

**PUNJAB URBAN PLANNING & DEVELOPMENT AUTHORITY, CHANDIGARH
(P&C BRANCH)**

To,

The Addl. Chief Administrator,
Punjab Urban Planning & dev. Authority,
Mohali/ Ludhiana/ Patiala.

The Estate Officer,
Punjab Urban Planning & Dev. Authority,
Mohali/ Ludhiana/ Jalandhar/ Amritsar/ Ferozepur/ Bathinda and Patiala.

No. PUDA-P&C-97/185-194

Dated: 15-1-98

Subject: Grant of extension in construction period- revision of rates of extension fee w.e.f. 1.1.98.

The rates of extension fee in respect of residential and commercial plots are hereby revised w.e.f. 1.1.98 as under:-

Period of extension	Residential plot	Commercial plot
1st year	No extension fee is applicable for the first three years as three years time is given for construction in the allotment letter.	
2 nd year		
3 rd year		
4 th year	2 % of the prevailing rate	2% of auction price
5 th year	2 % of the prevailing rate	2% of auction price
6 th year	2.5 % of the prevailing rate	2.5 % of auction price
7th year	2.5 % of the prevailing rate	2.5 % of auction price
8th year	2.5 % of the prevailing rate	2.5 % of auction price
9th year	3 % of the prevailing rate	3 % of auction price
10th year	3 % of the prevailing rate	3 % of auction price

The revised rates will be applicable to the allottees in whose case the first year of extension after the first 3 years of allotment commences from 1.1.98. All old allottees and to whom extension in time given for the last time expires on 31.12.97, may be given extension only upto December, 1999.

It is however, made clear that normally the three years moratorium period will commence from the date of allotment, but where PUDA is unable to hand over the physical possession of the plots due to any reason beyond its control, the three years moratorium period will commence from the date of offer of possession.

DA/As Above

Sd/-
Administrative Officer (c) ,
For Chief Administrator.

AMENDMENT

GOVERNMENT OF PUNJAB DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT NOTIFICATION

The 9 June, 2010.

No. 1/149//1986-4HGI/1759 In exercise of the powers conferred by section 180 read with sub-section (2) of section 43 of the Punjab Regional and Town Planning and Development Act, 1995 (Punjab Act No. 11 of 1995), and all other powers enabling him in this behalf, the Governor of Punjab is pleased to make the following rules further to amend the Punjab Regional and Town Planning and Development (General) Rules, 1995, namely :-

RULES

1. **Short title and commencement-** (1) These rules may be called the Punjab Regional and Town Planning and Development (General) Amendment Rules, 2010.

(2) They shall come into force on and with effect from the date of their publication in the Official Gazette.

2. In the Punjab "Regional and Town Planning and Development (General) Rules 1995, for rule 13, the following rule shall be substituted, namely

13. Time within which building is to be completed- (1) The transferee shall complete the building as per the approved building plan within a period of three years from the date of possession of the land, failing which the Estate Officer may resume the land or building or both, as the case may be, in accordance with the provisions of section 45 of the Act:

Provided that the Estate Officer may extend the period of three years, if he is satisfied that the building could not be completed by the transferee due to the reasons beyond the control of the transferee on payment of such fee, as is specified in the table given below:

Provided further that the period of extension shall not exceed twelve years, which shall be counted after the expiry of the period of three years from the date of possession of land."

Table

(Fee for residential, Commercial, industrial land and the land allotted to institutions, housing societies and private builders).

Number of years from which fee is to be charged.	Residential	Commercial	Land allotted to the institutions, housing societies, private builders and for industrial purposes.
4 th year	2% of the allotment price, fixed by the Authority at the time of extension	2% of the auction price or allotment price as the case may be.	2% of the allotment price, fixed by the Authority at the time of extension or auction price, as the case may be.
5 th year	2% of the allotment price, fixed by the Authority at the time of extension	2% of the auction price or allotment price as the case may be.	2% of the allotment price, fixed by the Authority at the time of extension or auction price, as the case may be.
6 th year	2.5% of the allotment price, fixed by the Authority at the time of	2.5% of the auction price or allotment price as the case may be.	2.5% of the allotment price, fixed by the Authority at the time of extension or auction price, as

	extension		the case may be.
7 th year	2.5% of the allotment price, fixed by the Authority at the time of extension	2.5% of the auction price or allotment price as the case may be.	2.5% of the allotment price, fixed by the Authority at the time of extension or auction price, as the case may be.
8 th year	2.5% of the allotment price, fixed by the Authority at the time of extension	2.5% of the auction price or allotment price as the case may be.	2.5% of the allotment price, fixed by the Authority at the time of extension or auction price, as the case may be.
9 th year	3% of the allotment price, fixed by the Authority at the time of extension	3% of the auction price or allotment price as the case may be.	3% of the allotment price, fixed by the Authority at the time of extension or auction price, as the case may be.
10 th year	3% of the allotment price, fixed by the Authority at the time of extension	3% of the auction price or allotment price as the case may be.	3% of the allotment price, fixed by the Authority at the time of extension or auction price, as the case may be.
11 th year	3.5% of the allotment price, fixed by the Authority at the time of extension	3.5% of the auction price or allotment price as the case may be.	3.5% of the allotment price, fixed by the Authority at the time of extension or auction price, as the case may be.
12 th year	3.5% of the allotment price, fixed by the Authority at the time of extension	3.5% of the auction price or allotment price as the case may be.	3.5% of the allotment price, fixed by the Authority at the time of extension or auction price, as the case may be.
13 th year	4% of the allotment price, fixed by the Authority at the time of extension	4% of the auction price or allotment price as the case may be.	4% of the allotment price, fixed by the Authority at the time of extension or auction price, as the case maybe.
14 th year	4% of the allotment price, fixed by the Authority at the time of extension	4% of the auction price or allotment price as the case may be.	4% of the allotment price, fixed by the Authority at the time of extension or auction price, as the case may be.
15 th year	4% of the allotment price, fixed by the Authority at the time of extension	4% of the auction price or allotment price as the case may be.	4% of the allotment price, fixed by the Authority at the time of extension or auction price, as the case may be.

(2) The fee for the period of extension shall be paid by the transferee within a period of thirty days from the date of the order, made with regard thereto by the Estate Officer;

Provided that the period of thirty days may be extended by the Chief Administrator, if he is satisfied on the request of the transferee up to the period of six months from the date of request, failing which the transferee shall have to pay such penal interest, as may be determined by the Authority.

(3) The fee, as specified in sub-rule(1) shall be charged half yearly commencing from the 1st day of January to 30th June, and from the 1st day of July to 31st December of the relevant year.

(4) No fee shall be charged for extending the period of construction, if the land is allotted to any department of the Central and State Government or public sector undertaking of the Central and State Government.

(5) Notwithstanding any thing contained in sub-rule(1) after the commencement of the Punjab Regional and Town Planning and Development (General) Amendment Rules 2010, the Estate Officer in

those cases, where the period of fifteen years (i.e. three years after the possession and twelve years after the extension) has already expired, may extend the period of construction for one year on payment of such fee, as may be determined by the State Government in this regard in respect of any class or category of cases.

(6) The period during which the serving soldiers and officers of the Armed Forces remained posted at non family stations, the fee shall be waived of after due consideration in the case of residential lands by the Chief Administrator or any other officer, authorized by him for the purpose of constructing building on those lands.

(7) The cases of legal heirs of the deceased, war widows next kin of police and Para-military forces killed in action, allottees suffering from diseases due to which they were not capable to carry out construction within the stipulated period, and the cases of officers or official of the State Government and Public Sector Undertakings of the State Government, who were required to serve outside the State of Punjab in accordance with their service conditions shall be considered for waiving of extension fee only for residential lands by the Chief Administrator or any other officer authorized by him.

(8) The cases of charitable institutions (except the institutions to whom land has been allotted for educational and hospital purposes), which are exempted from income tax under the Income Tax Act, 1961, may be considered by the Authority or its Committee for waiving of extension fee up to eighty percent of the total extension fee, as specified in the table given below sub-rule (1) for the reasons, to be recorded in writing.

Chandigarh

Dated 7th June, 2011

Dr. S.S. Sandhu,
Secretary to Govt. of Punjab,
Housing & Urban Development Deptt.

GOVERNMENT OF PUNJAB
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
CORRIGENDUM

The_____July, 2010.

In the Punjab Regional and Town Planning and Development (General) Rules, 1995, issued vide Government of Punjab, Department of Housing and Urban Development, Notification No. 1/149/1986-4HGI/ 1759 dated the 9th June, 2010 and as published in Legislative Supplement of the Punjab Government Gazette (Extra-Ordinary) dated the-----2010,

- (1) in table fee for 6th year for residential, commercial and land allotted to the institutions, housing societies, private builders and for industrial purposes may be read as 2.50% instead of 2%.
- (2) in table fee for 7th year for residential, commercial and land allotted to the institutions, housing societies, private builders and for industrial purposes may be read as 2.50% instead of 2%.
- (3) in table fee for 8th year for residential, commercial and land allotted to the institutions, housing societies, private builders and for industrial purposes may be read as 2.50% instead of 2%.

Dr. S.S. Sandhu,
Secretary to Govt. of Punjab,
Housing & Urban Development Deptt.

GOVERNMENT OF PUNJAB
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
CORRIGENDUM

The _____ July, 2010.

No. 1/149/1986-4HG1/3315 In the Punjab Regional and Town Planning and Development (General) Amendment Rules, 2010, issued vide Government of Punjab, Department of Housing and Urban Development, Notification No. 1/149/1986-4HGI/ 1759 dated the 9th June, 2010;-

- (1) in table given in sub rule (1) of Rule 13 fee for 6th, 7th and 8th year for residential, commercial and land allotted to the institutions, housing societies, private builders and for industrial purposes may be read as 2.5% instead of 2%.

Dr. S.S. Sandhu,
Secretary to Govt. of Punjab,
Housing & Urban Development Deptt.

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

NOTIFICATION

DATED : 31-05-11

No. 1/149/1986-4HG1/1660 In exercise of the powers conferred by section 180 read with sub-section (2) of section 43 of the Punjab Regional and Town Planning and Development Act, 1995 (Punjab Act No. 11 of 1995), and all other powers enabling him in this behalf, the Governor of Punjab is pleased to make the following rules further to amend the Punjab Regional and Town Planning and Development (General) Rules 1995 namely:-

RULES

- (1) These rules shall be called the Punjab Regional and Town Planning and Development (General) (Amendment) Rules 2011.
- (2) They shall come into force on and with effect from the date of their publication in the official gazette.

In the Punjab Regional and Town Planning and Development (General) Rules, 1995, in rule 13, for sub-rule (4), the following sub-rule shall be substituted namely:-

“(4) No fee shall be charged for extending the period of construction, if the land is allotted to any department of the State Government or the Central Government or any Public Sector Undertaking of the State Government or the Central Government.”

Dated, Chandigarh
24th May, 2011

S.S Sandhu, IAS
Secretary to Government of Punjab
Department of Housing and Urban Development