

[Extract from the Punjab Govt Gaz., dated the 23rd March, 2012]

**GOVERNMENT OF PUNJAB**

**DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

(HOUSING II BRANCH)

**Notification**

The 23rd December, 2011

**No. CTP (Pb) MPM-131/3384.**—Whereas the Industrial Policy, 2003 (Infrastructure including those in Housing and Urban Development) provides that the concessions granted to housing projects in the State as per meeting of Empowered Committee held on 29th August, 2005 would be exempted from the provisions of the Punjab Apartment and Property Regulations Act, 1995 (Punjab Act No. 14 of 1995).

2. And, whereas M/s IREO Waterfront Pvt. Ltd. (previously known as VAR Realtors Pvt. Ltd.) SCO No. 6, 7, 8 Sector 9-D, Chandigarh have already been granted approval by the Punjab Government, Department of Housing and Urban Development for setting up of residential mega project at Ludhiana. The company has been granted change of landuse for an area measuring 476.72 acres (236.66+26.26+213.80 acres) and layout plan, drawing No. IREO-LOP-07, dated 19th December, 2011 of 311.03 acres (Net planned area 308.02 excluding area under revenue rastas, to be acquired by the Government and area under undetermined use) has been approved by Chief Town Planner, Punjab,—*vide* letter No. 9221-CTP(Pb) MPL-45, dated 22nd December, 2011.

3. And, whereas the requisite legal agreement has already been executed on 18th January, 2007 on behalf of the Punjab Government by the Special Secretary to the Government of Punjab, Department of Housing and Urban Development with the aforesaid company consequent upon the decision taken in the meeting of the Empowered Committee for consideration of Special Package of Incentives to the Projects of Special Significance held on 29th August, 2005 under the Chairmanship of Chief Minister, Punjab.

4. And, whereas the Governor of Punjab is of the opinion that company has fulfilled all the conditions, which are required to be fulfilled before the grant of exemptions under Section 44 of the Punjab Apartment and Property Regulation Act, 1995.

5. Now, therefore, in exercise of the powers vested in him under Section 44(2) of the Punjab Apartment and Property Regulation Act, 1995 (Punjab Act No. 14 of 1995) and all other powers enabling him to act in this behalf, the Governor of Punjab is pleased to exempt the 157.21 acres [out of total net planned area of 308.02 acres as 150.81 acres have already been exempted under sub-section 2 of Section 44 of the PAPR Act, 1995 (Punjab Act No. 14 of 1995),—*vide* Notification No. CTP (Pb)/MPL-45/2559, dated 13th/14th October, 2009 of the aforesaid Mega Housing Project bearing Layout Plan Drawing No. IREO-LOP-07, dated 19th December, 2011 of IREO Waterfront Pvt. Ltd. (previously known as VAR Realtors Pvt. Ltd.) SCO No. 6-7-8, Sector 9-D, Chandigarh from all the provisions of the Punjab Apartment and Property Regulation Act, 1955 (Punjab Act No. 14 of 1995) except Section 5(9), Section 6 to Section 20, Section 32 and Section 36 to Section 39 of Punjab Apartment and Property Regulation Act, 1955, subject to the following terms and conditions that :—

- (i) The development works shall be carried out in accordance with the Lay-out Plan sanctioned by the Chief Town Planner, Punjab (Competent Authority) keeping in view with such general guidelines as the Department of Housing and Urban Development may issue in respect of such Housing Projects from time to time and shall obtain the required permission as specified in the CLU order and the order of approval of Lay-out Plan before undertaking any development at the site.
- (ii) The promoter of the Integrated Township Project shall strictly abide by the aforesaid legal agreement dated 18th January, 2007 signed by them as well as various Notifications issued

by the Department of Housing and Urban Development enunciating and enumerating the policy parameters governing such Projects.

- (iii) The promoter shall deposit the entire amount in respect of the contribution to Punjab Urban Development Fund, created under Section 32 of the Punjab Apartment and Property Regulations Act, 1995 (Act No. 14 of 1995), within a period of 30 days of the sanctioning of their layout plan.
- (iv) The promoter shall acquire the ownership of project land in its name including land under agreement to develop and requested to be acquired by Government.
- (v) The promoter shall be responsible for obtaining the final NOC from Punjab Pollution Control Board.
- (vi) Before starting the development of the proposed project promoter shall obtain environmental clearance from the Ministry of Environment and Forest Government of India as required under EIA notification dated 14th September, 2006 as well as consent to establish (NOC) from the Punjab Pollution Control Board.
- (vii) Promoter shall develop the EWS Housing as per the policy dated 7th November, 2008.

S. K. SANDHU, I.A.S.,

Principal Secretary to Government of Punjab,  
Department of Housing and Urban Development.