

The Punjab Town Improvement (Utilisation of Land and Allotment of Plots) Rules, 1983

PUNJAB

India

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Rule

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The Punjab Town Improvement (Utilisation of Land and Allotment of Plots) Rules, 1983Published vide Punjab Government Notification No. GSR 99/P.A. 4/22/Section 73/83 dated 22.12.1983

1. Short title and commencement.

(1)These rules may be called the Punjab Town Improvement (Utilisation of Land and Allotment of Plots) Rules, 1983.(2)They shall come into force at once.

2. Definitions.

- In these rules unless the context otherwise requires, -(a)"Act" means the Punjab Town Improvement Act, 1922 (Punjab Act No. 4 of 1922);(b)"Form" means a Form appended to these rules;(c)"Institutional purposes" means purposes relating for the setting up of educational, charitable, social and religious institutions;(d)"Local displaced person" means a person who is the owner of any land acquired by the Trust for the execution of any scheme under the Act and who has been such owner for a continuous period of two years immediately before the first publication of such scheme by the Trust under Section 36;(e)"Multi-storeyed house" means a house or building having more than three floors;(f)"Section" means a Section of the Act; and(g)"Trust" means Trust created under the provisions of the Act.

3. Extent of saleable area.

(1) While preparing a development scheme or an expansion scheme under Section 24 (hereinafter referred to as the scheme), the Trust shall ensure that after development the saleable area shall, as far as may be, not less than sixty per centum of the total area under the scheme. (2) The saleable area referred to in sub-rule (1) shall be utilised for the purpose and to the extent indicated as under against each such purpose :-

Purpose	Extent for utilisation
(i) Residential Ninety per centum of the saleable area.
(ii) Commercial Four per centum of the saleable area.
(iii) Institutional purpose Six per centum of the saleable area :

Provided that a Trust may, with the period approval of the Government, vary the percentages of utilisation specified above keeping in view the local requirements and economics of the scheme.

4. Reservation of residential plots and multi-storeyed houses.

(1) Subject to the provisions of rule 10, residential plots and multi-storeyed houses shall be reserved for allotment to the following categories of persons to the extent specified against each :-

Category of persons	Extent of reservations
(i) Members of the parliament representing the state of Punjab and the Members of the Punjab Legislature Assembly.	Eight per cent of plots of 250, 300, 400 and 500 square yard only.
(ii) Freedom fighters and political sufferers having domicile in the State of Punjab and who have been awarded Tamra Patras by the Punjab Government; and in the case of death of such persons their widows and in the absence of widows their children.	Two per cent.
(iii) Defence Personnel, Border Security Force Personnel, members of the Central Reserve Police Force, Ex-servicemen and War Widows having domicile in the State of Punjab.	Eight per cent
(iv) Persons appointed to Public Services by the State Government, who are holding posts in connection with the affairs of State of Punjab and in case of their death while in service, to their widows;	
(v) Persons belonging to the Scheduled Castes and Backward Classes	Eight per cent.
(vi) Employees of the the concerned Trust and in case of their death while in service, their widows.	Two er cent
(vii) Non-Resident Indians	Four per cent of plots of 500 Square Yards size only.

Provided that ten per cent of the residential plots and multi- storeyed houses shall be reserved for persons whose applications for allotment of residential plots and multi-storeyed houses are pending

for a period of more than five years ending with the date of commencement of these rules :Provided further that the unutilized plots reserved for different categories of persons under sub-rule (1) for want of eligible persons shall be open for allotment to the persons other than the reserve categories of persons :Provided further that ten per cent of the residential plots and multi-storeyed houses shall be allotted by the Trust with the approval of the Government to such category or class of persons and in the manner as the Government may from time to time keeping in view the socio-economic conditions of such persons specify.[Provided further that upto the 31st day of December, 2011, five per cent of residential plots and multi-storyed houses shall be allotted to the riots affected or terrorist affected persons, who fulfil the criteria as laid down in this regard by the Department of Revenue, Rehabilitation and Disaster Management, Punjab, for becoming eligible under this category.] [Added by Punjab Notification No. G.S.R. 48/P.A.4/1922/Section 73/Amendment(4)/2006, dated 18.10.2006.]Note 1. - In this rule eight per cent of plots reserved for the persons belonging to the Scheduled Castes and Backward Classes shall be allotted to them in the ratio of 3 : 1.Note 2. - In this rule eight per cent reservation as shown against item (iii) of sub-rule (1) shall be as under :-

(a) Defence Personnel	Four per cent.
(b) Border Security Force Personnel and the members of the Central Reserve Police Force.	Two per cent.
(c) Ex-servicemen and War Widows	Two per cent.

Explanation. - The expression "Ex-serviceman" used in this sub-rule shall mean a person who is ordinarily residing in the State of Punjab and has served in any rank, whether as a combatant or as a non-combatant in the Indian Armed Forces or the Armed Forces of the former Indian States or Border Security Force or Central Reserve Police Force excluding the Assam Rifles, Lok Sahayak Sena, Jammu and Kashmir Militia, Territorial Army, Defence Security Corps and the General Reserve Engineering Force for a continuous period of not less than six months after attestation and has been released otherwise than by way of dismissal or discharge on account of misconduct or inefficiency.(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 :-] [Substituted by Punjab Notification No. G.S.R. 36/P.A. 4/22/Section 73/Amendment (3)/2005, Dated 13.12.2005.]

If the area of land acquired is not less than 1/2 acre and is not more than one	
(i) acre or if the land acquired consists of a dwelling unit even though it is less than 1/2 acre;	100 square yards
(ii) If the area of land acquired exceeds one acre but does not exceed two acres;	200 square yards
(iii) If the area of land acquired exceeds two acres but does not exceed three acres.	300 square yards
(iv) If the area of land acquired exceeds three acres, but does not exceed five acres; and	400 square yards

(v) If the area of land acquired exceeds five acres : 500 square yards
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)The residential plots left after reservation under sub-rule (1) and after making allotments to the local displaced persons under sub-rule (2) shall be open for allotment to the general category of persons in accordance with their eligibility as provided in rule 10.(4)The reserved categories of persons and the local displaced persons shall not be entitled to allotment of plots earmarked for general category of persons under sub-rule (3) if they have applied for allotment under sub-rule (1) or sub-rule (2).

5. Fixation of reserve sale price.

(1)The reserve sale price in respect of all the residential plots shall be fixed by the Trust in accordance with the guidelines specified [in the Annexure appended to these rules :Provided that after fixation of the said price, the same shall be re-fixed for the subsequent years by the Trust provided there shall be a minimum increase of not less than ten per cent annum in the rates so re-fixed.] [Substituted by Punjab Notification No. G.S.R. 66/P.A. 4/1922/Section 73/Amendment (5)/2006, dated 11.12.2006.](2)The reserve sale price in respect of the multi-storeyed houses shall be the estimated cost of such houses to be determined by the Trust keeping in view the cost of the houses plus the reserve price of the land.(3)[The reserve price in respect of commercial plots in a scheme shall be fixed by the Trust, which shall not be less than double of the price so fixed for the residential plots under sub-rule (1) :Provided that after fixation of the said price, the same shall be re-fixed for the subsequent years by the Trust provided there shall be a minimum increase of twenty per cent per annum in the rates so re-fixed or part thereof on proportional basis in case any auction is held before a period of one year :Provided further that the Trust may fix the said price lower than the prices as fixed above, with the prior approval of the Government, for the reasons to be recorded in writing :Provided further that the said price shall not in any case be less than the price already fetched by the Trust in immediate previous auction in that scheme.] [Substituted by Punjab Notification No. G.S.R. 66/P.A. 4/1922/Section 73/Amendment (5)/2006, dated 11.12.2006.](4)[The reserve sale price in respect of the land reserved for institutional purposes shall be fixed by the Trust in accordance with the guidelines specified in the Annexure appended to these rules, except that unforeseen charges at the rate of fifteen per cent shall not be taken into consideration while working out the reserve sale price : Provided that in case any unforeseen charges are incurred by the Trust the same shall be recoverable from the concerned institution.] [Omitted by Punjab Notification No. G.S.R. 36/P.A. 4/22/Section 73/Amd. (3)/2005, Dated 13.12.2005. Omitted sub-section read as.]

6. Sale Price.

(1)The sale price in respect of residential plots and multi-storeyed houses shall be fixed as under :-
(i)in the case of plots measuring up to 200 square yards and multi- storeyed houses, the reserve sale price;
(ii)in the case of plots measuring 250 square yards, 300 square yards and 400 square yards, one and a half time the reserve sale price;
(iii)in the case of plots measuring 500 square yards, double the reserved sale price :Provided that the Trust may, with the approval of the Government give land free of cost or charge lesser price than the reserve sale price in respect of allotment of land

for institutional purposes. Note. - In the case of preferential plots i.e. corner plots, 10 per cent of the sale price shall be charged extra.

7. Mode of payment of sale price.

(1) The sale price of the residential plots shall be recoverable as under :- (i) 25 per cent of the sale price including earnest money at the time of allotment; (ii) remaining 75 per cent of the sale price in five six monthly equated instalments with simple interest at the rate of ten per cent per annum; Provided that in case of allotment of plots up to 200 square yards size to Freedom Fighters and Political Sufferers, the recovery of the remaining 75 per cent shall be effected in ten six-monthly equated instalments and the rate of interest shall be eight per cent per annum : [Provided further that in the case of allotment of plot to a Non- Resident Indian, the sale price shall be recoverable in lump sum in foreign currency.] [Second proviso added by GSR 53/P.A. 4/22/Section 73/Amendment(1)/84, dated 28.5.1984.] (2) In the case of multi-storeyed houses 15 per cent of the estimated cost of such houses excluding the earnest money shall be payable at the time of allotment and the remaining amount of the sale price shall be payable in 120 monthly equated instalments with simple interest at the rate of ten per cent per annum. Note. - In case of marginal increase in area of the plot due to actual measurement or adjustment on the spot, the allottee shall pay the reserve sale price of the excess area at the rate payable for the next higher category of plots.

8. Mode of sale.

(1) Unless otherwise provided under these rules every Trust shall allot residential plots and multi-storeyed houses by draw of lots and shall sell the commercial plots by auction : [Provided that the Non-Residential Indians shall be allotted residential plots, -(i) if the number of applications is less or equal to the number of plots available for allotment to such category of persons, on the basis of 'First come First served' and (ii) if the number of applications is more than the number of plots available for allotment to such category of persons, by draw of lots]: Provided further that the local displaced persons shall be allotted residential plots in accordance with the criteria specified in sub-rule (2) of rule 4. (2) The land for the institutional purposes shall be allotted by the Trust on the recommendation of a Committee consisting of the following for bona fide use of the institutions :- (1) The Chairman or the Administrator of the Trust, as the case may be; (2) The Deputy Commissioner or his representative in the case of a Trust at the district headquarters and Sub-Divisional Officer (Civil) in the case of Trust at Sub-Division level; and (3) The Regional Deputy Director, Local Government. [8A. 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.] [Added by Punjab Notification No. G.S.R. 36/P.A. 4/22/Section 73/Amendment (3)/2005, Dated 13.12.2005.]

9. Grouping for the purpose of allotment.

- The residential plots and multi- storeyed houses shall be grouped as under for the purpose of allotment :-

Serial	Group No.	Area of the plot of category of house	Percentage of the total area reserved for residential plots and houses.
1.	Group I	500 Square yards	12-1/2 per cent.
2.	Group II	400 Square yards	12-1/2 per cent.
3.	Group III	300 Square yards	10 per cent.
4.	Group IV	250 Square yards	10 per cent.
5.	Group V	200 Square yards	10 per cent.
6.	Group VI	150 Square yards	12-1/2 per cent.
7.	Group VII	100 Square yards	12-1/2 per cent.
8.	Group VIII	Multi-storeyed houses	20 per cent.

10. Eligibility for allotment.

(1) Persons having gross annual income indicated below against each group shall be eligible for allotment of residential plots of that Group :-

Group of houses	Gross Annual Income
Group I, II and III	Exceeding twenty-five thousand rupees.
Group IV	Exceeding eighteen thousand rupees, but not exceeding twenty-five thousand rupees.
Group V	Exceeding twelve thousand rupees, but not exceeding eighteenthousand rupees.
Group VI	Exceeding eight thousand rupees, but not exceeding twelvethousand rupees.
Group VII	Not exceeding eight thousand rupees :

[Provided that the income criteria for eligibility for allotment of residential plots shall not be applicable in the case of Non-Resident Indians in respect of the residential plots reserved for them under the rules.] [Proviso added by Punjab GSR/53/P.A.4/22/Section 73/84, dated 28th May, 1984.]

(2) Persons having gross monthly income as indicated below against each category of multi-storeyed houses shall be eligible for a allotment of that category of houses :-

Category of houses	Gross monthly income
Low Income Group Houses	Not exceeding eight hundred rupees.
Middle Income Group Houses	Exceeding eight hundred rupees, but not exceeding one thousandand eight hundred rupees.
Higher Income Group Houses	Exceeding one thousand and eight hundred rupees.

(3) Notwithstanding anything contained in sub-rules (1) and (2) no person shall be eligible for allotment of a residential plot or multi-storeyed house who or whose spouse jointly or severally owns a residential plot or house other than an ancestral house in the Union Territory of Chandigarh

or in any Urban Estate declared as such under the provisions of the Punjab Urban Estates (Development and Regulation) Act, 1964 or in any area covered under a scheme framed under the Act or at Panchkula in the State of Haryana or who being owner as such has disposed of the residential plot or house before or after the commencement of these rules.

11. Manner of allotment.

(1) Every Trust shall invite applications for allotment of residential plots or multi-storeyed houses by the dates to be specified in the notice to be published in the newspapers widely circulated in the locality for this purpose. (2) Every intending purchaser shall make application to the concerned Trust in Form 'B' by the date specified in the notice alongwith an affidavit in Form 'C' to the effect that he fulfils the conditions of eligibility under rule 10. (3) No application made under sub-rule (2) shall be valid unless accompanied by a bank draft in favour of the Trust in token of earnest money as under :-

Area of plot	Amount of earnest money
500 Square yards	Rs. 10,000
400 Square yards	Rs. 8,000
300 Square yards	Rs. 6,000
250 Square yards	Rs. 5,000
200 Square yards	Rs. 4,000
150 Square yards	Rs. 3,000
100 Square yards	Rs. 1,000

Provided that an application for allotment of a multi-storeyed house shall be accompanied by a bank draft of the amount equivalent to 10 per cent, to the estimated cost of such house. (4) Every person, whose application for allotment of residential plot or multi-storeyed house is pending with any Trust on the commencement of these rules shall also be required to apply afresh for allotment of residential plot or multi-storeyed house, as the case may be, in Form 'B' in accordance with his eligibility as specified in rule 10 : Provided that if such a person fails to so apply to the Trust within a period of three months from the date of notice under sub-rule (1) within a period of three months from such commencement, whichever period is later he shall be considered for allotment of a residential plot or a multi- storeyed house for which he is eligible in accordance with the gross annual income or gross monthly income shown in the application already pending with the Trust. (5) All valid applications received by the Trust in response to the notice published under sub-rule (1) and all applications pending with the Trust before the commencement of these rules in lieu whereof such applications have not been received under sub-rule (4) shall be entered in a register to be maintained for this purpose and shall be allotted a serial number. (6) Immediately on the expiry of the date fixed for receipt of applications the register referred to in sub-rule (5) shall be closed and the Chairman of the Trust shall attest the last entry made therein on that day by subscribing the words "Entry closed". (7) A list of all the persons who have applied in pursuance of the notice published under sub-rule (1) shall be caused to be prepared by the Trust and posted outside its office and copy of such list shall also be sent to the Government for information.

12. Manner of draw of lots.

- A draw of lots in respect of the applications received or pending under rule 11 shall be held by the Trust on a date to be fixed and notified by it for this purpose. Separate draw shall be held in respect of the applications pending with the Trust for more than five years ending with the commencement of these rules and in respect of fresh applications received in lieu of such pending applications.

13. Allotment Order.

- An applicant entitled to get a residential plot or a multi-storeyed house on the basis of a draw of lots held under rule 12 or otherwise shall be allotted plot or the multi-storeyed house as the case may be, by the Trust by issuing an allotment order in Form 'D' and such allotment shall be subject to the conditions specified in such allotment order.

14. Power to relax.

- Where the Government is of opinion that it is necessary or expedient so to do, whether of its own motion or on being moved by a Trust, it may, by order for reasons to be recorded, in writing, relax the guidelines provided in these rules, to meet the special requirements of any scheme.

15. Interpretation.

- If any question arises as to the interpretation of these rules, the Government shall decide the same.

16. Repeal and savings.

(1) The Utilisation of Land and Allotment of Plots by Improvement Trusts Rules, 1975 are hereby repealed : Provided that any order issued or any action taken under the rules so repealed shall be deemed to have been issued or taken under the corresponding provisions of these rules. [Annexure] [Substituted by Punjab Notification No. G.S.R. 66/P.A. 4/1922/Section 73/Amendment (5)/2006, dated 11.12.2006.] (See rule 5) Guidelines for determining reserve price of plots

1. (a)** Cost of..... acres of land(b) Provision of compensation of trees, structure, tubewells and poultry sheds	Rs. Rs.
Total	Rs. (A)
2. Development charges :-	Rs.
(a) Roads as per rough cost estimates(b) Sewerage, water supply and storm water drainage as per rough cost estimates(c) Street lighting and local distribution system and unforeseen cost as per rough cost estimates of Punjab State Electricity Board(d) Provision for land-scaping	Rs. Rs. Rs. Rs.

Total	Rs. (B)..
3. Overhead charges :-	
(i) interest @ 10 per cent for 3 years on cost of land i.e. on(A) above.	Rs.
(ii) Maintenance charges @ 2 per cent per 5 yearson (B) above	Rs.
(iii) Conservancy charges @ 5 years per cent per month peracre	.. Rs.
(iv) Establishment charges @ 14 per cent on cost of land i.e.on (A) above	.. Rs.
(v) Lumpstun provision for schools, dispensaries, firestations, community centres, stadium, play grounds and otherpublic utility	
*To be increased in case the local municipal body is alreadycharging a higher rate for such items of expenditure.	
** (Price per acre X number of acres) building to the extent ofthe provision of such services..	Rs
	Total .. Rs. (C)
	Total of (A)+(B)+(C)above .. Rs. (D)
Provision forunforeseen charges @ 15 per cent on (D) above	.. Rs. (E)
	Total Cost (D)+(E)(D)+(E)
	Cost per square yard .. Rs.

Form A(See rule 4)Form of application for allotment of a residential plot to a local displaced person.ToThe ChairmanImprovement Trust.....,Subject : Allotment of a residential plot as Local Displaced person.Sir,I.....son/daughter/wife of.....address.....am a Local Displaced Person as defined in the Punjab Town Improvement (Utilisation of Land and Allotment of Plots) Rules, 1983.

2. My land measuring.....bearing Khasra/Municipal No. (S).....has been acquired by the Improvement Trust.....for.....scheme and as per

(Name of the Scheme)Sub-rule (2) of rule 4 of the Rules ibid, I am entitled to the allotment of a residential plot measuring.....Square yards at reserve sale price.

3. I or my spouse do not own any plot or residential house in the Union Territory of Chandigarh or in any Urban Estate or in any scheme of the Improvement Trust in the State of Punjab or at Punchkula in the State of Haryana. An affidavit to this effect in Form C is enclosed.

4. I, therefore, request that a plot measuring.....Square yards in your scheme known as.....may be allotted to me.

5. I have read and understood the terms and conditions on which the plot is to be allotted to me and I agree to abide by them.

DatedYours faithfully,.....Signatures of the applicant.....GeneralCategory :-----ReserveForm B(See rule 11)(Form of application for allotment of residential plot/house in a scheme of the Improvement Trust)ToThe Chairman,Improvement Trust,.....,Subject : Allotment of plot/house in a scheme of the Improvement Trust.Sir,Reference your advertisement in daily/weekly.....for allotment of residential plots/built up houses by draw of lots.

2. I.....son/daughter/wife of.....address.....apply for a residential plot measuring.....square yards/house of the category of.....in the scheme known as.....

3. I belong to general category/reserve category as prescribed in rule 4 of the Punjab Town Improvement (Utilisation of Land and Allotment of Plots) Rules, 1983 viz., I am..... A certificate to this effect is attached.

4. My income from all sources is Rs.....per annum/per month.

5. I or my spouse do not own any residential plot or house in the Union Territory of Chandigarh or in any Urban Estate or in any scheme of the Improvement Trust in Punjab or in Panchkula in the State of Haryana.

An affidavit to this effect in Form 'C' is enclosed.

6. Bank Draft.....for Rs.....by way of earnest money is enclosed.

7. I have read and understood the terms and conditions on which the plot/house is to be allotted to me and I agree to abide by them.

Your faithfully,Signature of the applicant,Form C(See rule 11)(Form of Affidavit for Local Displaced Person or intending purchaser of a residential plot/multi-storeyed house in a scheme of the Improvement Trust.)AffidavitI,son/daughter/wife of..... aged..... years, resident of.....do hereby solemnly affirm and declare that I am not dependent on any person and that I or my spouse jointly or severally do not own any residential plot/house except ancestral house, in the Union Territory of

Chandigarh or in any Urban Estate or in any scheme of the Improvement Trust in Punjab or Panchkula in the State of Haryana or being owner as such have disposed of the residential plot or house.

2. I further do solemnly affirm and declare that my income and that of my spouse from all sources is Rs.per annum/per month.

DeponentVerificationI do hereby further solemnly affirm and declare that the particulars given above are correct to the best of my knowledge and belief and nothing has been concealed therein.DeponentForm D(See rule 13)(Form of Allotment Order of Plot/Multi-storeyed House)Office of Improvement Trust.....Registered
A.D.To.....Memo No.
.....DatedSubject :- The allotment of plot/house in
scheme.....Reference your application dated.....for the allotment of a
plot/house.(1)Plot No.....measuring.....square yards/House No.....of the
category of.....has been allotted to you in scheme.....(2)The total sale price of the
plot/house is Rs.....which should be deposited in the account of the Trust within 30 days of the
despatch of this letter. In case, you want to pay the price in instalments, then you should deposit
Rs.....as 25% of the total cost including the earnest money, if any paid and 15% of the total cost
excluding the earnest money in the case of Multi-storeyed house within 30 days from the despatch
of this letter. The rest of the cost will be payable in.....half yearly/monthly instalments with simple
interest at the rate of_____ per cent per annum (In case of a corner plot, 10%
additional cost shall be payable).(3)The above price of the plot is subject to variation with reference
to the actual measurement of the plot at site as well as in case of enhancement of compensation by
the Court or otherwise and you shall have to pay the additional price of plot, if any, determined by
the Trust within 30 days of the date of demand.(4)For instalments, a schedule will be supplied to
you by the Trust. In case, you fail to deposit the instalment(s) by the date, as indicated in the
schedule, you will be liable to pay penal interest at the rate of_____. In case, you do not
pay the instalment(s) within six months of its having become due, the Trust shall be entitled to
resume the plot/house, which shall be restored to you on payment of up-to-date instalments, penal
interest and..... % as penalty.(5)If you fail to complete the formalities within 30 days, as enumerated
above and make necessary deposits with the Trust, it will be presumed that you are not interested in
the plot/house and the Trust will be competent to cancel the allotment.(6)It will be the
responsibility of the allottee to deposit necessary instalments of the plot/house, as indicated in the
Schedule with the Trust on due dates. The Trust will not be bound to issue any notice in this
behalf.(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 along with 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.](8)The allotment of the plot/house is liable to be cancelled if any of the declarations made in the application/affidavit for the allotment of plot/house is established to be incorrect.(9)You shall have to pay separately for any building material, trees, structures and compound wall, etc., existing in the plot at the time of allotment of which compensation has been assessed and paid by the Trust. In case you want to make use of the same, failing which the Trust shall have the right to remove or dispose of same even after the delivery of possession.(10)The Trust will not be responsible for levelling uneven sites.(11)The allotment is subject to the provisions of the Punjab Town Improvement Act, 1922 and the Punjab Town Improvement (Utilisation of Land and Allotment of Plots) Rules, 1983, as amended from time to time and you shall have to abide by the provisions of the same.Chairman,Improvement Trust_____ [Condition substituted by Punjab Notification No. G.S.R. 36/P.A. 4/22/Section 73/Amendment (3)/2005, Dated 13.12.2005.][Proviso substituted by GSR 53/P.A.4/22/Section-73/84, dated 28.5.1984.]