

GOVERNMENT OF PUNJAB  
DEPARTMENT OF LOCAL GOVERNMENT  
(LOCAL GOVERNMENT II BRANCH)

Notification

The 13th December, 2005

No. G.S.R. 36/P.A. 4/22/S. 73/Amd. (3)/2005.—In exercise of the powers conferred by clause (xiii) of sub-section (1) of section 73 of the Punjab Town Improvement Act, 1922 (Punjab Act No. 4 of 1922), 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 Town Improvement (Utilisation of Land and Allotment of Plots) Rules, 1983, namely :—

RULES

1. (1) These rules may be called the Punjab Town Improvement (Utilisation of Land and Allotment of Plots) (First Amendment) Rules, 2005.

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

2. In the Punjab Town Improvement (Utilisation of Land and Allotment of Plots) Rules, 1983 (hereinafter referred to as the said rules), in rule 4,—

(i) in sub-rule (1).—

(a) item No. (i) and the entries relating thereto shall be omitted ;

(b) for item No. (iv) and the entries relating thereto, the following item and the entries shall be substituted, namely :—

“(iv) Persons appointed to Public .. Eight per cent Services by the State Government, who are holding posts in connection with the affairs of State of Punjab and to the employees of the Municipal Corporations, Municipal Councils, Nagar Panchayats and Trusts, and in case of their death while in service, to their widows;” and



(c) item Nos. (vi) and (vii) and the entries relating thereto shall be omitted ; and

(ii) for sub-rule (2), the following sub-rule shall be substituted, namely :—

“(2) A local displaced person shall be allotted a residential plot on reserve sale price under the scheme under which the land of such local displaced person is acquired in accordance with the following criteria : provided he applies for such allotment in Form “A” within a period of three years from the date of taking over the possession of his entire land, acquired by the Trust along with an affidavit to the effect that he does not own any residential house in his/her name or in the name of his/her spouse in the area falling under the Trust :—

- (a) If the area of land acquired is ..100 square yards not less than half acre and is not more than three acres ;
- (b) If the area of land acquired ..200 square yards exceeds three acres, but does not exceed five acres; and
- (c) If the area of land acquired ..500 square yards exceeds five acres :

Provided that the local displaced persons having a joint khata being co-sharers, shall be allotted only one plot taking into account the whole of their joint land acquired.”

3. In the said rules, in rule 5. sub rule (4) shall be omitted.

4. In the said rules, after rule 8, the following rule shall be inserted, namely :—

“(8-A). Giving of land for setting up Petrol Pump or Gas Filling Station on lease.—Notwithstanding anything contained in rule 8, the land to be used for the purpose of setting up Petrol Pump or Gas Filling Station, may be given on lease as per the policy, framed in this regard by the State Government.”.

5. In the said rules, in form 'D', for condition No. (7), the following conditions shall be substituted, namely :—

“(7) You shall have to complete the building on the plot allotted to you within a period of three years from the date of taking possession of the plot or within a period of two years from the date of providing the basic civic amenities of water supply and approach path in the area, where the plot is situated, after taking prior approval of the Trust :

Provided that if the construction is not raised within the aforesaid stipulated period, the State Government may extend the period of construction for a period two years, if the allottee deposits the prescribed non-construction fee with the Trust.

(7-A) In case the construction is not raised even within the enhanced period of two years, the Trust would be competent to resume the plot and the amount deposited in consideration of the allotment of the plot, shall stand forfeited.

(7-B) Notwithstanding anything contained in condition No. 7, the State Government may waive the non-construction fee either in part or in full, if the allottee,—

- (i) is a defence personnel and is posted at a far flung area and is not in position to complete the construction; or
- (ii) has died and his or her legal heirs are not in a position to raise the construction; or
- (iii) is suffering from a chronic disease; or
- (iv) is facing any genuine extreme hardship.

*Explanations.*— (1) For the purposes of these rules,—

- (a) in case of residential buildings, the construction of one habitable room, kitchen, bath room and water-closet alongwith taking of connection of water supply and electricity, shall be deemed to be a complete building; and
- (b) in case of commercial or industrial or institutional buildings, the raising of twenty five per cent construction of the maximum permissible coverage area, shall be deemed to be a complete building.”

B. R. BAJAJ,

Principal Secretary to Government of Punjab,  
Department of Local Government.