

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

(HOUSING-II BRANCH)

Notification

The 28th August, 2010

No. CTP(PB)/SMP(M)-2/2414.—Whereas the Industrial Policy 2003 (Infrastructure including those in Housing and Urban Development) provides that the concessions granted to Industrial Park Projects in the State as per Annexure-V of the meeting of Empowered Committee held on 28th May, 2008 and incentives granted to Super Mega Mixed Use Integrated Industrial Park Projects in meeting of the Empowered Committee held on 27th February, 2008 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 Shipra Estate Ltd. D-32, Laxmi Nagar, Main Vikas Marg, New Delhi have already been granted approval by the Punjab Government, Department of Industries and Commerce for setting up of Super Mega Mixed Use Integrated Industrial Park Project under category 'A' at Village Nagla, Bankarpur, Bakarpur Shatabgarh, Singhpura and village Chhat, district. Mohali in GMADA, area (Punjab). The company has been granted change of land use for an area measuring 277.43 acres and Phase-I, layout plan, drawing No. SEL/CHD-01, dated 1st June, 2010 of 110.12 acres (including area under Revenue Rastas) has been approved by the Chief Town Planner, Punjab.

3. And, whereas the requisite legal agreement has already been executed on 18th May, 2009 on behalf of the Punjab Government by the Secretary to the Government of Punjab, Department of Industries and Commerce with the aforesaid company and circulated,—*vide* Memo No. CC/JDP/Mega/Shipra/2082, dated 24th June, 2009 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 28th May, 2008 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 the 93.40 acres out of 110.12 acres Industrial Park of the aforesaid Super Mega Mixed Use Integrated Park Project bearing layout plan Drawing No. SEL/CHD-01, dated 1st June, 2010 of M/s Shipra Estates Ltd. D-32, Laxmi Nagar, Main Vikas Marg,

New Delhi 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 the Phase-I lay-out plan sanctioned by the Chief Town Planner, Punjab (Competent Authority),—*vide* letter No. 6246 CTP(PB)/SMP(M)-2, dated 12th August, 2010 keeping in view with such general guidelines as the Department of Housing and Urban Development may issue in respect of such Housing Projects from time to time.
- (ii) The promoter of the Super Mega Mixed Use Integrated Industrial Park strictly abide by the aforesaid legal agreement dated 18th May, 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 Projects.
- (iii) The promoter shall deposit the entire amount in respect of the contribution to the Punjab Urban Development Fund, created 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 provide health, religious and commercial facilities in the area shown as reserved for these activities in the Phase-I, Layout Plan Drawing No. SEL/CHD-01, dated 1st June, 2010 and shall be bound to provide these facilities with approval of Competent Authority before handing over the possession of houses to the allottees.
- (vi) The promoter shall be responsible for obtaining the Final NOC from Punjab Pollution Control Board.
- (vii) Before starting the development of the proposed project promoter shall obtain environmental clearance from the Ministry of Environmental and Forests 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.
- (viii) Promoter will not carry out any works on the site till above conditions are fulfilled.

DR. S.S. SANDHU, I. A. S.,

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Department of Housing and Urban Development.