

[Extract from the Punjab Govt. Gaz., dated the 20th May, 2011]

GOVERNMENT OF PUNJAB
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
(HOUSING II BRANCH)

Notification

The 26th April, 2011

No. 18/27/11-5HG2/1228.—Whereas the Industrial Policy 2009 (Infrastructure Including those in Housing and Urban Development) provides that the concessions granted to Housing Projects in the State as per Annexure-IV of the meeting of Empowered Committee held on 17th June, 2009 would be exempted from the provisions of the Punjab Apartment and Property Regulations Act, 1995 (Punjab Act No. 14 of 1995).

2. And, whereas M/s Omaxe Chandigarh Extension Developers Pvt. Ltd. (formerly M/s Golden Peak Township Pvt. Ltd.,) 10 LSC, Kalkaji, New Delhi—110 019 have already been granted approval by the Punjab Government, Department of Housing and Urban Development for setting up of Residential Township Project falling in village Kansala, Rani Majra and Rasoolpur, located at Mullanpur in GMADA. The company has been granted change of land use for an area measuring 133.034 acres and layout plan drawing No. R-05, dated 28th January, 2011 of 147.628 acre (including area under revenue rasta and Government aquisition) has been approved by the Chief Town Planner,—*vide* letter No. 1870 CTP(Pb)/MPM-131, dated 15th March, 2011.

3. And, whereas the requisite legal agreement has already been executed on 9th November, 2009 on behalf of the Punjab Government by Secretary to the Government of Punjab, Department of Housing and Urban Development with the aforesaid company consequent upon the decision taken in the meeting of the Empowered Committee for consideration of Special Package of Incentives to the Projects of Special Significance held on 17th June, 2009 under the chairmanship of Chief Minister, Punjab.

4. And, whereas the Governor of Punjab is of the opinion that company has fulfilled all the conditions, which are required to be fulfilled before the grant of exemptions under Section 44 of the Punjab Apartment and Property Regulation Act, 1995.

5. Now, therefore, in exercise of the powers vested in him under Section-44 (2) of the Punjab Apartment and Property Regulation Act, 1995 (Punjab Act. No. 14 of 1995) and all other powers enabling him to act in this behalf, the Governor of Punjab is pleased to exempt 1.923 acre area (52.857 acres and 70/973 acres have already been exempted under sub-section (2) of Section-44 of Punjab Apartment and Property Regulation Act, 1995 (Punjab Act No. 14 of 1995),—*vide* Notification No. CTP (Pb) MPM-131/2288, dated 11th August 2010 and Notification No. CTP (Pb) MPM-131/SP-432 (M)/185, dated 25th January, 2010, respectively.) of the aforesaid Mega Township Project of M/s Omaxe Chandigarh Extension Developers Pvt. Ltd. (formerly M/s Golden Peak Township Pvt. Ltd., 10 LSC, Kalkaji, New Delhi—110 019 bearing drawing No. R-05, dated 28th January, 2011 from all the provisions of the Punjab Apartment and Property Regulation Act, 1995 (Punjab Act No. 14 of 1995) except Section 32, subject to the following terms and conditions that :—

- (i) The development works shall be carried out in accordance with lay-out plan sanctioned by the Chief. Town Planner, Punjab (Competent Authority) in keeping with such general guidelines as the Department of Housing and Urban Development may issue in respect of such Housing Projects from time to time and shall obtain the required permissions as specified in the C.L.U. order and the order of approval of layout plan before undertaking any development at the site.

- (ii) The promoter of the Integrated Township Project shall strictly abide by the aforesaid legal agreement, dated 9th November, 2009 signed by them as well as various Notifications issued by the Department of Housing and Urban Development enunciating and enumerating the policy parameters governing such Housing Projects.
- (iii) The promoter shall deposit the entire amount in respect of the contribution to the Punjab Urban Development Fund, create under Section 32 of the Punjab Apartment and Property Regulations Act, 1995 (Act No. 14 of 1995), within a period of 30 days of the sanctioning of their layout plan.
- (iv) The promoter acquires the entire project land in its name including land under agreement to develop and requested to be acquired by Government.
- (v) The promoter shall be responsible for obtaining the final NOC from Punjab Pollution Control Board.
- (vi) Before starting the development of the proposed project promoter shall obtain environmental clearance from the Ministry of Environmental and Forest Government of India as required under EIA notification, dated 14th September, 2006 as well as consent to establish (NOC) from the Punjab Pollution Control Board.
- (vii) Promoter will not carry out any works on the site till above conditions are fulfilled.

DR. SUKHBIR SINGH SANDHU, I.A.S.,

Secretary to Government of Punjab,
Department of Housing and Urban Development.

Chandigarh :
The 26th April, 2011.