

ਪੰਜਾਬ ਸਰਕਾਰ ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ (ਮਕਾਨ ਉਸਾਰੀ-2 ਸ਼ਾਖਾ)

ਸੇਵਾ ਵਿਖੇ,

1. ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ।
2. ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਵਿੱਤ ਵਿਭਾਗ, ਪੰਜਾਬ।
3. ਵਿਸ਼ੇਸ਼ ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਸਥਾਨਕ ਸਰਕਾਰ ਵਿਭਾਗ, ਪੰਜਾਬ।
4. ਵਿਸ਼ੇਸ਼ ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ।
5. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਪੁੱਛਾ ਮੁਹਾਲੀ।
6. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ ਮੋਹਾਲੀ।
7. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਲਾਡਾ, ਲੁਧਿਆਣਾ।
8. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਜਲੰਧਰ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਿਟੀ, ਜਲੰਧਰ।
9. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਅੰਮ੍ਰਿਤਸਰ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਿਟੀ ਜਲੰਧਰ।
10. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਬਠਿੰਡਾ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਿਟੀ, ਬਠਿੰਡਾ।
11. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਪਟਿਆਲਾ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਿਟੀ, ਪਟਿਆਲਾ।
12. ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਪੰਜਾਬ ਚੰਡੀਗੜ੍ਹ।

ਮੀਮੋ ਨੰ: 17/17/2009-5ਮਉ-2/ਪਾਰਟ-2/1624 ਮਿਤੀ ਚੰਡੀਗੜ੍ਹ, 17-6-2009

ਵਿਸ਼ਾ:

ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ ਪੰਜਾਬ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਮਿਤੀ 3-6-2009 ਨੂੰ ਬਾਅਦ ਦੁਪਹਿਰ 12:30 ਵਜੇ ਮੁੱਖ ਮੰਤਰੀ ਨਿਵਾਸ, ਕੋਠੀ ਨੰ 45, ਸੈਕਟਰ-2 ਚੰਡੀਗੜ੍ਹ ਵਿਖੇ ਸੀ.ਆਰ.ਈ.ਡੀ.ਏ. ਆਈ.ਵਲੋਂ ਉਨ੍ਹਾਂ ਦੇ ਮਸਲਿਆਂ ਅਤੇ ਮੰਗਾਂ ਬਾਰੇ ਕੀਤੀ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਬਾਰੇ

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਦੇ ਸੰਬੰਧ ਵਿੱਚ।

- 2 ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ ਪੰਜਾਬ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਮਿਤੀ 3-6-2009 ਨੂੰ ਬਾਅਦ ਦੁਪਹਿਰ 12:30 ਵਜੇ ਮੁੱਖ ਮੰਤਰੀ ਨਿਵਾਸ, ਕੋਠੀ ਨੰ 45, ਸੈਕਟਰ-2 ਚੰਡੀਗੜ੍ਹ ਵਿੱਚ ਸੀ.ਆਰ.ਈ.ਡੀ.ਏ. ਆਈ.ਵਲੋਂ ਉਨ੍ਹਾਂ ਦੇ ਮਸਲਿਆਂ ਅਤੇ ਮੰਗਾਂ ਬਾਰੇ ਕੀਤੀ ਮੀਟਿੰਗ ਦਾ ਕਾਰਵਾਈ ਆਪ ਨੂੰ ਤਰੁੱਤ ਯੋਗ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜੀ ਜਾਂਦੀ ਹੈ।

ਸੁਪਰੰਡਟ

Proceeding of the meeting held under the Chairmanship of Chief Minister, Punjab on 03.06.2009, 12.30 p.m. at Chief Minister Residence, Chandigarh to discuss various issues/demands raised by Confederations of Real Estate Developers Association of India (CREDAI).

On the subject cited above, meeting was held in the presence of following:

1. Chief Secretary, Punjab.
2. Principal Secretary, Department of Finance Punjab.
3. Principal Secretary, Department of Local Government, Punjab.
4. Secretary, Department of Housing & Urban Development, Govt. of Punjab.
5. Special Principal Secretary to CM, Punjab, Dr. S.S. Sandhu, IAS
6. Chief Town Planner, Punjab.
7. Chief Administrator, GMADA, Mohali.
8. Chief Administrator, PUDA/GLADA

Confederation of Real Estate Developers Association of India (CREDAI) and National Real Estate Development Council (NARDECO) had submitted memorandum dated 08-12-2008 and 15-12-2008 respectively to the Chief Minister, Punjab requesting immediate reliefs/concessions to real estate developers. Subsequently after due deliberations, many concessions were approved by the cabinet in its meeting dated 2-02-2009. However for pending issues/demands, number of representation/charter of demands were presented to Chief Minister and Deputy Chief Minister Punjab; the latest on 25/05/2009 which interalia includes demand for reduction in EDC charges, conversion charges and licence fee, further moratorium on EDC installment, rationalization on EWS related issue, reduction in parking norms, reduction in minimum area of commercial use etc. Similarly in the month of Feb-March 2009, Associations of promoters/colonizers met Deputy Chief Minister, Punjab at Ludhiana and demands for reduction in area norms for colony, reduction in EDC charges, reduction in area norms for group housing etc. were made. The confederation demanded concession/relaxation in view of difficult time being faced by the Realty sector.

During discussion it emerged that due to global economic meltdown in many cities/towns, demand for retail space has come down drastically. Secondly as a result of high cost of acquisition of land, high cost of capital & reduce demand, viability of many projects have been adversely affected.

After due deliberation the following decisions were taken.

2. Wherever zonal/sector plans have been notified in GMADA area, Punjab High Potential zone-Category I & II and Medium Potential zone-Category I & II, the minimum area for developing a residential colony within such approved zonal/sector plan shall be 25 acres. In low potential zone Category I & II, the minimum area for residential colony shall be reduced from 25 acres to 10 acres. However, no minimum area norm shall apply in case of the left over pocket, i.e., where on all the sides the construction has already taken place.
3. In case of Group Housing Projects outside GMADA area, the minimum area of projects shall be reduced from 10 acres to 5 acres. In case of housing for financial weaker sections, as notified in this department's policy of November, 2008, this minimum area shall be 2.5 acres.

4. As per the existing policy of Department of Housing and Urban Development minimum area norm for commercial project outside GMADA area is 2 acres for Punjab except for jurisdiction of ULBs where it is 4000 sq. mts. After making comparisons with norms of Haryana, Delhi, it was decided that in case of commercial pockets within municipal committee/Corporation limits (excluding GMADA), the norms for minimum area shall be the same as notified by the Department of Local Government. However outside municipal committee/Corporation limits (excluding GMADA region), the minimum area norms shall be reduced from 2 acres to 1000 sqmts. Such plots must have a front of at least 20 mts. However, this shall be subject to the conditions imposed in the respective master plans.
5. During discussion, it was brought to notice that parking norms for retails/shopping, in Bangalore is 2 ECS/100 sqmts., in Hyderabad is 2 ECS/100 sqmts., and in Mumbai 1 ECS/100 sqmts., in Gurgaon 2 ECS/100 Sqmts., in Noida 1 ECS/100 sqmts., In Punjab also for Municipal Corporation/Committee area for retail it is 20% of plot area in case of plot of 50 Sq. Yds., 25% in the case plot upto 125 Sq. Yds. and maximum upto 50% Sq. Yds., for plot above 500 Sq. Yds. and for multiplex it is 1 ECS/40 Sq. yds. Hence, it was decided that in case of parking for commercial projects, having no multiplexes, the minimum parking norms shall be 2 ECS/100 sqm. of covered area in place of the existing norm of 3 ECS/100 sqm. ara. In case of commercial projects having multiplexes/cinemas/theatres, the minimum parking required shall be 3 ECS/100 sqm. of covered area in respect of multiplexes/cinemas/theatres component +30% of total covered area of that component and 2 ECS/100 sqm. of covered area in respect of the balance commercial component + circulation area. Parking norms within Municipal Committee limits shall be the same as notified by the Department of Local Government.
6. Any builder shall be charged CLU @ as on the date of issuance of CLU. Similarly, he shall be charged EDC, License/Permission Fee as on the date of issue/exemption of License under PAPRA, or the date of approval of building grant/exemption of License/Permission or the LOI/Agreement do not explicitly mention that the Developer is liable to revised conversion charges or EDC or License/Permission Fee or it is not mentioned anywhere that the payment of these charges was on account basis', such Developers shall not be liable for any revised charges and hence the notices issued to them shall stand revoked.
7. As per the Cabinet decision, dated 20.02.2009, the moratorium is effected w.e.f. 1.1.2009. Thus, EDC falling due after 1.1.09, if not paid till 31.12.2009, shall not be liable for penal interest but shall be liable for regular interest only. However, the EDC falling due on or before 31.12.2008 shall, if not paid, be liable for both the penal interest and the regular interest. But on account of non payment of the charges falling due on or before 31.12.2008, promoters shall not be considered defaulter in any manner and his subsequent clearances/projects shall not be stopped.

Similarly in the cabinet meeting dated 20.02.2009 it was decided to waive CLU charges, External Development Charge (EDC) and licence fee/permission fee for financially weaker section houses. It is clarified that such charges shall not be applicable to all previously approved (prior to 20.02.2009) cases also where allotment of houses is yet to be done.

8. In case of colonies the land earmarked for social infrastructure, like schools and hospitals, are to be got developed by the Developer either at his own level or through any body else. Therefore, the liability of providing same infrastructure continues to remain of the Developer. However, the Developer may sell or lease out such land to anybody for the purpose for which its land use has been determined in the approved lay out plan. In case promoter fails to do the above, he shall transfer such land to the state Government free of cost or upon payment of actual cost of developed land as decided by the state Government, which shall be at liberty to transfer such land to any local authority or any person or institution on such terms and condition as it may deem fit.
9. In case the Developer makes excess payment to any Development Authority, in accordance with the excess demand raised by the Development Authority, the Authority shall pay interest to the Developer at the rate fixed by SBI for a FD of 180 days, as on 1st April of that financial year. In 2007, on account of directions of Hon'ble High Court, certain CLUs were suspended/withdrawn and later on revived. Wherever, the Developer was not at any fault, this period of suspension shall be treated as zero period and the amount kept by the Developer with the Authority during this period shall earn interest as above.
10. In terms of policy dated 7/11/2008 for housing for financially weaker section of society, one of the eligibility criteria is @ "Applicant must be residing in Punjab for the last 10 years as on 1st January in the year in which application are invited".

It was brought to the notice that for employees of Government of Punjab no minimum tenure of residence is required for availing of many other facilities. After due deliberation it was decided that above criterion is not required for Government of Punjab employees,

11. As per the existing policy, CLU charge for the industry is as follows:

- (B) Amritsar, Jalandhar, Ludhiana, Local Planning area Rs. 50000/acre.
- (C) GMADA Area- Rs. 2 lac/acre
- (D) Rest of Punjab-No Charges

To give fillip to industry it was decided to completely waive off CLU charges for entire Punjab i.e. the CLU charge for industrial use in entire Punjab shall henceforth be zero.

12. To promote affordable housing, it was decided that in the earmarked industrial land use zones in the master plans across Punjab, the affordable housing as envisaged under JNNURM mission of Govt. of India and the policy for financially weaker sections notified by the Punjab Govt. vice notification dated November 7, 2008 shall be permissible

Meeting ended with vote of thanks to the chair.