



# Punjab Government Gazette

## EXTRAORDINARY

Published by Authority

CHANDIGARH, WEDNESDAY, AUGUST 27, 2014

(BHADRA 5, 1936 SAKA)

### LEGISLATIVE SUPPLEMENT

	Contents	Pages
Part - I	Acts	
	The Punjab Apartment and Property Regulation (Amendment) Act, 2014 (Punjab Act No. 21 of 2014)	.. 113-127
Part - II	Ordinances	
	<i>Nil</i>	
Part - III	Delegated Legislation	
	<i>Nil</i>	
Part - IV	Correction Slips, Republications and Replacements	
	<i>Nil</i>	

PART I

GOVERNMENT OF PUNJAB

DEPARTMENT OF LEGAL AND LEGISLATIVE AFFAIRS, PUNJAB

NOTIFICATION

The 27th August, 2014

No.22-Leg./2014.- The following Act of the Legislature of the State of Punjab received the assent of the Governor of Punjab on the 20th Day of August, 2014, is hereby published for general information:-

**THE PUNJAB APARTMENT AND PROPERTY REGULATION  
(AMENDMENT) ACT, 2014  
(Punjab Act No. 21 of 2014)**

AN

ACT

*further to amend the Punjab Apartment and Property Regulation Act, 1995.*

BE it enacted by the Legislature of the State of Punjab in the Sixty-fifth Year of the Republic of India, as follows:-

1. (1) This Act may be called the Punjab Apartment and Property Regulation (Amendment) Act, 2014. Short title, extent and commencement.
  - (2) It shall extend to the whole of the State of Punjab.
  - (3) It shall come into force on and with effect from the date of its publication in the Official Gazette.
2. In the Punjab Apartment and Property Regulation Act, 1995 (hereinafter referred to as the principal Act), in section 2,- Amendment in section 2 of Punjab Act 14 of 1995.
  - (a) after clause (c), the following clause shall be inserted, namely:-

"(cc) "apartment building" means a building constructed on any land, containing five or more apartments or two or more buildings with a total of five or more apartments or any existing building converted into five or more apartments;"
  - (b) in clause (f), for the sign ";" appearing at the end, the words, figure and sign "and includes or an association formed under section 17-A of this Act;" shall be substituted;
  - (c) for clauses (g), (i), (r) and (y), the following clauses shall be

substituted, namely:-

"(g) "building" means any construction or part of a construction which is intended to be used for residential, commercial, industrial or other purposes, whether in actual use or not, and includes any out-house, stable, cattle shed and garage;

(i) "colony" means an area of land not less than one thousand square meters divided or proposed to be divided by way of registered sale or through lease or transfer of physical possession of plots or apartment building for residential, commercial or industrial purposes including cyber city/cyber park, construction of flats in the form of group housing or for construction of integrated commercial complexes but does not include any area of abadi deh of a village falling inside its Lal Lakir or phirny or land divided or proposed to be divided-

(i) for the purpose of agriculture:

Provided that area proposed to be divided is not less than one thousand metres; or

(ii) by a company, institution or factory for creation of housing for its employees provided that there is no profit-motive nor ownership of the houses is transferred to the employees and their rights to accommodation are restricted to the period of their employment with company, institution or factory;

(r) "internal development works" means roads, parks, footpaths, water supply, sewers, drains, tree planting, street lighting, provision for community buildings and for treatment and disposal of sewage and sullage water, storm water drainage, rain water harvesting, domestic solid waste collection centre, electric line upto individual plots or any other work in a colony necessary for its proper development, as may be specified by the competent authority; and

