

Sub- Addressing of common issues by Chunk Site Developers.

A meeting was conducted on 12.06.2023 under the Chairmanship of PSHUD to address the common issues by Chunk Site Developers. In the meeting, the chunk site developers raised an issue for issuing of temporary electricity connection, water connection and sewerage connection before sanctioning of building plans. The prevailing practice is to sanction temporary water connection after the approval of building plans and to prevent open defecation; a temporary sewerage connection is also given. Within Municipal limits, temporary water connection is sanctioned by Municipal Corporation/Local Bodies.

Further the Association raised another issue regarding completion of these projects. For this purpose, report of any of IIT Ropar, NIT Jalandhar, PEC, Thapar Engineering College, NITTTR & Engineering Wing is considered for completion. The Chunk Site Developer flagged an issue that their site is inspected twice i.e. once by any of IIT Ropar, NIT Jalandhar, PEC, Thapar Engineering College, NITTTR and again by inspecting team from GMADA.

All the issues were deliberated and decided to issue SOP to ease out problems being faced by Association as follows:

A. Temporary Electricity connection.

As temporary electricity connection is released by PSPCL, hence it was decided to send case to PSPCL to ease out releasing of temporary electricity connection for such sites irrespective of approval of plans/drawings so that work can be started at site immediately and time can be saved as the developer has to set up its office and hutments for the labour.

B. Temporary water & sewerage connection.

After deliberation it was proposed that after the allotment of chunk site, a temporary water & sewerage connection may be allowed with the condition that the allottees will pay the statutory payments after the sanctioning of building plans within the time limit defined. As some areas have already been handed over to Local Bodies

whereas sites lying within that area are still allotted by GMADA whereas water connection or sewerage connection is released by Local Bodies. In such cases, the department will facilitate for getting the water & sewerage connection from the concerned Local Bodies for the sites allotted in the handed over area to Local Bodies.

Moreover, as per latest PUDA Building Bye Laws-2021, allottee has to install on site STP for the built up area of 5000 sqm. and more and he has to use the treated water for non potable purposes i.e. flushing, gardening etc within his premises. Developers of such sites are demanding to handle their excess treated water. As such it is proposed that the Authority will take the excess treated water in their own network.

C. Completion of project.

1. As far as quality and safety certificate is concerned, it will be provided by Institutes such as IIT Ropar, NIT Jalandhar, PEC, Thapar Engineering College, NITTTR after checking the work thoroughly. Inspecting team from GMADA will only see whether such certificate has been issued by any of these Institutes or not. The sole responsibility for safety and quality of work will lie with the Developer and such Institutes issuing the certificate.
2. Inspecting team from GMADA will only see whether the work has been completed as per approved drawings or not and give its report accordingly.
3. Any other certificate required regarding the project will be managed by the developer from the concerned Department/Institute on its own.
4. All other conditions regarding completion issued by earlier notifications will be followed.

D. Permanent water & sewerage connection.

As per the prevalent practice and policy, the allottee has to get the temporary water connection regularized after grant of partial completion/occupation certificate & sewerage connection. In most cases, the allottee does not construct the complete building as per sanctioned plan and obtain only partial completion. After partial completion, Builders/Developers of chunk sites and institutional sites such as Schools, Colleges,

Universities, Group Housing, Malls etc. are demanding for metered connection for partial occupied area and for non built up area as well. To ease out the problem, it is proposed as follows:

1. One water meter may be allowed to be installed for part of project for which partial completion has been granted by the Competent Authority and
2. One another water meter be installed on same main line for the area yet to be constructed by developer/builder of chunk site or institutional sites such as Schools, Colleges, Universities, Group Housing, Malls etc.
3. Sewerage connection will be allowed accordingly for partially completed portion and yet to be constructed portion and will be charged accordingly.

-sd-

PSHUD