

GOVERNMENT OF PUNJAB
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
(HOUSING-1 BRANCH)

NOTIFICATION

Dated 01/03/2016

No. 6/12/14-6HG1/701170/1 In pursuance of the decision of the State Council of Ministers in its meeting held on 25th February 2016. The Governor of Punjab is pleased to modify the Medicity Policy-2014 regarding the Allotment of Land / Plots for Hospitals, Multi- Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Center in Medi City, SAS Nagar issued vide notification No. 6/12/2014-6HG1/933 dated 30.09.2014 and further amended vide notification No. 6/12/2014-6HG1/434087/1 dated 11.03.2015 and notification No. 6/12/2014-6HG1/1053 dated 04.06.2015 alongwith amendments as under:-

Chapter 7

Mode of Payment

- 2(i) In case of sites for Medical University/Medical College cum Hospital moratorium Period of three years for payment of principal amount shall be allowed before payment of first installments i.e. Principal Plus Interest. However interest on the principal amount shall be payable half yearly during the moratorium period. The lease money equivalent to the 8% cost of the plot alongwith interest on the balance amount @ 12% per annum shall be payable yearly from **the fourth year of** date of issuance of allotment letter for the next 9 years.
- 2(ii) Sites measuring below 10 acres, lease money equivalent to the 10% cost of the plot alongwith interest on the balance amount @ 12% per annum shall be payable yearly from the date of issuance of allotment letter for the next 6 years. However in the case of sites measuring 10 or above 10 acres, **but other than 2(i) above**, the lease money equivalent to the 8% cost of the plot alongwith interest on the balance amount @ 12% per annum shall be payable yearly from the date of issuance of allotment letter for the next 9 years.
3. Sites measuring below 10 acres, lease money equivalent to the balance 25% cost of the plot alongwith interest on the balance amount @ 12% per annum shall be payable in the 7th year from the date of issuance of allotment letter. However in the case of sites measuring 10 or above 10 acres, lease money equivalent to the balance 13% cost of the plot alongwith interest on the balance amount @ 12% per annum shall be payable in the 10th year from the date of issuance of allotment letter.
In case of sites for Medical University/Medical College cum Hospital lease money equivalent to the balance 13% cost of the plot alongwith interest on the balance amount @ 12% per annum shall be payable in the 13th year from the date of issuance of allotment letter.
7. In case the lessee does not get the site converted into free hold basis, lease money equivalent to 1% cost of the plot shall be payable beyond 7/10/13 years as the case may be.



8. Payment Schedule for balance 85% amount

Due date for payment of balance amount alongwith interest	Due Amount for sites below 10 acres	Due Amount for sites measuring 10 or above 10 acres.	Due Amount for Medical University/Medical College cum Hospital
Before the completion of one year from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 85 % amount	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 85 % amount	Only interest @ 12% on the 85% amount shall be payable half yearly.
Before the completion of two years from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 75 % amount	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 77 % amount	Only interest @ 12% on the 85% amount shall be payable half yearly.
Before the completion of three years from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 65 % amount	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 69 % amount	Only interest @ 12% on the 85% amount shall be payable half yearly.
Before the completion of four years from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 55 % amount	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 61 % amount	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 85 % amount
Before the completion of five years from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 45 % amount	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 53 % amount	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 77 % amount
Before the completion of six years from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 35 % amount	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 45 % amount	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 69 % amount
Before the completion of seven years from the date of issue of allotment letter	Equivalent to 25% of the cost of the plot + 12% interest on the remaining 25 % amount	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 37 % amount	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 61 % amount
Before the completion of eight years from the date of issue of allotment letter	---	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 29% amount	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 53 % amount
Before the completion of nine years from the date of issue of allotment letter	---	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 21 % amount	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 45 % amount
Before the completion of ten years from the date of issue of allotment letter	---	Equivalent to 13% of the cost of the plot + 12% interest on the remaining 13% amount	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 37 % amount
Before the completion of Eleven years from the date of issue of allotment letter	---	---	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 29% amount
Before the completion of twelve years from the date of issue of allotment letter	---	---	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 21 % amount
Before the completion of thirteen years from the date of issue of allotment letter	---	---	Equivalent to 13% of the cost of the plot + 12% interest on the remaining 13% amount

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

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

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

Chapter 8

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

8.4 Use of Sites:

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

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

Note:

1. Above facilities are subject to the fulfillment of norms of the zoning of the site.
2. Other Building norms shall be as per the Building Bye Laws of Punjab Urban Planning and Development Authority (Building) Rules, 2013 and amended from time to time.
3. Building Plans can also be approved through authorized private architects under self attestation policy of GMADA or from the office of Estate Officer, GMADA after taking the Zoning of the plot from the office wherever required.
4. No change of land use shall be permitted.
5. In addition to above conditions the following conditions shall also be applicable in case of Medical University/ College cum Hospital:-
 - (i). Sites for uses mentioned at Sr no 4 shall be developed and sold by the allottee itself to the Public, however these sites can be sold only after **payment of 50 %** of the price of the site to GMADA and 50% civil/construction work of Phase-1 of the Medical University/College cum Hospital is completed. After fulfilling the conditions as above, conveyance deed will be executed for the area meant for **Commercial/Group Housing** in favour of the allottee to enable him to sell this area to the prospective buyers.
 - (ii). After Allotment of Sites mentioned at Sr. No. 4, it will be the sole responsibility of the allottee for maintenance and upkeep of services/facilities such as parks, roads, water supply, storm water, sewerage, etc. provided within the allotted area. However these services shall be provided upto the boundary of Site allotted by GMADA.

These amendments shall come into force with immediate effect.

All other conditions as mentioned in the Policy shall remain same.

Dated: 01 March 2016
Chandigarh

Viswajeet Khanna, IAS
Principal Secretary, Government of Punjab,
o/c Department of Housing and Urban Development



Endst. No. 6/12/2014-6HG1/701170/2 Dated, Chd. the : 01/03/2016

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

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



SPECIAL SECRETARY
o/c DEPARTMENT OF HOUSING & URBAN DEVELOPMENT

Endst. No. 6/12/2014-6HG1/701170/3-18 Dated, Chd. the : 01/03/2016

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

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



o/c SPECIAL SECRETARY