



**Government of Punjab
Department of Housing and Urban Development
(Housing-1 Branch)**

Notification

Date 20.02.2025

No.10/02/2025-5HG1/226 Whereas in order to hold Auctions effectively and to garner maximum revenue out of auctions, the Governor of Punjab is pleased to notify the following policy in supersession to the terms and conditions of e-auction issued by PUDA vide letter no. 3925-41 dated 16.02.2023, letter no. 20734-47 dated 06.09.2024 and rate fixation policy issued vide letter 5184 dated 01.10.2017 for all Urban Development Authorities of Punjab established under the PRTPD Act, 1995 and the sites sold under this policy shall be exempted from PAPR Act, 1995:-

1. MODE OF AUCTION

All Auctions in PUDA and Special Development Authorities including OUVGL properties shall be by way of e-auction only.

2. CLASSIFICATION OF PROPERTIES from Financial Angle

The properties to be put to auction shall be classified into following types: -

- **Chunk Sites-** Sites with Bid Price of Rs. 50.00 Crore or more in **GMADA/GLADA** will be treated as '**Chunk Sites**' and in the Case of other **Special Urban Development Authorities** such as PDA, BDA, JDA and ADA, sites with Bid Price of Rs. 25.00 Crore or more will be treated as Chunk Sites.
- **Other than Chunk Sites:** - Sites with Bid Price less than Rs. 50.00 Crore in **GMADA/GLADA** will be treated as '**Other than Chunk Sites**' and in the case of other **Special Urban Development Authorities** such as PDA, BDA, JDA and ADA sites with Bid Price of less than Rs. 25.00 Crore will be treated as other than Chunk Sites.

3. ELIGIBILITY FEE

The intending bidders are required to deposit refundable/adjustable eligibility fee mentioned in the advertisement, which shall be paid online in advance through e-auction portal and shall be fully refundable/adjustable. Eligibility fee shall be as follows: -

Sr. No	Type of Property	Eligibility Fee
i	For Multiplex Sites/Commercial Site/ Hospital Sites /Hotel Sites/ Nursing Home Sites/ Group Housing Sites /School Sites/Others	Up to 1 Acres- Rs. 25.00 lacs From 1 Acre up to 5 Acre- Rs. 2.00 Crore 5 Acre and more than 5 Acre- Rs. 5.00 Crore

For GMADA			
Sr No	Type of Property	Criteria	Eligibility Fee
ii	For SCO/SCF, SSS, Booths, etc. and Residential Plots	Up to reserve price of Rs. 1.00 Crore	Rs. 5.00 lakhs
		For reserve price of Rs. 1.00 Crore to Rs. 5.00 Crore	Rs. 7.50 lakhs
		For reserve price of more than Rs. 5.00 Crore	Rs. 10.00 lakhs
For Other Authorities			
Sr No	Type of Property	Criteria	Eligibility Fee
iii	For SCO/SCF, SSS, Booths, etc. and Residential Plots	Up to reserve price of Rs. 1.00 Crore	Rs. 2.00 lakhs
		For reserve price of Rs. 1.00 Crore to Rs. 5.00 Crore	Rs. 3.00 lakhs
		For reserve price of more than Rs. 5.00 Crore	Rs. 5.00 lakhs

Note: Eligibility fees for Chunk sites shall be the same as per policy dated 16.02.2023

4. DEPOSIT AT FALL OF HAMMER AMOUNT

The successful bidder will be required to pay: -

Sr. No	Type of Property	Fall of Hammer
i	Chunk Sites and Other than Chunk Sites	10% (Ten percent) of Total Bid amount after adjusting eligibility fee paid online plus 2 per cent cancer cess extra of Total Bid amount within maximum of 5 working days from the date of bid acceptance conveyed on SMS/E-mail.

4.1 In case the bidder does not deposit the above-mentioned amount within the stipulated period then the eligibility fee shall stand forfeited and the bidder shall have no claim for refund.

5. PAYMENT OF BALANCE AMOUNT:

The balance **90% amount** shall be payable along with applicable interest as under: -

Sr.No	Type of Property	Payment
i	All sites including Chunk Sites and other than Chunk Sites	Allotment Letter of site will be issued before 30th day of the deposit of 10% of Bid amount plus 2% Cancer Cess. The successful bidder shall have to deposit further 15% of the total bid

		<p>price (to complete 25%) within 07 working days from the date of issuance of Allotment Letter.</p> <p>For Balance 75% Payment</p> <p>Option-1 Balance 75% to be paid within 120 days from the date of allotment with a rebate of 7.50% on this 75% payment for all types of properties.</p> <p>Option-2 Balance 75% of the amount to be paid be in 8 half yearly Installments with first installment falling due after 6 months from the date of Allotment</p>
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- 5.1 In case successful bidder does not deposit 15% amount within 07 working days from the date of issuance of Allotment Letter to complete 25% of the bid amount, then it shall be presumed that he has not accepted the Allotment and in that case the amount already deposited by him including Cancer Cess shall be forfeited and the applicant shall have no claim of refund in this regard.
- 5.2 At the time of deposit of 15% amount with the Authority, the bidder/allottee shall be bound to deposit TDS separately with the Income Tax Department. The bidder/allottee can claim the credit of amount of TDS deposited with Income Tax Department by submitting a copy of challan and TDS return. The Authority will give credit to the bidder/allottee of the amount of TDS deposited in the next due instalment.
- 5.3 Promoters/developers with the default of more than two instalments from scheduled date will not be allowed to participate in the E-Auction. If a defaulter promoter/ developer of more than two instalments participates and is successful in the E-Auction, he shall have to clear his instalments first, else his bid shall be rejected and eligibility fees deposited by him shall be forfeited.

6. INTEREST RATES APPLICABLE ON BALANCE PAYMENTS AND DISCOUNT ON FULL PAYMENT

Sr.No	Type of Property	
i	All types of sites including Chunk Sites, Commercial sites i.e., SCO/SCF, SSS/Booth etc and Residential plot and Institutional Sites	<p>Interest rate applicable on balance payment shall be 9.5% p.a. compounded annually.</p> <p>In case of default, Penalty @ 5.5% pa shall be charged along with normal scheme interest of 9.5% p.a. compounded annually on the amount of Instalment.</p> <p>Allottee can make lump sum payment of the balance 75% price within 120 days from the date of issuance of allotment letter in which case 7.50% rebate on the balance Principal amount i.e., 75% shall be given. In case Lump Sum 75% payment towards total Bid</p>

		amount is made beyond this period of 120 days, then this discount shall be given on Principal amount apart from that included in the next instalment.
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6.1 In case any instalment or a part thereof is not paid by due date, the same can be paid within a Grace Period of 1 month in which Normal Scheme Interest at the rate of 9.5% p.a shall be charged and further the instalment or a part thereof can be paid in 5 months in which penalty @ 5.5% pa shall be charged along with normal scheme Interest of 9.5% p.a. compounded annually on the amount of instalment for the entire period of 6 months. In case any instalment or a part thereof is not paid even after this said period of 6 months, the process for the resumption of the site shall be initiated as per the provisions of PRTPD Act, 1995. This provision shall also be applicable in the case of Sites/plots sold through Draw of lots and the earlier policies issued in this regard are hereby rescinded.

7. POSSESSION OF SITE

7.1 The possession of the site shall be offered to the successful bidder in the Allotment Letter itself. The successful bidder shall be bound to take possession of the site within 07 working days of the deposit of 15% amount, otherwise it shall be deemed to have been handed over to him on the due date. However, possession of site shall not be delivered until and unless 25% amount of the price plus 2% Cancer Cess has been deposited by the successful bidder/allottee with the Authority.

8. GENERAL TERMS AND CONDITIONS

8.1 The bid shall be given in Rs. per. Sq. mtr

8.2 No one can bid on behalf of another person.

8.3 Minimum 02 bidders and 03 bids should be considered as a successful bid.

8.4 Joint Bidding shall be allowed in the case of residential plots/commercial SCFs/SCOs/Shops/Booths and not in the case of Chunk Sites like Group Housing sites, Commercial Chunk sites, Hotel sites, Hospitals sites and School Sites etc.

8.5 Bidder shall be allowed to participate in the E-Auction through DSC or OTP based verification or Aadhar based Authentication by following the procedure and guidelines prescribed by the Government regarding linking of Aadhar.

8.6 If the allotment of the plot/site is obtained by any mis-representation, suppression of material fact, wrong statement or fraud, allotment of the plot/site shall be cancelled and the possession of the plot/site shall be resumed by the Authority. The amount deposited by the allottees towards cost of plot shall be refunded after making deduction as per provisions of PRTPD Act, 1995.

8.7 Once the bid is placed, the Bidder shall not be permitted to withdraw or surrender his bid on any ground, and in case he does so, the eligibility fee deposited by him/her shall stand forfeited in full.

8.8 Chief Administrator, or any other officer authorized by him reserves the right to accept or reject the highest bid or withdraw the site from the auction without assigning any reason even if the bid is higher than the reserve price. The acceptance of the final bid by the Authorized Officer shall be subject to the approval by the Chief Administrator, of the Authority.

- 8.9 In case the highest bid is not accepted by the Authorized Officer of the Authority due to any reason whatsoever, the eligibility fee shall be refunded in full within 7 days from the date of decision.
- 8.10 The **ownership of site** shall continue to vest in the name of Concerned Authority until the entire consideration money together with interest and other dues, is paid in full by the **bidder/allottee to the Authority**.
- 8.11 On payment of the entire consideration money together with interest due to the Authority on account of the sale of the Site, the allottee shall have to execute the deed of conveyance in the prescribed form and in such manner as may be directed by the Concerned Estate Officer within 90 days of the payment of entire consideration money.
- 8.12 The allottee shall have right to transfer by way of sale, or gift, or otherwise, the site or any other rights, title or interest in the said site before the last instalment becomes due with prior permission of the Concerned Estate Officer and on payment of **such** transfer fee as applicable. The entire area of the site shall be transferrable and the site shall not be transferrable in Parts. If the last instalment become due then the allottee has no right to transfer by way of sale, or gift, or otherwise, the site or any other rights, title or interest in the said site before execution of conveyance deed on making full payment. Mortgage of the site may be permitted with the prior permission of officer authorized by the Authority, if the allottee takes permission to mortgage the site for making entire payment of the site to the Authority or for any other purpose if the entire payment of the site has already been received by the Authority.
- 8.13 If due to any circumstances/reasons beyond the control of the Authority, it is not possible to make the allotment of plot/site to the highest bidder, then entire amount deposited by the bidder towards the price of the plot/site shall be refunded to him within 6 months of the date of auction without any interest whatsoever. However, if the said amount is refunded after 6 months from the date of Auction, then interest @ 6% p.a. for the delay period beyond 6 months would be payable to the bidder.

9. **FINANCIAL CONDITIONS**

- 9.1 In no case a bid less than the reserve price shall be accepted.
- 9.2 The exact size of the site and its dimensions are subject to variation as per actual measurement at the time of delivery of possession of the Site. In case of actual area exceeds the area offered, the allottee would be required to deposit the additional price for the excess area proportionately as per bid price. The payment schedule for the payment of actual/allotted area shall be applicable on the payment of excess area. In case of reduction in area, the allotment price will be proportionately reduced as per the bid price and excess amount received from the bidder shall be adjusted or refunded.
- 9.3 Cancer Cess at the rate of 2 per cent shall be applicable extra on total bid price.
- 9.4 All other applicable charges/fees promulgated by the Government or any Statutory Authority or **Local Authority** shall be over and above the bid price.
- 9.5 No interest will be payable by the Authority for any amount, whatsoever, deposited in advance by the allottee with the Authority.

- 9.6 All interest rates are on Compounded Annually basis.
- 9.7 The successful bidder/allottee shall be bound to abide by the provisions of Real Estate (Regulation and Development) Act, 2016 and rules/regulations framed there-under as amended from time to time.

10. APPLICABLE BUILDING BYE LAWS

- 10.1 **Punjab Urban Planning and Development Building Rules, 2021** as amended from time to time will be applicable on the properties sold by Authority. The allottee shall be allowed to undertake construction of the building only after getting the Building Plans approved from the Competent Authority.
- 10.2 FAR shall be permitted as specified in the advertisement in case of Chunk Sites including Group Housing /Commercial Chunk Sites /Hotel Sites / etc. Further, in case the allottee is desirous of purchasing additional FAR then it shall be calculated as follows:

$$\frac{\text{Bid Price} \times 50 \% \times \text{Additional FAR}}{\text{Basic FAR as specified in advertisement}}$$

- 10.3 The additional FAR in the case of Educational/Health/Office Buildings allotted as per the provisions of Policy for the fixation of reserve price for institutional sites issued by PUDA vide letter no. 5274-81 dated 04.10.2017 shall be charged proportionately as follows: -

$$\frac{\text{Bid Price} \times 100 \% \times \text{Additional FAR}}{\text{Basic FAR as specified in advertisement}}$$

- 10.4 In case successful bidder opts for having FAR in excess of permitted FAR, charges for such increase in FAR would be determined proportionate to the bid amount and date for determination for payment shall be the date of sanction of building plan. Rebate on depositing full payment of cost of additional FAR would be same as the rebate on full payment of the cost of site (7.5% currently) and the payment schedule for the cost of additional FAR will be co-terminus with the payment of cost of site.
- 10.5 Fragmentation/Sub division/ change of land use of the site shall not be permitted. The allottee can sell only the built up area/unit in the case of Commercial Sites/Group Housing sites and license under the Punjab Apartment and Property Regulation Act, 1995 for the same will not be required.
- 10.6 It will be the responsibility of the allottee to obtain No Objection Certificate from the Fire Department under the provisions of relevant Acts, as are applicable.

11. USAGE AND PERIOD FOR CONSTRUCTION:

- 11.1 Sites except those indicated as 'Mixed Land Use Sites' shall be used only for the purpose for which they are allotted and not for any other purpose whatsoever, and no change of land use shall be permitted.
- 11.2 The Site is offered on " as is where is" basis and the Authority will not be responsible for levelling the site or removing the structures, if any thereon.
- 11.3 The allottee will have to construct a dwelling unit in case of a residential plot and one storey in case of SCO/SCF within 3 years from the date of possession or deemed possession. The allottees of 'Other than Chunk Sites' will have to construct the building as per applicable Building Rules within 5 years from the date of issuance of

allotment letter. This period can be extended by the Concerned Estate Officer in the manner and on payment of such **extension** fee as is **prescribed under the Rules.** However, in case of '**Chunk Sites**' there will be no time limit for **raising** construction of **building.**

- 11.4 Before occupying the building **and offering further possession to its subsequent transferees,** the allottee will be required to obtain completion/ occupation certificate from the Concerned Estate Officer.
- 11.5 Authority **through its officers and representatives** may at reasonable times and in reasonable manner after giving 24 (twenty-four) hours notice in writing, enter in any part of the site/ building erected thereon for the purpose of ascertaining that the allottee has duly performed and observed the conditions of allotment and provisions under prevalent rules, acts and regulations as amended from time to time.
- 11.6 The display of advertisement on the walls of the site or at site or on the structures erected thereon in whatsoever manner shall be subject to orders and other instructions as may be issued by the competent authority from time to time.
- 11.7 Authority shall have the full rights, powers and authority at all times to do through its officers and representatives all acts and things which may be necessary and expedient for the purpose of enforcing compliance with all or any of the terms, conditions and reservations imposed and to recover from the allottee as first charge upon the said site, the cost of doing all or any such act and things and all costs incurred in connection therewith or in any way relating therewith.
- 11.8 In case of breach of any condition (s) of allotment or of Rules, or of Regulations or non-payment of any amount due together with the penalty, the site or building, as the case may be, shall be liable to be resumed as per provisions of the Punjab Regional and Town Planning and Development Act, 1995 and in that case 10% of the total price plus interest and other dues till that date, shall be forfeited.
- 11.9 All disputes and/or differences, which may arise in any manner touching or concerning this allotment shall be referred to an independent Arbitrator to be appointed by the Chief Administrator of Concerned Urban Development Authority. Arbitration shall be governed by the Arbitration and Conciliation (Amendment) Act, 2015 and the allottee shall be liable to share the fee of the Arbitrator.

12 **Fixation of Reserve Price**

In the new Urban Estate where no auction has been held earlier:	
For Residential Plots	Highest rate fixed for allotment of residential plots in that Urban Estate
For Commercial Sites:	
SCOs and SCFs	3 times of the highest rate fixed for allotment of residential plots in that Urban Estate.
Single Storey Shops (SSS) and Booth sites:	2 times of the highest rate fixed for allotment of residential plots in that Urban Estate.

12.1 The reserve price of all types of plots/sites i.e. residential plots, commercial SCO/SCF/Booth/Shop, Group Housing Site, Chunk Sites, Hospital Sites, School Sites etc. for the subsequent auction shall be fixed as under: -

Sr. No	Particulars	Rates to be fixed
1.	If a plot/site is sold at a rate up to 25% more than the reserve price	Reserve Price for the next subsequent auction shall be fixed as per prevailing policy i.e. 90% of the sale price of the last Auction.
2.	If a plot is sold at a rate more than 25% of the reserve price	Reserve Price for the next subsequent auction shall be fixed by adding 50% of the excess rate at which plot/site has been sold in the Reserve Price of the last Auction.

Note: The reserve price fixed for the last auction or 90% of the size wise average of last auction, whichever is higher, shall be increased @5% p.a. for a maximum period of 03 years. For this purpose, a period of less than 06 months shall be ignored whereas that of more than 06 months shall be treated as a completed year.

12.2 The reserve price of the sites shall be reduced as under: -

If the plot/site is not sold in 2 Consecutive Auctions	Reserve Price shall be reduced by 7.5% at the level of Chief Administrator of the concerned Authority. However, Reserve Price shall not be reduced if any other plot/site of the same category in the same Sector is sold in the 2 Consecutive Auctions.
If the same plot/site is not sold in the next 2 Consecutive Auctions	Reserve Price shall further be reduced by 7.50% of the originally fixed reserve price for the first Auction (total reduction 15% of the originally fixed reserve price for the first Auction) at the level of Chief Administrator of the concerned Authority. However, Reserve Price shall not be reduced if any other plot/site of the same category in the same Sector is sold in the 2 Consecutive Auctions.
If the same plot/site is not sold in the next 2 Consecutive Auctions	Reserve Price shall further be reduced by 7.50% of the originally fixed reserve price for the first Auction (total reduction 22.50% of the originally fixed reserve price for the first Auction) at the level of Administrative Secretary, Department of Housing and Urban Development Chief Administrator of the concerned Authority. However, Reserve Price shall not be reduced if any other plot/site of the same category in the same Sector is sold in the 2 Consecutive Auctions.

NOTE: If after reduction of 22.50% of the reserve price as defined above, if the same plot/site is not sold in the next 02 Consecutive auctions and the Authority is of the view that reduction of more than 22.50% is required in the reserve price, the Authority may submit an agenda before the Finance and Accounts committee/Budget and Scrutiny Committee as the case may be, for such reduction along with justification.

- 12.3 Where no auction has been held for 3 years, the price shall be re-fixed keeping in view the collector rates, highest rate fixed for allotment of residential plots in that Urban Estate, market rates and the result of the last auction, whenever held.

Dated 20.02.2025
Chandigarh

Rahul Tewari, I.A.S
Principal Secretary, Govt. of Punjab
Department of Housing and Urban Development

Endst No. 10/02/2025-SHG1/227

Date, Chandigarh 20.02.2025

A copy of the above is forwarded to Controller, Printing and Stationery, Punjab with a request to kindly publish this notification in the Punjab Govt. Gazette (Extra Ordinary)


Special Secretary

Endst No. 10/02/2025-SHG1/228-236

Date, Chandigarh 20.02.2025

A copy of the above is forwarded to the followings for information and necessary action:-

1. Chief Administrator, PUDA, SAS Nagar.
2. Chief Administrator, GLADA, Ludhiana.
3. Chief Administrator, PDA, Patiala.
4. Chief Administrator, BDA, Bathinda.
5. Chief Administrator, GMADA, SAS Nagar.
6. Chief Administrator, ADA, Amritsar.
7. Chief Administrator, JDA, Jalandhar.
8. General Manager (IT), PUDA. SAS Nagar.
9. Superintendent, Cabinet Affairs Branch, Punjab Civil Secretariat, Chandigarh


Special Secretary