

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

**NOTIFICATION**

Dated 11/03/15

No. **6/12/2014-6HG1/ 4340 (7/1)** 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 with the amendments as under:-

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

**5.4 Allotment of Sites/Plots:-**  
(The First Line of this para is modified as under)

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

**2. Chapter 7 : Mode Of Payment :**  
(Para 2, 3, 7, 8 and 10 are modified as under)

2. For Hospitals, Multi- Specialty Hospitals and Medical Research Center lease money equivalent to the 10% cost of the plot alongwith interest on the balance amount @ 12% per annum shall be payable yearly from the date of issuance of allotment letter for the next 6 years. However in the case of Medical University / Medical College cum Hospital the lease money equivalent to the 8% cost of the plot alongwith interest on the balance amount @ 12% per annum shall be payable yearly from the date of issuance of allotment letter for the next 9 years
3. For Hospitals, Multi- Specialty Hospitals and Medical Research Center lease money equivalent to the balance 25% cost of the plot alongwith interest on the balance amount @ 12% per annum shall be payable in the 7<sup>th</sup> year from the date of issuance of allotment letter. However in the case of Medical University / Medical College cum Hospital lease money equivalent to the balance 13% cost of the plot alongwith interest on the balance amount @ 12% per annum shall be payable in the 10<sup>th</sup> 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% of the cost of the plot shall be payable beyond 7 years for Hospitals, Multi- Specialty Hospitals and Medical Research Center and in the case of Medical University / Medical College cum Hospital lease money equivalent to 1% of the cost of the plot shall be payable beyond 10 years.

8. **Payment Schedule for balance 85% amount**

Due date for payment of balance amount alongwith interest	Due Amount for Hospitals, Multi-Specialty Hospitals and Medical Research Center sites	Due Amount for Medical University / Medical College cum Hospital
Before the completion of one year from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 85 % amount	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 85 % amount
Before the completion of two years from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 75 % amount	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 77 % amount
Before the completion of three years from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 65 % amount	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 69 % amount
Before the completion of four years from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 55 % amount	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 61 % amount
Before the completion of five years from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 45 % amount	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 53 % amount
Before the completion of six years from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 35 % amount	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 45 % amount
Before the completion of seven years from the date of issue of allotment letter	Equivalent to 25% of the cost of the plot + 12% interest on the remaining 25 % amount	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 37 % amount
Before the completion of eight years from the date of issue of allotment letter	---	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 29% amount
Before the completion of nine years from the date of issue of allotment letter	---	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 21 % amount
Before the completion of ten years from the date of issue of allotment letter	---	Equivalent to 13% of the cost of the plot + 12% interest on the remaining 13% amount

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

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



- 10 (after para 9 written as para 8 in the policy)  
After the completion of 7 years and full payment of the plot is made and Medical Hospitals, Multi- Specialty Hospitals and Medical Research Center is Functional and after completion of 10 years and full payment of the plot is made and Medical University / Medical College cum Hospital is Functional, the site can be converted into free hold basis and the lease paid shall be adjusted towards the cost of site. However Processing fee @ Rs. 5 Per Sq yd shall be charged for all sizes of plots.

**3. Chapter 8: Construction period, Extension time, Project Implementation, Transfer of Ownership and other General Conditions:**  
(Para 8.1(a)(b), Para 8.2(a) and Para 8.3(a)(i) are modified as under)\

**8.1 (a) Extension in Time & Fee**

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

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

**8.2 Project Implementation:**

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

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

**8.3(a)(i) Transfer of Allotment/Ownership:**

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

4. They shall come into force at once.

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

Dated: 10-3-2015  
Chandigarh

Viswajeet Khanna, IAS  
Principal Secretary to the Govt. of Pb,  
Department of Housing and Urban Development.

Endst. No. 6/12/2014-6HG1/434087/2

Dated, Chd. the: 11/03/15

A copy 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 the above said notification in the Punjab Government Extra Ordinary Gazette and send 100 copies of the notification to the Secretary, Housing and Urban Development Department [Housing-1 Branch], Punjab Mini Secretariat, Sector-9, Chandigarh immediately after its publication.

SPECIAL SECRETARY

DEPARTMENT OF HOUSING & URBAN DEVELOPMENT

Endst. No. 6/12/2014-6HG1/434087/3-18 Dated, Chd. the : 11/03/15

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 Chief Administrator, PUDA, SAS Nagar.
- 5 Chief Administrator, GMADA, SAS Nagar.
- 6 Chief Administrator, GLADA, Ludhiana.
- 7 Chief Administrator, JDA, Jalandhar.
- 8 Chief Administrator, ADA, Amritsar.
- 9 Chief Administrator, PDA, Patiala.
- 10 Chief Town Planner, BDA, Bathinda.
- 11 Director Town and Country Planning, Punjab, PUDA Bhawan, SAS Nagar.
- 12 Chief Town Planner, PUDA Bhawan, SAS Nagar.
- 13 Managing Director, Punjab Infotech, Chandigarh.
- 14 Incharge, IWDMS, Chandigarh.
- 15 Superintendent, Cabinet Affair Branch, Main Sectt, Chandigarh.
- 16 Administrative Officer (Policy), GMADA, SAS Nagar.

Superintendent