

Department of Housing and Urban Development, Punjab

No. PS/PSHUD/ 108 Dated 18.1.2021

All CAs of Urban Development Authorities and STPs

Subject: Clarifications regarding processing of applications for regularisation of Unauthorised Colonies as per extant policy

Consequent upon the interaction of Developers (who had applied for regularization of their un-authorized colonies under the Punjab govt's scheme) with Housing and Urban Development Minister and Industries and Commerce Minister on 28.12.2021, following clarifications regarding the policy are hereby issued so as to expeditiously dispose off large number pending applications :

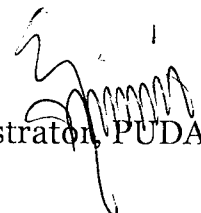
1. Khasra Location with superimposed internal layout plan submitted by the developer will be marked on google map of date closest to the date of application and verified by STP concerned for conformity to the master plan. This is for the purpose of marking the coordinates of the colony on ground.
2. Ownership of land by developers as per revenue record will be verified by EO(R).
3. Authority should ensure that all pages of sale agreements (front & back) should be submitted with Authority. Authority should enter

Stamp numbers, developer and buyers details in excel sheet and check that there is no duplicacy in stamp numbers.

4. Documents in Para 3 above will be verified by EO (R) to see in which category the case falls as table appended as Annexure A.
5. Provisional regularisation certificate will be issued based on agreements verified as in Para 5 above and after due payment. However category in which colony finally falls will be determined based on actual sale deeds at the end of 1 year from issue of provisional certificate and final regularisation certificate will be issued if colony fulfils all conditions of that particular category.
6. The developer has to transfer public places/ areas such as parks/ streets/ area for STP/ Water works etc. to Authority/RWA.
7. Before issuing the final regularisation, RERA registration if required will be ensured.
8. An opportunity of hearing will be given by the competent authority before passing an order of rejection.
9. In case of rejection developer may avail appeal before Chief Administrator, PUDA. Appeals may be forwarded to Chief Authority, PUDA through Chief Administrator of Authority concerned.
10. If full charges are deposited, criminal action against the developer will be suspended, independent of the regularisation.

This issues with the approval of Housing and Urban Development Minister.

Chief Administrator, PUDA



Annexure A

Conditions for regularization of Unauthorised colony as per notification number 12/01/2017-5hg2/1806 Dated 18.10.2018, Government of Punjab, Department of Housing and Urban Development.

		Plots Sold (Category)			Plots Built Up
		up to 25% (7A)	25-50% (7B)	Above 50% (7C)	>75% (7D)***
1	Maximum saleable area	65%	No restrictions	No restrictions	No restrictions
2	Minimum area under roads, parks etc	35%	NA	NA	NA
3	Minimum Approach Road upto 10 acre	45'	NA	NA	NA
	Minimum Approach Road 10 to 50 acre	60'			
	Minimum Approach Road > 50 acre	80'			
4	Minimum Internal Road Width	30'	20'	18' *	As is where is basis. But if width is less than 18', then NOC from fire department is required.
5	Minimum Area under Parks	5%	3%	No stipulation for the provision of park	As is where is basis.
6	Tube well/ Water works **	As required for licensed colony to be verified by SE Public health of the concerned Development Authority	100 Sq. yard	100 Sq. yard	As is where is basis.
7	STP upto 10 acre	As required for licensed colony to be verified by SE Public health of the concerned Development Authority	150 Sq. yard	150 Sq. yard	As is where is basis.
	STP 10 to 15 acre		200 Sq. yard	200 Sq. yard	
	STP 15 to 25 acre		300 Sq. yard	300 Sq. yard	
	STP > 25 acre		500 Sq. yard	500 Sq. yard	

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		Plots Sold (Category)			Plots Built Up
		up to 25% (7A)	25-50% (7B)	Above 50% (7C)	>75% (7D)***
8	Other utility (electric sub station etc.) for area 20 acres and above	As required for licensed colony to be verified by XEN of the concerned Development Authority	100 Sq. yard	100 Sq. yard	Minimum 200 Sq. Yard irrespective of size
9	Rain water harvesting	Mandatory	Mandatory	Mandatory	Mandatory

* if road width is less than 20'-0", it shall be mandatory for the plot holders of vacant plots to leave requisite strip of land equally on both sides the road to make it 20'-0".

** If there is provision of water supply/ sewerage treatment plant around unauthorised colony by public authority, the competent authority may relax the condition of providing sites of Water works and STP Within site subject to condition that NOC from public authority is submitted.

*** Mandatory RWA with a certificate that 1.) RWA has made residents aware about hazard of fire and earth quake, not storing inflammable material in houses and installing fire extinguishers and sand filled buckets in their houses 2.) fire hydrants as per norms of fire department have been provided 3.) emergency help telephone numbers of of Police, Health and Fire are displayed prominently.

