

Clarifications regarding policy for allotment of sites for setting up of Hospitals, Multi Specialty Hospitals, Medical University/Medical College cum-Hospitals in Medi City New Chandigarh are given as under :-

- 1. Lease money:**
Keeping the gestation period involved in the construction of Medical University/College and subsequent approval, the payment schedule for medical University/College sites has been increased from 7 years to 10 years. For other sites the repayment schedule will remain same as proposed in the policy.
- 2. Mega project:**
All Incentives as detailed under head "Incentives for Health Sector" for new health projects as notified by the Punjab Government vide notification No. CC/FIIP/2013/5343 dated 5.12.2013 and as amended from time to time shall be applicable.
- 3. Use of sites:**
In the area allowed for shops, prospective buyer can operate ancillary healthcare facilities & supporting retail services including but not limiting to food court, health club and wellness programs, KPO/BPO offices of healthcare companies, offices for medical and pharmaceutical vendors etc. No extra area should be allowed for these services.
- 4. Transfer of allotment / ownership:**
In case of Medical college 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. For other sites the existing policy will remain applicable.
- 5. Project implementation Time lines:**
Time period in the construction schedule is revised as under:

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. Consequences if there is delay in completion of development activities:**
Possession of the Plot shall be given by 30-4-2015 and the infrastructure i.e. electricity, water supply, sewerage and roads only shall be completed by 31-3-2016. However, suitable approach to the site and temporary Electric connection shall be given to the allottee after handing over of possession of Site to facilitate construction of the building. If GMADA fails to provide these facilities, time schedule for construction shall be increased accordingly by GMADA.
- In case GMADA fails to commission incinerator and effluent treatment plant within 42 months from the date of possession, the payment of next instalment 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.
- 9. Selection Process for allotment of site:**
Selection Process is well defined in the chapter 4 read with chapter 6 of the policy and action is to be taken accordingly.
- 10. Time frame for decision of allotment:**
The decision regarding allotment of sites shall be taken within 45 days from the closing date of receipt of applications.
- 11. Revision of layout plan:**
Revised Layout plan can be seen from the office of Divisional Town Planner, GMADA, Room No. 321, 3rd Floor, PUDA Bhawan, SAS Nagar.
- 12. Rate to be charged for increased/decreased area of site:**
If the area of site is increased or decreased the lease money/cost of the site shall be increased or decreased accordingly
- 13. Purchasable FAR:**
FAR is allowed as per the policy notified.

Other terms and conditions shall remain same as given in the Policy.

Chief Administrator,
GMADA