

GOVERNMENT OF PUNJAB
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
(HOUSING-1 BRANCH)

NOTIFICATION

Dated 4/6/15

No. **6/12/2014-6HG1/1053** The Governor of Punjab is pleased to modify the Medicity Policy-2014 regarding the Allotment of Land / Plots for Hospitals, Multi- Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Center in Medi City , SAS Nagar issued vide notification No. 6/12/2014-6HG1/933 dated 30.09.2014 and further amended vide notification No. 6/12/2014-6HG1/434087/1 dated 11.03.2015 as under:-

1. Chapter 4: Eligibility Criteria for Allotment of Plots

4.1 ELIGIBILITY CRITERIA FOR ALLOTMENT OF SITES FOR MULTI SPECIALTY HOSPITALS.

(Para Medical courses are also allowed along with primary use of Land.)

- (i) Punjab Government, Central Government and Autonomous bodies of Punjab Government, Central Government related to this field.

OR

- (ii) A firm, Society, Trust, subsidiary or limited Company registered in India, Foreign institutions/hospitals, joint venture by the Indian applicant with foreign institutions/hospitals, which has owned and managed at least 300 hospital beds in the last 3 years including a Super-specialty or Multi -specialty Hospital of minimum 100 beds shall be eligible for allotment of site for Hospital/Multi Specialty Hospital. Total annual revenue from hospital business should be more than 100 crores for the last two financial years ending 31st March. In case of allotment to the Central/State Governments or its autonomous bodies, the condition of annual revenue will not be applicable.

Additional conditions :-

- (a) For Foreign Institutions
A Foreign institution/hospital can apply provided that the Foreign institution/hospital will setup a 100% subsidiary in India within 45 days from the issue of letter of intent. The facilities, technical and financial credentials of foreign institution/hospital shall be considered to determine the eligibility and other parameters. The entire equity of the foreign promoter(s) shall be subject to a minimum lock in period of 10 years

Note: In this case, Allotment letter shall be issued only in the name of 100% subsidiary company. However, a letter of intent will be issued in the applicant's name i.e. foreign institution/hospital subject to the condition that 100% on subsidiary company will be setup within 45 days from the issue of letter of intent.

(b) For Joint Venture

An Indian applicant can apply by entering into a joint venture with foreign partner provided that the application will be submitted by the SPV by creating an Indian Limited liability company for the purpose of hospital business. For this project, applicant company shall have to use the brand name of foreign joint venture partner. The facilities, technical & Financial credentials of both Indian joint venture partner as well as foreign Joint Venture partner shall be considered to determine the eligibility and other parameters. Minimum equity participation of the foreign partner shall be 26% in the SPV. Equity brought in by foreign partner shall be subject to a lock in period of 10 years.

(c) For subsidiary Companies

An Indian company can also apply through its subsidiary company. The facilities, technical & financial credentials of its parent company or subsidiary company(s) of applicant and parent company will be considered to determine the eligibility criteria and other parameters. However the parent company will not be permitted to sell the equity of applicant company for a minimum period of 10 years.

The applicant company shall have to submit the following additional documents alongwith application:

- (i) The shareholding pattern of the holding company,
- (ii) The list of the Board of Directors of the holding company,
- (iii) The shareholding pattern of the subsidiary company,
- (iv) The composition of the Board of Directors of the subsidiary company,
- (v) The undertaking from the holding company for non disposal of the promoters holding in the subsidiary company (being applicant) for a minimum period of ten years.

Note :

- An Indian Company is defined as one which is registered under "The Indian Companies Act 1956 or Companies Act 2013"
- Definition of Subsidiary Company means holding of more than 50% equity.

4.2 ELIGIBILITY CRITERIA FOR ALLOTMENT OF SITES FOR MEDICAL UNIVERSITY / MEDICAL COLLEGE CUM HOSPITAL.

(Para Medical and Pharmacy courses are also allowed along with primary use of Land.)

The site will be allotted to any of these Categories/Group of Companies:-

- (i) A State Government/Union territory.
- (ii) University
- (iii) An autonomous body promoted by Central and State Government by or under a statute for the purpose of Medical Education.
- (iv) A society registered under the Societies Registration Act, 1860(2 of 1860) or corresponding Acts in States.
- (v) A public, religious or charitable trust registered under the Trust Act, 1882(2 of 1882) or the WAKFS Act, 1954(29 of 1954).
- (vi) Companies registered under Company Act. For eligibility, Applicant Company can club the facilities of subsidiary Company(s) of applicant and parent company.

(Definition of Group Company is deleted)

- (vii) Foreign Institution, Joint venture and subsidiary companies.

- (a) For Foreign Institutions

A Foreign institution/hospital can apply provided that the Foreign institution/hospital will setup a 100% subsidiary in India within 45 days from the issue of letter of intent. The facilities, technical and financial credentials of foreign institution/hospital shall be considered to determine the eligibility and other parameters. The entire equity of the foreign promoter(s) shall be subject to a minimum lock in period of 10 years.

Note: In this case Allotment letter shall be issued only in the name of 100% subsidiary company. However, a letter of intent will be issued in the applicant's name i.e. foreign institution/hospital subject to the condition that 100% on subsidiary company will be setup within 45 days from the date of issue of letter of intent.

- (b) For Joint Venture

An Indian applicant can apply by entering into a joint venture with foreign partner provided that the application will be submitted by the SPV by creating an Indian Limited liability company for the purpose of institution/hospital business. For this project, applicant company shall have to use the brand name of foreign joint venture partner. The facilities, technical

& Financial credentials of both Indian joint venture partner as well as foreign Joint Venture partner shall be considered to determine the eligibility and other parameters. Minimum equity participation of the foreign partner shall be 26% in the SPV. Equity brought in by foreign partner shall be subject to a lock in period of 10 years.

(C) For subsidiary Companies

An Indian company can also apply through its subsidiary company. The facilities, technical & financial credentials of its parent company or its subsidiary company(s) will be considered to determine the eligibility criteria and other parameters. However the parent company will not be permitted to sell the equity of applicant company for a minimum period of 10 years.

The applicant company shall have to submit the following additional documents alongwith application:

- (i) The shareholding pattern of the holding company,
- (ii) The list of the Board of Directors of the holding company,
- (iii) The shareholding pattern of the subsidiary company,
- (iv) The composition of the Board of Directors of the subsidiary company,
- (v) The undertaking from the holding company for non disposal of the promoters holding in the subsidiary company (being applicant) for a minimum period of ten years.

Note :

- An Indian Company is defined as one which is registered under "The Indian Companies Act 1956 or Companies Act 2013"
Definition of Subsidiary Company shall mean holding of more than 50% equity.

Above all categories should fulfill the following criteria :

- (a) Medical Education should be one of the objectives of the applicant in case the applicant is an autonomous body, registered society, charitable trust & companies registered under Company Act.
- (b) The applicant must have, for the last 3 years, owned and managed at least 1000 hospital beds, including a hospital of not less than 300 beds. Total annual revenue from hospital business should be more than 150 crores for the last two financial years ending 31st March. In case of allotment to the Central/State Governments or its autonomous bodies, the condition of annual revenue will not be applicable.

2. Chapter 7 : Mode of Payment

- 2 Sites measuring below 10 acres, lease money equivalent to the 10% cost of the plot alongwith interest on the balance amount @ 12% per annum shall be payable yearly from the date of issuance of allotment letter for the next 6 years. However, in the case of sites measuring 10 or above 10 acres, the lease money equivalent to the 8% cost of the plot alongwith interest on the balance amount @ 12% per annum shall be payable yearly from the date of issuance of allotment letter for the next 9 years.
- 3 Sites measuring below 10 acres, lease money equivalent to the balance 25% cost of the plot alongwith interest on the balance amount @ 12% per annum shall be payable in the 7th year from the date of issuance of allotment letter. However, in the case of sites measuring 10 or above 10 acres, lease money equivalent to the balance 13% cost of the plot alongwith interest on the balance amount @ 12% per annum shall be payable in the 10th year from the date of issuance of allotment letter.
- 7 In case the lessee does not get the site converted into free hold basis, lease money equivalent to 1% of the cost of the plot shall be payable beyond 7/10 years as the case may be.
- 8 **Payment Schedule for balance 85% amount**

Due date for payment of balance amount alongwith interest	Due Amount for sites below 10 acres	Due Amount for sites measuring 10 or above 10 acres.
Before the completion of one year from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 85 % amount	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 85 % amount
Before the completion of two years from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 75 % amount	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 77 % amount
Before the completion of three years from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 65 % amount	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 69 % amount

Before the completion of four years from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 55 % amount	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 61 % amount
Before the completion of five years from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 45 % amount	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 53 % amount
Before the completion of six years from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 35 % amount	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 45 % amount
Before the completion of seven years from the date of issue of allotment letter	Equivalent to 25% of the cost of the plot + 12% interest on the remaining 25 % amount	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 37 % amount
Before the completion of eight years from the date of issue of allotment letter	---	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 29% amount
Before the completion of nine years from the date of issue of allotment letter	---	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 21 % amount
Before the completion of ten years from the date of issue of allotment letter	---	Equivalent to 13% of the cost of the plot + 12% interest on the remaining 13% amount

Note 1: Grace period of 10 days from due date is given for making payment of due amount. However, if the due amount is not paid within the grace period interest for the whole month shall be charged.

Note 2: 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.

- 10 After the completion of 7/10 years as the case may be, and full payment of the plot is made and Medical Hospitals, Multi-Specialty Hospitals Medical University / Medical College cum Hospital and Medical Research Centre is Functional, the site can

- 7 -

be converted into free hold basis and the lease paid shall be adjusted towards the cost of site. However, Processing fee @ Rs. 5 Per Sq yd shall be charged for all sizes of plots.

Note: The expenses on stamp duty, registration fee, taxes etc shall be born by the lessee.

3. Chapter 8: Construction period, Extension time, Project Implementation, Transfer of Ownership and other General Conditions

8.3(a)(ii) In cases other than mentioned in para (a)(i) above, transfer of allotment/lease shall be permissible only after execution of conveyance deed and the Hospitals, Multi-Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Center is functional by the original lessee and submission of valid proof thereof or 10 years from the date of allotment, whichever is more.

8.4 +Use of Sites:

The sites and the buildings along with structures thereon shall be used by the lessee, occupiers, tenants or any other users specifically and only for the purposes described in allotment letter. In brief, land can be used for the following purposes subject to the condition of allotment letter/lease agreements:-

Sr. No	Purpose	Upto Extent of FAR used
1	Hospitals, Multi - Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Centre	100 % (if facilities/services given at Sr. No. 2,3 and 4 are not availed).
2	Staff Residential, Student Hostel and Guest House, Service apartments for patients undergoing long term treatment etc.	Maximum upto 15%
3	In the case of Hospitals/ Multi Specialty hospitals Commercial area such as Canteen / Bank/ ATM/ Laundry / Telephone Booth	<i>2 shops per Acre (should not be more than 15'X40" per shop) It will be single storey shop and basement is permissible. These services shall have maximum FAR 1 : 0.1. (These facilities shall be part of the main campus within the permissible FAR.)</i>
4	In case of Medical University/ College cum Hospital. Commercial area.	Upto 10% of the allotted area. The FAR for these services shall be as given in Punjab Urban Planning and Development Authority (Building) Rules, 2013 and amended from time to time.

Note:

1. Above facilities are subject to the fulfilment of norms of the zoning of the site.
2. Other Building norms shall be as per the Building Bye Laws of Punjab Urban Planning and Development Authority (Building) Rules, 2013 and amended from time to time.
3. Building Plans can also be approved through authorized private architects under self attestation policy of GMADA or from the office of Estate Officer, GMADA after taking the Zoning of the plot from the office wherever required.
4. No change of land use shall be permitted.
5. In addition to above conditions, the following conditions shall also be applicable in case of Medical University/ College cum Hospital:-
 - (i). Sites for uses mentioned at Sr no 4 shall be developed and sold by the allottee itself to the Public, however these sites can be sold only after payment of 35 % of the price of the site to GMADA and 50% civil/construction work of Phase-1 of the Medical University/College cum Hospital is completed. After fulfilling the conditions as above, conveyance deed will be executed for the area meant for Commercial in favour of the allottee to enable him to sell this area to the prospective buyers.
 - (ii). After Allotment of Sites mentioned at Sr. No. 4, it will be the sole responsibility of the allottee for maintenance and upkeep of services/facilities such as parks, roads, water supply, storm water, sewerage, etc. provided within the allotted area. However these services shall be provided upto the boundary of Site allotted by GMADA.
4. They shall come into force at once.
5. All other conditions as mentioned in the Policy shall remain same.

Dated: 3-6-2015
Chandigarh

Viswajeet Khanna, IAS
Principal Secretary to the Govt. of Pb,
Department of Housing and Urban Development

Endst. No. 6/12/2014-6HG1/ 1054

Dated, Chd, the;

4/6/18

A copy of the above along with the one spare copy of the above is forwarded to the Controller, Printing & Stationary Punjab, SAS Nagar for information and necessary action.

2. He is requested to Punjab this notification in the Punjab Government Extra Ordinary Gazette and sent 80 copies of notification to the Secretary, Housing and Urban Development Department (Housing-1 Branch), Punjab Civil Secretariat-2, Sector-9, Chandigarh after its public action.

SPECIAL SECRETARY
DEPTT. OF HOUSING & URBAN DEVELOPMENT

Endst. No. 6/12/2014-6HG1/1055-1063

Dated, Chd, the;

4/6/15

A copy is forwarded to the Chairman & Members of the committee for information and necessary action:-

- | | |
|---|------------------|
| 1. Hon'ble Chief Secretary, Govt. of Punjab. | Chairman |
| 2. Principal Secretary to CM, Govt. of Punjab. | Member |
| 3. Principal Secretary, Finance, Punjab. | Member |
| 4. Principal Secretary, Health and Family Welfare, Punjab. | Member |
| 5. Chief Executive Officer, Punjab Bureau of Investment Promotion. | Member |
| 6. Secretary, Housing and Urban Development. | Member |
| 7. Secretary, Science and Technology, Punjab. | Member |
| 8. Secretary, Medical Education and Research
(For allotment of plots for Medical University/Medical College cum Hospital). | Member |
| Chief Administrator, GMADA, SAS Nagar. | Member Secretary |

Special Secretary

Endst. No. 6/12/2014-6HG1/ 1064-1079

Dated, Chd, the;

4/6/15

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

1. Principal Secretary to Deputy Chief Minister, Punjab for kind information of the Hon'ble Deputy Chief Minister, Punjab-cum-Minister Housing and Urban Development Department.
2. Principal Secretary, Information and Technology, Punjab.
3. Director, Information and Technology, Punjab.
4. Chief Administrator PUDA, SAS Nagar.
5. Chief Administrator, GMADA, SAS Nagar.
6. Chief Administrator, GLADA, Ludhiana.
7. Chief Administrator, JDA, Jalandhar.
8. Chief Administrator, ADA, Amritsar.
9. Chief Administrator, PDA, Patiala.
10. Chief Administrator, BDA, Bathinda
11. Director, Town and Country Planning, Punjab, PUDA Bhawan, SAS Nagar.
12. Chief Town Planner, PUDA Bhawan, SAS Nagar.
13. Managing Director, Punjab Infotech, Chandigarh.
14. Incharge, IWDMS, Chandigarh.
15. Superintendent, Cabinet Affair Branch, Main Sectt, Chandigarh.
16. Administrative Officer (Policy), GMADA, SAS Nagar.

Special Secretary