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Government of Punjab
Department of Housing and Urban Development...
(Housing I Branch)
Notification

Dated: 12/09/2018

6 No08/04/2018-4HG1/1316575/1 In exercise of the powers vested 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 the bifurcation of Industrial Plots allotted by the Government or any Urban Development Authority constituted by the State Government under the provisions of the Punjab Regional & Town Planning & Development Act, 1995, from all the provisions of the Punjab Apartment and Property Regulation Act, 1995, subject to the following terms and conditions:-

1. Bifurcation of industrial plots shall be permitted only in two units and minimum area of plot after bifurcation of industrial plot shall not be less than one acre. The relevant condition of allotment letter stand relaxed to this extent. However, the allottee shall be liable to pay the following fee for bifurcation/fragmentation of Industrial Plots:-

Area	Fee Per Sq. Yds.
Industrial Urban Estates S.A.S Nagar, Eudhiana & Rajpura	Rs. 50 pr. Sq. Yds. in lumpsum


2. After bifurcation is allowed by the Chief Administrator of the Concerned Development Authority, the allottee would get approve relevant changes in the Layout Plan of Industrial Estate and Zoning Plans from the Town and Country Planning Development before getting approved the Building Plan from the Concerned Estate Officer.
3. The allottee shall be permitted to sell/transfer any of bifurcated plots by paying the requisite processing/transfer fee as determined by the Concerned Authority from time to time.
4. Bifurcated plots shall only be used for industrial purpose.
5. The allottee shall be responsible for provision of services and parking in the bifurcated plots.
6. Allottee/Transferees shall be bound to comply with the provisions of the Punjab Regional & Town Planning & Development Act, 1995.
7. Allottee/Transferees shall also be bound to comply with the provisions of the Real Estate (Regulation and Development) Act, 2016.

Dated: 06.09.2018
Chandigarh

Vini Mahajan
Additional Chief Secretary
Department of Housing and Urban Development

Endst No. 08/04/2018-4HG1/1316575/2 Dated: 12/09/2018

A copy is forwarded to the Controller, Printing & Stationary, Punjab, S.A.S Nagar with a request to publish this notification in the Punjab Govt. Gazette (Extra Ordinary) and 100 copies thereof may be supplied to this Department for official use.



Special Secretary
Department of Housing and Urban Development

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Endst No. 08/04/2018-4HG1/1316575/3-6

Dated: 12/09/2018

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

1. Director, Town and Country Planning, Punjab, SAS Nagar
2. Chief Administrator, PUDA, SAS Nagar.
3. Chief Administrator, GMADA, SAS Nagar.
4. Chief Town Planner, Punjab SAS Nagar.


Special Secretary
Department of Housing and Urban Development