per the condition of license or guide lines issued by Government of India.

xvii) It shall be the responsibility of the successful bidder to obtain all necessary approvals from State Government and Centre Government to run a retail outlet.

xviii) Stipulation of No construction zone and Green buffers shall be adhered to and no Commercial built-up activity shall be allowed within No Construction Zone or Green Buffer Zone.

xix) Allowable Commercial uses are retail outlets, departmental stores, restaurants only. No warehouse/storage activity, marriage palace, hotel, usage of tents or any other fire hazard activity or threat to the pump users, shall be allowed. Any other use of commercial component shall be allowed with the approval of the concerned Chief Administrator of the Authority.

xx) A set-back of minimum 10 m shall be left for commercial component from ROW of the road.

xxi) Commercial component shall be allowed in a separate building. It shall neither be sub divided nor sold out.

xxii) For sites upto 1200 Sq. Yds. allowable FAR would 1:0.3 and for sites above 1200 Sq. Yds. it will be maximum of 1:0.5 subject to fulfilment of norms of setback, parking and fire.

xxiii) Parking for commercial component shall be provided near commercial component as per prevailing building rules for commercial activity.

xxiv) Transfer of such sites shall not be allowed until one year from the successful operation of retail outlet.

xxv) Occupation certificate for commercial component shall not be provided until the retail outlet is made operational.

xxvi) The allottee shall be liable to get all other approvals required under any other law/rules at his own to operationalise the petrol pump.

xxvii) Subject to the provisions of the Act, all the disputes and/or differences which may arise in any manner touching or concerning this allotment shall be referred to an Independent Arbitrator directly or indirectly related to this office who shall be appointed by the Chief Administrator (Name of the concerned Authority_____). Arbitration shall be governed under the provisions of Arbitration and Conciliation (Amendment) Act, 2015. (Name of the Authority_____) and the allottee shall be liable to share the fee of the arbitrator in equal proportion.

22/2/19

Sr. Law Officer | Sr. Town Planner | Estate Officer (Policy) 22/2/19

Estate Officer(Plots) | Addl. Chief Administrator(F. & A.)

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