

**GOVERNMENT OF PUNJAB  
DEPARTMENT OF HOUSING & URBAN DEVELOPMENT  
(HOUSING-II BRANCH)**

To

The Chief Administrator,  
PUDA,  
Chandigarh,

Memo No.13/12/2003-6HGII/2848  
Dated, Chandigarh, the April, 2003.

**Subject :- Role of PUDA in Promoting Housing Projects and other Urban Infrastructure in the State.**

The matter regarding role of PUDA in promoting Housing Projects & other urban infrastructures etc. has been under consideration of the State Government. It was noted that after the setting up of PUDA its operational role continued to be confined only to the planning and development of Urban Estates with traditional development of residential and commercial sites. It has been felt that PUDA should go beyond the conventional framework of development and allotment of residential and commercial properties and create quality urban infrastructure including real estate components such as Shopping Malls, Luxury Hotels, Software Technology Parks, Airports, Leisure and Entertainment Facility. It has become imperative to draw up a policy framework with in the provisions of Punjab Regional and Town Planning Act, 1995 to attract investment in the core real estate projects.

2. In view of the position explained above, it has been decided that PUDA should follow more aggressive policy for bringing investment in the core real estate projects through the Public/Private partnership mode. The procedure which may be followed is detailed as under:-

- (1) The Project Division of PUDA would regularly examine and evolve pre-feasibility studies of various real estate projects at various locations which are found desirable for promotion in order to add quality urban infrastructure in the State. These projects in the areas such as Residential (Apartments, Bungalows , Villas, Group Housing (flats), Houses, Cottages and Farm Houses), Hospitality (Hotels, Resorts/Health Spas), Leisure & Entertainment, (Multiplexes, Cinema Halls , clubs, Entertainment , Amusement Parks, Theme Parks, Water Parks, Golf Course) , Specific Development (Industrial Parks, Residential Townships, IT Parks, Bio-tech Parks, Food and Agro Parks , Retail (Retail Malls, Restaurants/F&B outlets, Super markets/ Hypermarkets) , Physical Infrastructure (Airports, Roads/ Highways/ Bridges/Flyovers) , Social Infrastructure (Schools/Colleges, Hospitals, Corporate Offices, Institutes).
- (2) These projects would be worked out for promotion either in the Assisted Sector (maximum PUDA equity of 15%) or, in exceptional cases, in the Joint Sector (maximum PUDA equity of 26%). The equity contribution of PUDA would generally be in the form of land value as contribution for the project.
- (3) PUDA would reach out to various quality investors to disseminate information about these proposed projects through the media, internet, road shows, individual meetings and other methods of partnership solicitation.

- (4) In case an entrepreneur/investor evinces interest in any of the proposed projects, PUDA would carry out a due diligence exercise regarding the entrepreneur/investor regarding his financial, technical and managerial capabilities as well as his experience and other related parameters.
  - (5) If the due diligence exercise shows that the entrepreneur/investor is capable of executing the project, the Chief Executive of PUDA (Chief Administrator, PUDA) would sign a MOU with the entrepreneur/investor for further detailed examination of the project within a specified time frame.
  - (6) The MOU would be placed before the Authority of PUDA for its consideration and approval.
  - (7) If approval is granted by the Authority, the entrepreneur/investor would then get Feasibility Studies, Market surveys etc. conducted in order to establish the commercial viability of the project, If these studies reflect a positive outcome, a Detailed Project Report (DPR) would be got prepared.
  - (8) The DPR would be posed for Funding to Financial Institutions and their in principle approval to the Funding pattern proposed in the DPR would be obtained.
  - (9) Thereafter, the proposal would got approved by the Authority in PUDA and put up to the existing Project Approval Board (PAB) of the State Government headed by the Chief Minister, for its consideration and approval. In the meetings where agenda of PUDA comes up for consideration, Housing & Urban Development Minister, Secretary Housing & Urban Development and Chief Administrator, PUDA shall be the special invitees.
  - (10) If the PAB accords approval to the partnership pattern proposed, PUDA would sign the Financial Collaboration Agreement (FCA) with the selected entrepreneur/investor as per the standard FCA document which already has the of the PAB.
  - (11) In terms of the MOU, all pre-operative expenses incurred by PUDA would charged to the said project.
3. It has also been decided that PUDA will prepare Housing Projects in the Urban Areas for the benefit of Economically Weaker Sections of Society.
  4. The above decision may be brought to the notice of all concerned.

Endst.No. 13/12/2003-6HGII/2849

**Joint Secretary**  
Dated: 30-4-03

A copy is forwarded to Chief Town Planner, Punjab, Chandigarh for information & necessary action.

**Joint Secretary.**

A copy is forwarded to Superintendent, Cabinet Affair Branch with his I.D. No. 1/46/2003/Cabinet/2140, dated 27.3.03 for information.

**Joint Secretary**

To

Superintendent,  
General Administration,  
Cabinet Affair Branch.

I.D.N.O. 13/12/2003-6HGII/

dated:

ਨਗਰ ਅਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ ,ਪੰਜਾਬ ।

ਪਿੱਠ ਅੰਕਣ ਨੰ: 1023-28-ਸੀਟੀਪੀ(ਪਬ)/ਐਸਸੀ-28 , ਮਿਤੀ 6.5.03

ਇਸਦਾ ਇੱਕ ਉਤਾਰਾ ਵਿਭਾਗ ਦੇ ਸਮੂਹ ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰਾਂ ਨੂੰ ਸਰਕਾਰ ਤੋਂ ਪ੍ਰਾਪਤ ਵਿਸ਼ੇ ਅਧੀਨ ਦਸਤਾਵੇਜ਼ ਦੀ ਕਾਪੀ ਭੇਜਕੇ ਬੇਨਤੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਇਸ ਸਬੰਧੀ ਅਪਣੇ ਅਧਿਕਾਰ ਖੇਤਰ ਵਿੱਚ ਪੈਂਦੇ ਜਿ.ਲਾ ਨਗਰ ਯੋਜਨਾਕਾਰਾਂ ਨੂੰ ਵੀ ਜਾਣੂ ਕਰਵਾਉਣ ਦੀ ਖੋਚਲ ਕੀਤੀ ਜਾਵੇ ਜੀ।

ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ (ਸ:ਮੁ)  
ਵਾ: ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ ,  
ਪੰਜਾਬ,ਚੰਡੀਗੜ੍ਹ।