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1(a) Allotment Policy dated 24.11.1992

[Act from Punjab Government Gazette, dated the 11th December, 1992]

**GOVERNMENT OF PUNJAB
DEPARTMENT OF INDUSTRIES PUNJAB
Notification**

The 24th November 1992

No. SI / Allotment Policy/12095-E-Recently, the Government of Punjab has announced a new Industrial Policy, 1992, and has taken several measures for speedy growth of industry in the State by way of implication of procedures, revamping the single window clearance service and elimination of visit of inspectors to industrial units. Provision of better infrastructure facilities on demand has been considered another important input. With a view to further boost the growth of industry and meet the demand of entrepreneurs for developed plots a comprehensive policy for the allotment of plot in the already developed areas and the new areas has been evolved having regard to the following:-

- a) to make plots available expeditiously to genuine and serious entrepreneurs ;
- b) to discourage speculator to grab plots with a motive to profiteering ; and
- c) to make the business of development of plots by various agencies economically viable.

The details of the allotment policy are as follows :-

(1) The Allotment Policy would be applicable to all the areas developed/ to be developed for industrial purposes in the form of Focal Points, Growth Centre, Industrial areas, industrial estates developed by any agency of the State Government.

2 Reservation of plots for various categories:

- | | | |
|------|---|------------------|
| i. | Discretionary allotment by Chief Minister | 5% |
| ii. | Allotment under off-the-Shelf Scheme above the size of 2500 sq yd. | 30% of the plots |
| iii. | Allotment to Non- Resident Indians and for 100% Export Oriented units | 5% |

- | | |
|---|---|
| iv. General Category Allotment
2500 sq.yd, | 60% of plots above

90 % of other plots |
|---|---|

Provided that reservation to the extent of 20 percent for SCs, 5% for backward classes and 5 % for Ex-servicemen or war widow shall be made in each of the above categories.

Provided further that in case sufficient eligible candidates are not available in any of the reserved categories, the un-allotted plots falling in the concerned reserved categories shall be treated as unreserved and shall be allotted under the General Category;

3 Procedure for Inviting Applications :

- 3.1 Applications except for allotment under “Off-the-shelf” Scheme, and discretionary allotment by the Chief Minister will be invited by the Director of Industries Punjab through advertisements in press.
- 3.2 The applications would be received directly by the respective Department /Agencies which enclosed the Industrial Focal Points, Industrial Areas and Growth Centres etc.
- 3.3 These Departments/Agencies would do the entire secretarial work such as scrutiny of applications, placing proposals before the Sub Group / Committees, issuance of allotment letters etc.

4 Earnest Money :

Earnest money will be submitted along with application @20 per cent of the cost of the plot for Ludhiana, Mohali, Derabassi, Jalandhar, Patiala and Rajpura and 10 per cent for other focal points/industrial areas.

5 Scrutiny of applications

- 5.1 A sub group will securitize the applications on behalf of the allotment Committee.
- 5.2 The sub group will consist of the following officers.
 - (i) Industrial Adviser/cum-Addl. Dir of Industries

- (ii) Representative of MD PSIDC.
- (iii) Representative of MD PFC.
- (iv) Concerned Joint Director/Deputy Director from the Directorate of Industries.
- (v) Nominee of the Department/agency responsible for the development of industrial areas/focal points.
- (vi) Sub-group may coopt any other person considered necessary.

5.3 The Sub-group will examine the applications keeping in view the following

- (a) Viability of the project,
- (b) Impact on environment,
- (c) Technology involved,
- (d) Export obligation undertaken,
- (e) Value Addition,
- (f) Scope of employment,
- (g) Import Substitution,
- (h) Qualification, experience, resourcefulness and general suitability.

5.4 The sub-group will make its recommendations to the Allotment Committee having regard to the requirement of land and eligibility of applicant.

6. **Allotment Committee :**

6.1 Allotment of plots except under "Off-the-shelf" category and discretionary category by C.M. shall be made by an Allotment Committee consisting of the following officers :—

- (i) Director of Industries. Punjab, Chairman
- (ii) M.D., P.SIEC
- (iii) M.D., P.S.I.D.C.
- (iv) M.D., P.F.C
- (v) Industrial Adviser-cum-Addl. Director of Industries.
- (vi) Nominee of the Department / Agency responsible for the development of Industrial area/industrial focal point etc. : Member - Secretary

6.2 The Decision of the Allotment Committee on applications for allotment of plots shall final and no appeal shall be lie against it.

6.3 The Allotment Committee would meet as and when required but at least, once in two months.

6.4. It would devise its own procedures for conducting its business.

7. **Allotment of plots under "off-the-shelf scheme" :**

7.1 The applications under "off-the-shelf scheme" would be received and scrutinized by Udyog Sahayak.

7.2 Applications will be placed before the Committee under the Chairmanship of the Chief Secretary to Government of Punjab with the following members:-

- (a) Secretary Industries
- (b) Director of Industries, Punjab.
- (c) Managing Director, Punjab State Indl. Dev Corpn.
- (d) Managing Director. Punjab Small Ind. and Export Corp.

The Committee may co-opt any other person, if it considers necessary.

The allotment of plots under the "Off-the-shelf scheme" shall be subject to the following:-

- (i) The applicant shall be required to deposit the earnest money equivalent to 20% of the cost of plot along with the application.
- (ii) After the approval of the Committee, a letter of offer shall be issued by the developing Agency in favour of the applicant and he/she shall be required to deposit 80 per cent of the remaining cost of the plot in lump sum within 60 days.
- (iii) After the applicant has made full payment, allotment shall be made in his/her favour.
- (iv) The applicant shall be required to take the following steps within one year from the date of allotment of plots:-
 - a) Start the construction of the factory building
 - b) Place firm orders for the purchase of plant and machinery.
 - c) Have loan application appraised from the financial institution.
 - d) Make arrangements for power connection.

In the event of an applicant failing to take the effective steps indicated in the preceding para within one year of the allotment of the plot, allotment shall be liable to be cancelled, consequent upon which earnest money deposited shall stand forfeited and the remaining cost of the plot shall be refunded to the applicant. The Committee, however, in deserving cases may consider allowing extension in time for taking the above effective steps for a maximum period of additional one year

Extension Fee

- 8.1 Allottees of plots allotted under this policy shall ensure that the units set up by them commence commercial production within three years after allotment.
- 8.2 In case the unit does not go into production within three years from the date of allotment, they liable to pay extension fee of 5 per cent of the cost of plot in the 4th year and 7.5 per cent in the 5th
- 8.3 In no case extension shall be allowed beyond 5 years from the date of allotment, on the expiry of which plot shall stand automatically resumed without any notice and the earnest money deposited by the applicant shall be forfeited.

Transfer of plots:-

- 9.1 Plots allotted under the present policy except those allotted under "off-the-shelf scheme" will be allowed to be transferred subject to the payment of transfer fee of Rs 20 per sq. yard in lump sum plus Rs. 3 per sq yard per annum from the date of original allotment/last transfer in respect of plots allotted in or around Ludhiana, Mohali, Derabassi, Jalandhar, Patiala and Rajpura.
- 9.2 In respect of plots allotted at the places other than those specified in 9.1., transfer fee will be Rs. 10 per sq. yard in lump sum plus Rs 3 per sq yard per annum from the date of original allotment/last transfer.
- 9.3 Permission to transfer the plot will be subject to the condition that the transferee shall use the plot only for industrial purpose.

I S. BINDRA,
Secretary to Government. Punjab,
Industries Department

1(b) Allotment Policy dated 01.06.1996

GOVERNMENT OF PUNJAB DEPARTMENT OF INDUSTRIES & COMMERCE NOTIFICATION

Dated the 1st June 1996

No. 15/43/96-51B/ 4170

Whereas with a view to promoting the growth of industry in the State Government of Punjab have notified 'Industrial Policy, 1996' vide Notification No.15/43/96-5-1B/2230, dated the 20th March, 1996, which aims at Increasing the annual Industrial growth rate from 8% to 12% by the year 1998 Increase the present shares of Industry in Gross Domestic Product from 17% to 25% by the year 2001 and divert 15% of the present rural population to manufacturing and related occupations through rapid industrialisation by the year 2011.

The development and making available of good Industrial Infrastructure Including land to genuine entrepreneurs, is essential to achieve the above objectives. Now, therefore, the Government have formulated a new Land Allotment Policy for a allotment of land in various industrial Focal Points as well as allotment of Semi-developed/developed land under the 'off-the-shelf Scheme', as under:-

1. The allotment policy would be applicable to all the existing areas either fully developed/semi-developed and new areas to be fully developed/semi-developed for Industrial purposes in the form of Focal Points Growth Centres, Industrial Areas, Industrial Estates etc. by any agency of the Government.

For the purpose of this policy, semi-developed areas shall mean such areas which have been Identified exclusively for large and medium scale Industries and In which only external Skelton development covering provision of outer roads with street lights, trunk sewer, storm water, drainage and sewerage disposal works have been undertaken by any agency of the State Government.

2. Reservation of plots for a various categories:-

- | | | |
|------|---|--|
| i) | Discretionary allotment by Chief Minister Punjab. | 5% |
| ii) | Allotment under 'Off-the-shelf Scheme' | a) All semi-developed areas 10,000 sq.yds. or more.
b) 30% of plots above the size of 2500 sq.yds. in all fully developed areas |
| iii) | Allotment to Non-resident Indians & for Export Oriented Industry. | 10% |
| iv) | General Category allotment | 55% of plots of 2500 sq.yds.
85% of other plots. |

Provided that reservation to the extent of 20% for SCs, 5% for backward classes and 5% for Ex-servicemen or War Widows shall be made in each of the above categories.

Provided further that in case sufficient eligible candidates are not available in any of the reserved categories, the un-allotted plots falling in the concerned reserved categories shall be treated as un-reserved and shall be allotted in the General Category

3. Procedure for inviting Applications:

- 3.1 Applications except for allotment under 'off-the-Shelf Scheme' and discretionary allotment by the Chief Minister will be invited by the Director of Industries, Punjab through advertisements in the press.
- 3.2 The applications would be received directly by the respective Department/Agencies which developed the Industrial Focal Points, Industrial Areas and Growth Centres etc.
- 3.3 These Departments/Agencies would do the entire secretarial work such as scrutiny of applications, placing proposals before the Sub Group Committees, Issuance of allotment letters etc.

4 Earnest Money-

Earnest money will be submitted along with application @20 per cent of the cost of the plot for Ludhiana, Mohali, Derabassi, Jalandhar, Patiala and Rajpura and 10 per cent for other focal points/ industrial areas.

5. Allotment Committee:-

5.1 Allotment of plots except under 'Off-the-Shelf' category and discretionary category by C.M. shall be made by an Allotment Committee consisting of the following officers:

- i) Director of Industries, Punjab Chairman
- ii) M.D., P.S.I..E.C.
- iii) D.C. & M.D., P.S.I.D.C.
- iv) M.D., P. F.C.
- v) Industrial Adviser-cum-Additional Director of Industries
- vi) Nominee of the Department/Agency responsible for development of Industrial Area/Industrial Focal Point etc, : Member Secretary

5.2 The decision of the Allotment Committee on applications for allotment of plots shall be final and no appeal shall be against it.

5.3 The Allotment Committee would meet as and when required but at least once in two months.

5.4 It would devise its own procedure for conducting its business.

6. Scrutiny of applications:

6.1 There will be four separate sub groups to scrutinise the applications on behalf of the Allotment Committee.

6.2 The four sub-groups shall be one each for the light Engineering and other Industries: for the electronic industries; for the Textile and Hosiery Industries and for the Chemical and Pharmaceutical Industries. These sub-groups will be headed by Industrial Adviser-cum-Additional Director of Industries, Managing Director Punjab State Electronic Development Corporation, Additional Director (Rural Industries) and Additional Director (Administration) in the Directorate of Industries' and will comprise of the following members:

- 1) Representative of MD/PFC.
- 2) Representative of DC & MD/PSIDC.
- 3) GM/DIC concerned or his nominee.
- 4) Estate Officer of the concerned agency of the State Government as the convener.

6.3 The sub-group will examine the applications keeping in view the following:

- a) Whether the project is in thrust areas,
- b) Impact of environment,
- c) Technology Involved,
- d) Export obligation undertaken,
- e) Value addition,
- f) Scope of employment,
- g) Import Substitution,
- h) Qualification, experience, resourcefulness and general suitability.

6.4 The Sub Group will make its recommendations to the Allotment Committee having regard to the requirement of land and eligibility of applicant.

7. Allotment of Plots under 'off-the-Shelf Scheme':

7.1 The applications under 'Off-the-Shelf Scheme' would be received and scrutinized by Udyog Sahayak.

7.2 Applications will be placed before the Committee under the Chairmanship of Chief Secretary to Government Punjab with the following members :

- a) Principal Secretary to Chief Minister, Punjab
- b) Principal Secretary Industries & Commerce
- c) Secretary Environment
- d) Secretary, Irrigation & Power
- e) Secretary, Housing & Urban Development.
- f) Secretary Labour
- g) Director of Industries, Punjab :: Convenor

The Chairman of the Committee may co-opt other Administrative Secretaries/ State Government Officials as and when required.

7.3 The allotment of plots under the 'Off-the-Shelf Scheme' Shall be subject to the following conditions:

- I) The applicant shall be required to deposit the earnest money equivalent to 20% of the cost of plot along with the application.
- II) After the approval of the Committee a letter of allotment shall be issued by the developing agency in favour of the applicant and he/she shall be required to deposit 80 per cent of the remaining cost of the plot in lump sum within 60 days.
- III) After the applicant has made full payment, allotment shall be made in his/her favour.
- IV) The applicant shall be required to take the following steps within one year from the date of allotment of plots:
 - a) Start the construction of the factory building.
 - b) Place firm order for the purchase of plant and machinery.
 - c) Have loan application appraised from the Financial Institution.
 - d) Make arrangements for power connection.

7.4 In the event of an applicant failing to take the effective steps Indicated in the preceding Para within one year of the allotment of the plot, Allotment shall be liable to be cancelled consequent upon which, the earnest money deposited shall stand forfeited and the remaining cost of the plot shall be refunded to the applicant The Committee, However, In deserving cases may consider allowing extension in time for taking the above effective steps for a maximum period of additional one year.

8. Extension Fees :

- 8.1 All allottees of plots allotted under this policy shall ensure that the units set up by them commence commercial production within three years after allotment.
- 8.2 In case the unit does not go into production within three years from the date of allotment, they will be liable to pay extension fee of 5 per cent of the cost of plots in the 4th year and 7.5 per cent in the 5th year.

8.3. In no case extension shall be allowed beyond 5 years from the date of allotment, on the expiry of which plot shall stand automatically resumed without any notice and the earnest money deposit by applicant shall be forfeited.

9. Transfer of Plots:

9.1 Plots allotted under the present policy except those allotted under 'Off-the-Shelf Scheme' will be allowed to be transferred subject to the payment of transfer fee of Rs 20 per Square yard in lump sum plus Rs. Three per square yard per annum from the date of original allotment/Last Transfer in respect of plots allotted in or around Ludhiana, Mohali, Derabassi, Jalandhar, Patiala and Rajpura.

9.2 In respect of plots allotted at the places other than those specified in 9.1, transfer fee will be Rs. 10 per square yard in lump sum plus Rs. three per square yard per annum from the date of original allotment / last transfer.

9.3 Permission to transfer the plot will be subject to the condition that the transferee shall use the plot only for Industrial purpose.

The notifications Issued, vide no SI/Allotment Policy/12095-E dated 24th November, 1992 and amended vide No SI/Allotment Policy/1865 dated 8th March, 1996, stand superseded with Immediate effect.

SK Tuteja
Principal Secretary to Govt., Punjab,
Department of Industries & Commerce.

Endst.No.15/43/96-51B/4171

Dated, Chandigarh, the 1st June 1996

A copy is forwarded to the Controller, Printing & Stationary, Punjab, Chandigarh with the request that the above notification may be got published In the Punjab Government Gazette (Extra-ordinary) and 500 copies of the same may be supplied to this department for record.

-sd-
UNDER SECRETARY INDUSTRIES

1(c) Allotment Policy dated 10.12.1998,

GOVERNMENT OF PUNJAB
DEPARTMENT OF INDUSTRIES & COMMERCE
NOTIFICATION

Dated:-10 -12-98

Endst. No. 15/43/96-51B/7722: In suppression of Punjab Government Notification issued vide No 15/43/96-51-B/4170 dated 1st June, 1996, a new policy for the allotment of developed plots/land in the existing and coming up Industrial focal points, growth centres, industrial estates etc. developed by any agency of the State Government is notified as follows:-

1. Reservation for various categories

- | | |
|---|--|
| (i) Allotment under "Off-the-Shelf" Scheme | a) All pieces of land above 2 acres
b) 30% of plots of 2500 sq. yds. and above, and upto 2 acres.
c) 15% of plots from 1000 sq. yds. but less than 2500 sq. yds. |
| ii) Non-Resident Indians and for Export-oriented Industry | - 10% |
| iii) Scheduled Castes | - 20% |
| iv) Backward Classes | - 5% |
| v) Ex-serviceman or War Widows | - 5% |

Provided further that in case sufficient eligible candidates are not available in any of the above reserved categories, the unallotted plots falling under the concerned reserved category shall be treated as un-reserved and allotted in the General Category.

2. Procedure for inviting applications

Applications, except for the allotments under "Off-the-Shelf" Scheme, shall be invited by PSIEC/concerned developing Agency through Press Advertisement. The concerned developing Agency shall undertake the entire secretarial work, such as Scrutiny of Applications, Placing

proposals before respective sub-groups/committees. The concerned developing Agency shall as far as possible endeavour to finalise the process of allotment within 90 days of the closing date of receipt of applications.

3. Earnest Money

Earnest money will be submitted along with applications @10% of the cost of plot.

4. Scrutiny of applications

4.1 Following separate Sub-Groups shall scrutinise the received applications on behalf of the Allotment Committee :-

Nature of Industry	Sub group headed by
Light Engg. & other Industries	Industrial Advisor-cum-Industries Addl. Director of Industries.
Electronic Industries including information technology	Managing Director, PSEDPCCL
Textile & Hosiery Industries.	Addl. Managing Director, PSIDC
Chemical & Pharmaceutical Industries	Addl. Director (Admn.), Directorate of Industries
Agro Industries	MD, PAIC

The above Sub-groups shall comprise of the following other members :-

- (i) Representative of MD/PFC
- (ii) Representative of MD/PSIDC
- (iii) Representative of NITCON
- (iv) Representative of PPCB
- (v) Representative of MD/PSIEC
- (vi) Nominee of DI/GM, DIC concerned.
- (vii) Estate Officer of the concerned Developing Agency Convenor

4.2 The Sub-Group/s shall examine the received applications, keeping in view the following parameters:-

- (a) Viability of Project.
- (b) Whether the project is in thrust areas;
- (c) Impact on environment,
- (d) Technology involved,
- (e) Export obligation undertaken;
- (f) Value addition,
- (g) Scope of employment,
- (h) Import substitution;
- (i) Financial resourcefulness
- (j) Qualification, experience and general suitability.

4.3 The Sub-Group/s shall undertake preliminary scrutiny and make their recommendations to Allotment Committee having regard to requirement of land and eligibility of the applicants.

5. Allotment Committee

5.1 Allotment of plots up to 2 acres, excepting under "Off-the-Shelf" Scheme shall be made by the Allotment Committee consisting of the following:-

- (i) Director of Industries, Punjab Chairman
- (ii) Managing Director/PSIEC
- (iii) Managing Director/PSIDC
- (iv) Managing Director / PFC
- (v) Chairman/Member Secretary / PPCB
- (vi) Heads of the Sub-Groups
- (vii) Industrial Advisor-Cum-Additional Director of Industries
- (viii) Nominee of the developing Agency Member Secretary

5.2 The recommendations of the Sub-Group/s shall be placed before the Allotment Committee for consideration and making allotments.

5.3 The decision of the Allotment Committee on applications for allotment of plots shall be final and no appeal shall lie against it. The Allotment Committee would meet as and when required and devise its own procedure for conducting the business.

6. Issuance of Letter of Intent

6.1 The developing agency will issue Letter of Intent (LOI) to the allottee/s, incorporating therein among other conditions that the LOI holder will be required to get the project appraised regarding techno-economic feasibility from financial institution, scheduled commercial banks or other public sector consultants and submit the appraisal report to developing agency within three months of issue of LOI.

6.2 The developing agency will handover possession of land to the allottee on submission of appraisal report.

6.3 The LOI holder will be required to deposit additional 30% of the cost of plot within 45 days from the date of issue of LOI. The allottee will be required to complete the following additional formalities within a period of Twelve Months from the date of possession:-

- (i) Obtain provisional registration of his unit from the concerned GM/DIC OR SIA registration as applicable.
- (ii) Submit Building Plans/Drawings for scrutiny.
- (iii) Obtain consent of financial institution/bank to advance loan for the proposed project.

OR

In cases of self-financing, submit proof of own sources

- (iv) Obtain NOC/Consent to establish from PPCB.
- (v) Make application for power/electric connection.

6.4 In case an entrepreneur fails to complete the above formalities within the prescribed period of Twelve Months, he can apply, for seeking extension

of LOI for additional six months, to the developing Agency, provided, he has taken partial effective steps

- 6.5 However, another special extension of LOI for six months can be considered by the developing Agency upon payment of extension fee @ 2.5% of the cost of plot in exceptional cases. No further extension shall be allowed under any circumstances.

7. Payment towards Cost of Plot

7.1 The LOI holder shall be required to deposit the balance 60% cost of the plot in six equal half yearly instalments along with applicable interest etc. as may be decided by the developing agency. 10% rebate shall be given in case of lump sum payment by LOI holder.

7.2 In the event of failure to complete the conditions of LOI or payment of due instalment/s within stipulated/extended period, LOI shall be deemed to have been withdrawn/lapsed. In such an eventuality, the amount deposited by the LOI holder towards earnest money and extension fee, if any, shall stand forfeited and amount over and above thereof shall be refunded to the entrepreneur, on which no interest shall be payable.

8. Allotment of Plots under off-the-shelf scheme

8.1 The applications under off-the-shelf scheme would be received in Udyog Sahayak and the entire secretarial work such as scrutiny of applications, placing the proposal before the Sub Committee and Allotment Committee shall be done by Udyog Sahayak.

8.2 Earnest money will be submitted alongwith application @20% of the cost of the plot or Rs 10 lac whichever is less.

8.3 The applications scrutinised by Udyog Sahayak shall be placed before a Sub Committee comprising of the following members :

- (i) Director of Industries & Commerce - Chairman

(ii)	Chief Town Planner	-	Member
(iii)	Chief Architect.	-	Member
(iv)	MD/PSIEC.	-	Member
(v)	MD/PSIDC.	-	Member
(vi)	Member Secretary, Punjab Pollution Control Board.	-	Member
(vii)	Chief Coordinator Udyog Sahayak	-	Convener

Wherever an application has been sponsored by a particular Corporation/Agency, the representative of that Corporation Agency may be called to the Committee as a special invitee.

- 8.4 The Sub Committee will examine the applications keeping in view the parameters as given under clause 4.2. Preference will, however be given to the Joint sector projects or those who have signed MOU with Corporation.
- 8.5 The Sub Committee will also make an assessment of the land requirement of the applicant based on the project report and building plans to be submitted along with application.
- 8.6 The recommendations of the Sub Committee will be placed before the Committee under the Chairmanship of Chief Secretary to Government, Punjab with the following members :
 - a) Principal Secretary to Chief Minister, Punjab
 - b) Principal Secretary Industries & Commerce.
 - c) Principal Secretary, Environment.
 - d) Principal Secretary, Power
 - e) Principal Secretary, Housing & Urban Development.
 - f) Principal Secretary, Labour.
 - g) MD, PSIEC/Concerned developing Agency.
 - h) Director of Industries & Commerce - Convener.
- 8.7 The Allotment Committee may coopt other Administrative Secretaries/ State Government officials as and when required.

8.8 The Allotment of plots shall be subject to following conditions:

- (i) After approval of the committee, an offer of allotment shall be issued by the concerned agency in favour of applicant. The applicant in case of pieces of land above 2 acres shall be required to deposit balance 80% of the cost of plot in 60 days while in case of plots of 2 acres & less he/she shall be required to deposit 30% of the remaining cost of plot within 30 days and balance 50% in 2 half yearly instalments.
- (ii) After the applicant has made full payment, Letter of intent shall be issued in his/her favour.
- (iii) The applicant shall be required to take the following steps within one year from the date of getting possession of land:-
 - a) Start of construction of building and expenditure incur upto 30% of the cost of civil work as projected in the project report.
 - b) Place Firm order for the purchase of plant and machinery.
 - c) Get the loan application appraised from the financial institution or submit proof of financial soundness of the project.
 - d) Obtain NOC/Consent to establish from Pollution Control Board and also make application for power connection.

8.9 In the event of applicant failing to take effective steps indicated in the preceding para within one year, the Letter of intent shall automatically stand lapsed, consequent upon which the earnest money shall stand forfeited and the remaining cost of plot shall be refunded to the applicant. No interest will be payable on refundable amount.

8.10 Secretary Industries & Commerce, may however, in cases where partial effective steps have been taken, consider extension in time for taking effective steps for a period of additional three months in the first instance and on payment of extension of 2.5% of the cost of

plot, for another three months. No further extension shall be allowed under any circumstances.

8.11 Monitoring of implementation of the project as per layout and building plan for allotted land approved by PSIEC, will be done by an Executive Committee constituted vide Punjab Govt. notification No 15/43/96-51B/4174 dated 1st June 1996 and also by the Allotment Committee as constituted under this policy.

9 Issuance of regular allotment letter

In the cases, where the LOI holder succeeds in completing the required formalities of LOI within admissible/extended time period, regular Letter of allotment will be issued by the concerned developing agency.

10 Project implementation period

10.1 The allottee shall ensure to commence commercial production after completing construction of factory building, within an overall period of three years from the date of issue of possession.

10.2 However, under exceptional circumstances, the allottee can apply to the allotting Agency seeking extension in time period for commencement of commercial production for additional 6 months upon payment of extension fee @ 6.5% of the cost of plot.

10.3 In the event of failure of the allottee to achieve commercial production within admissible/extended period, the allotment of plot shall be cancelled/resumed. Upon cancellation/resumption 15% of the cost of plot upto 2 acres and 25% for those measuring above 2 acres shall be forfeited by the allotting agency and amount over and above thereof shall be refunded to the applicant. No interest shall be paid on the refundable amount

10.4 However, in the cases of unit(s) having fixed capital investment of Rupees One Hundred Crore or more, extension of LOI and period for commencement of commercial production shall be considered

and allowed on merits of the case by Secretary Industries & Commerce, Government of Punjab

11 Transfer of plots

11.1 No transfer of LOI shall be admissible under any circumstances.

11.2 However, transfer of plots, excepting off-the-shelf, allotted under this policy shall be allowed by the developing agency, if the unit of the allottee has remained in commercial production as envisaged in the project report at least for period of two years. The allottee shall be required to produce evidence of having gone into production in the shape of Permanent SSI Registration Certificate issued by GM/DIC concerned or proof of production issued by any other Government Agency.

R. I. Singh
Secretary to Government, Punjab,
Department of Industries & Commerce.

Endst. No. 15/43/96-51B/7722

Dated:- 10 -12-98

A copy is forwarded to the Controller Printing and Stationery, Punjab, Chandigarh, with a spare copy of Notification, with the request that the above. Notification may kindly be got published in the Punjab Government Gazette (extra ordinary) and 100 spare copies of the printed Notification may be sent to this office for record.

-sd-
Additional Secretary Industries

Endst No. 15/43/96-51B/7723-25

Dated:-10-12-98

A copy is forwarded to the following for information and necessary action:-

- (i) Director of Industries & Commerce, Punjab, 17 Bays Building, Sector-17, Chandigarh.
- (ii) Managing Director Punjab Small Indies & Export Corporation, Udyog Bhawan, Sector 17, Chandigarh
- (iii) Managing Director Electronic Corporation, Punjab, Udyog Bhawan, Sector 17, Chandigarh

-sd-
Additional Secretary Industries

ENDST, NO: PSIEC: EO-III/ 19543

DATED 15.12.1998

A copy is forwarded to the following for information and necessary action to:

- i) All Functional heads.
- ii) ESTATE OFFICER/ ESTATE OFFICER-I/ ESTATE OFFICER -II/ SECTION OFFICER (E-I).
- iii) ACCOUNTS OFFICER (E-I, E-II and ENGINEERING WING).

-sd-
ESTATE OFFICER-III

1(c)(i) Amendment dated 29.04.1999 to Allotment Policy dated 10.12.1998

GOVERNMENT OF PUNJAB
DEPARTMENT OF INDUSTRIES & COMMERCE
NOTIFICATION

Dated : 29-4-99

No:-15/43/96-5 ਓਸ/2131 : Clause 8.8 of the policy for allotment of developed plots/land in the existing and coming up industrial focal points, growth centers, industrial estates etc. developed by any agency of the State Government, notified vide No. 15/43/96-51B/7722 dated 10.12.98 is substituted as under:

8.8 The allotment of plots shall be subject to following conditions:

- (i) After approval of the Committee, Letter of Intent (LOI) shall be issued by the concerned agency in favour of applicant, incorporating therein among other conditions that the L.O.I. holder will be required to get project appraised regarding Techno Economic feasibility from financial institution, scheduled commercial banks or other public sector consultants and submit the appraisal report to the developing agency within four months of issue of L.O.I.
- (ii) The developing agency will hand-over possession of Land to the allottee on submission of the appraisal report.
- (iii) The L.O.I. holder in case of pieces of land above 2 Acres, shall be required to deposit balance 80% of the cost of plot in 60 days while in case of plots of 2 Acres and less he/she shall be required to deposit 30% of the remaining cost of plot within 30 days & balance 50% in 2 half yearly installments.
- (iv) The L.O.I. holder shall be required to take following, steps within one year from the date of getting possession of land:
 - (a) Start of construction of building and incur expenditure up to 30% of the cost of civil work as projected in the project report.
 - (b) Place Firm order for the purchase of plant and machinery.
 - (c) Obtain consent financial institution/bank to advance loan for the proposed project or in case of self-financing submit proof of own sources.

- (d) Obtain NOC/consent to establish from Pollution Control Board and also make application for power connection.

R.I. Singh
Secretary to Government, Punjab,
Department of Industries & commerce.

Endst. No 15/43/96-5ਓਸ/2132

Dated 29.4.1999

A copy is forwarded to the Controller Printing and Stationery, Punjab, Chandigarh, with a spare copy of Notification, with the request that the above notification may kindly be got published in the Punjab Government Gazette (extra ordinary) and 100 spare copies of the printed Notification may be sent to this office for record.

-Sd-
Special Secretary Industries

Endst.No.15/43/96-5ਓਸ/2133-35

Dated 29-4-1999

A copy is forwarded to the following for information and necessary action:

- (i) Director of Industries & Commerce, Punjab, 17 Bays Building, Sector 17, Chandigarh.
- (ii) Managing Director, Punjab Small Industries & Export Corporation, Udyog Bhawan, Sector 17, Chandigarh.
- (iii) Managing Director, Electronic Corporation, Udyog Bhawan, Sector 17, Chandigarh.

-Sd-
(Special Secretary Industries)

Endst,No.PSIEC/ESTATE/

Dt.: 5.5.99

A copy of above is forwarded to the following for information and necessary action please:-

- 1. Chief Engineer, PSIEC, Chd.**
- 2. Sr. Town Planner, PSIEC, Chd.**
- 3. Estate Officer-I, PSIEC.**
- 4. Estate Officer-II, PSIEC.**

5. Estate Officer-III, PSIEC.
6. Account Officer(Estate)-II,PSIEC

-Sd-
Sr. DGM (Estates)

**1(c)(ii) Amendment dated 22.07.1999 to Allotment Policy dated
10.12.1998**

GOVERNMENT OF PUNJAB
DEPARTMENT OF INDUSTRIES & COMMERCE
(INDUSTRIES BRANCH)
NOTIFICATION

Dated: 22.07.1999

No.7/5/98-6-I.B/3723 :- Policy for allotment of developed Plots/land notified vide No.15/43/965-IB/7772 dated 10.12.1998 is amended to added following under clause1. Reservation for various categories
(vii) Riot affected various victims/Sikhs Migrants. -2%

RAMESHINDER SINGH
Secretary to Government of Punjab
Department of Industries & Commerce.

Endst.No.7/5/98-6-IB/3724

Dated, Chandigarh, the 22July,1999

A copy is forwarded to the controller, printing & Stationary , Punjab, Chandigarh With a spare copy of notification with the request that the above Notification may kindly be got published in the Punjab Government Gazette (Extra-Ordinary) and 100 space copies of the printed notification may be sent to this office for record.

-sd-
Special Secretary
Industries and Commerce

Endst.No.7/5/98-6-IB/3725-27

Dated. Chandigarh, the 22 July, 1999

A copy is forwarded to the following for information and necessary action:-

- i) Director of Industries & Commerce, 17 Bays Building, Sector 17, Chandigarh.
- ii) Managing Director, Punjab Small Industries & Export Corporation, Udyog Bhawan Sector17, Chandigarh.

- iii) Managing Director, Electronics Corporation, Punjab, Udyog Bhawan, Sector 17, Chandigarh.

-sd-
Special Secretary
Industries and Commerce

ENDST No. PSIEC/Estate/EO-I/ 7526

Dated 28.07.1999

A copy is forwarded to the following for information and necessary
action:-

1. Chief Engineer
2. Estate Officer-I
3. Estate Officer-II
4. Estate Officer-III
5. Estate Officer-IV
6. PS to Managing Director
7. PA to Joint Managing Director
8. PA to Chairman

-sd-
(Estate Officer-I)

1(d) Allotment Policy dated 24.10.2002

GOVERNMENT OF PUNJAB
DEPARTMENT OF INDUSTRIES & COMMERCE
(INDUSTRIES BRANCH)
NOTIFICATION

No 17/18/02-61B/

Dated, the

With a view to accelerate the pace of Growth of Industry in the State and provide quick availability of land to the entrepreneurs, the Governor of Punjab is pleased to notify a new policy for allotment of land in various industrial focal points, as well as allotment of semi developed/developed land under "Off-The-Shelf" scheme in supersession of the notification issued on 10-12-1998.

The allotment policy would be applicable to all the existing and new areas either fully developed / semi-developed for industrial purposes as focal points, Growth Centres, industrial areas, Industrial Estates etc., by any agency of the Government.

For the purpose of this policy, semi-developed areas shall mean such areas which have been identified exclusively for large and medium scale industries and in which only external skeleton development covering provision of outer roads with street lights, trunk sewer, storm water, drainage and sewerage disposal works have been undertaken by any agency of the State Government.

I. RESERVATION FOR VARIOUS CATEGORIES

"Off-the-Shelf" Scheme	a) All the pieces of land measuring above 2 acres b) 30% of plots of 2500 sq. yards and above upto 2 acres c) 15% of plots measuring 1000 sq yards and above but less than 2500 sq. yards.
------------------------	--

The remaining plots shall be allotted under general scheme having the reservations as follows:-

Allotment to Non resident Indians &Export Oriented Unit	10%
Scheduled Castes	5%
Backward Classes	2%
Ex servicemen/War Widows	2%
Sikh migrants/riot affected victims	1%

Provided further that in case sufficient eligible candidates are not available in the specified reserve category, the un-allotted plots shall be treated as un-reserved and allotted in the General Category.

II. ALLOTMENT UNDER "OFF-THE-SHELF SCHEME"

a) PROCEDURE FOR INVITING APPLICATIONS

The application for allotment of plots under Off the Shelf Scheme would be received in Udyog Sahayak, Department of Industries. Entire Secretarial works such as scrutiny of applications, placing the proposals before the Sub-Committee and the Allotment Committee shall be done by the Udyog Sahayak.

After scrutiny, Udyog Sahayak shall place the applications before a Sub-Committee comprising of the following members:

- | | | |
|------|---|----------|
| i) | Director of Industries & Commerce | Chairman |
| ii) | Chief Town Planner | Member |
| iii) | Chief Architect | Member |
| iv) | Managing Director,
Punjab Small Industries & Export Corporation | Member |
| v) | Managing Director,
Punjab Small Industrial Development Corporation | Member |
| vi) | Member Secretary, Punjab Pollution Control Board | Member |
| vii) | Chief Co-ordinator Udyog Sahayak | Convener |

b) CRITERIA

The Sub-committees shall examine the applications, keeping in view the following parameters: -

- (a) Viability of the project.
- (b) Impact on environment.
- (c) Technology involved.
- (d) Export earnings.
- (e) Employment generated.
- (f) Qualification and experience.
- (g) Foreign Direct Investment.

The Sub-Committee shall also make assessment of the land requirement of the applicant based on the project report and building plans to be submitted along with applications.

The recommendations of the sub-committee will be placed before the Allotment Committee under the Chairmanship of Minister of Industries & Commerce with following members:

- i) Principal Secretary to Chief Minister, Punjab
- ii) Principal Secretary, Industries & Commerce
- iii) Principal Secretary, Environment
- iv) Principal Secretary, Power
- v) Principal Secretary, Housing & Urban Development
- vi) Principal Secretary, Labour
- vii) Managing Director, Punjab Small Industries & Export Corporation/
Concerned Developing Agency
- viii) Director of Industries & Commerce - Convener

The Allotment Committee may co-opt other Administrative Secretaries/State Government Officials as and when required.

After approval of the Committee. Letter of intent (LOI) shall be issued by concerned developing agency in favour of applicant. LOI holder shall be required to get project appraised regarding techno-economic feasibility from financial institutions/scheduled commercial banks or other public sector

consultants within four months of issue of LOI apart from fulfilling the following pre-requisites.

- i) Obtain NOC / consent from Punjab Pollution Control Board
- ii) Obtain provisional registration with General Manager, District Industries Centre/ SIA registration as applicable
- iii) Obtain SAC cum CSA clearance.

On completion of above requirements, possession of the plot/land shall be offered by the concerned developing agency. The applicant shall be further required to take the following steps within one year from the offer of possession.

- i) Start construction of building and incur expenditure upto 30% of the cost of civil works.
- ii) Place firm order for the purchase of plant and machinery.
- iii) Get the consent of financial institution/banks to advance loan for the proposed project or in case of self financing submit proof of own sources.
- iv) Make application for power connection.

In the event of an applicant failing to take effective steps given above within one year, the letter of intent shall automatically stand lapsed consequent upon which the earnest money would stand forfeited and remaining cost of plot shall be refunded to the applicant. No interest shall be payable on the refundable amount.

However, in those cases where partial effective steps have been taken, an extension in time period for taking effective steps would be permissible initially for the period of three months and subsequently for another three months alongwith payment of extension fee @ 2.5% of the cost of plot. No further extension shall be allowed under any circumstances.

c) ISSUANCE OF REGULAR ALLOTMENT LETTER

In the cases where LOI holder succeed in completing the required formalities of LOI within admissible/extended time period, regular letter of allotment will be issued by the concerned developing agency.

Notwithstanding above, letters of Allotment(s) shall be issued in the first instance instead of LOI under Off the Shelf Scheme in the project involving 100% Foreign Direct Investment (FDI).

d) MODE OF PAYMENT

Earnest money	20% of the cost of plot/land or Rs. 10 lacs whichever is less along with application.
Payment of balance cost of plots/land above 2 acres	Entire balance cost payable within 60 days of LOI.
Payment of balance cost of plots/land upto 2 acres	30% payable within 30 days of LOI. Balance 50% in two half yearly equated installments alongwith interest as applicable or lumpsum payment within 60 days without interest.

e) PROJECT IMPLEMENTATION PERIOD

The allottee shall ensure to commence commercial production after completing construction of factory building within an overall period of three years form the date of offer of possession. However, under exceptional circumstances, the allottee can apply to the allotting agency seeking extension in time period for commencement of commercial production for additional six months upon payment of extension fee @ 6.5 % of the cost of plot.

In the event of failure of the allottee to achieve commercial production within admissible/extended period, the allotment of plot shall be cancelled/resumed. Upon cancellation/resumption, amount equivalent to earnest money shall be forfeited by the developing agency alongwith paid/payable extension fee. Amount over and above thereof shall be refunded to applicant. No interest shall be payable on refundable amount.

f) TRANSFER OF PLOTS

Transfer of plots allotted under "Off the Shelf Scheme"* shall be allowed by the developing agency only after the unit of allottee has attained the stage of production and has remained in production for a minimum period of two years. Transfer shall however, be allowed on:-

- i) Payment of transfer fee equivalent to 20% of original cost plus enhanced cost if any of plot/land and for Industrial purpose only.
- ii) No sub Division/fragmentation/departure from zoning and building byelaws of the concerned developing agency shall be permissible under any circumstances.
- iii) This transfer policy shall also be applicable to the LOI/allotments issued under Off the Shelf Scheme under the policies notified on 24.11.1992, 01.06.1996 & 10.12.1998.

III. GENERAL SCHEME

a) PROCEDURE FOR INVITING APPLICATIONS

Applications shall be invited by Punjab Small Industries & Export Corporation /concerned developing agency through press advertisement. The Developing agency shall undertake scrutiny of the applications, placing proposals before following Sub-Committee, which shall be headed by Industrial Advisor-Cum-Additional Director of Industries.

- i) Joint Managing Director, Punjab Small Industries & Export Corporation.
- ii) Representative Corporation of Managing Director, Punjab Financial Corporation
- iii) Representative of Managing Director, Punjab State Industrial Development Corporation.
- iv) Representative of Punjab Pollution Control Board.
- v) General Manager, District Industries Centre Concerned
- vi) Representative of Managing Director, Electronic Corporation.

- vii) Representative of Managing Director, Punjab Agro Industries Corporation.
- viii) Officer Incharge of the concerned Developing Agency Convener.

The Sub-Committee shall undertake the preliminary scrutiny and make recommendations to the Allotment Committee having regard to requirement of land and eligibility of applicants keeping in view the parameters given under II (b) above.

b) ALLOTMENT COMMITTEE

Allotment of plots up to 2 acres, excepting under "Off the Shell Scheme" shall be made by the Allotment Committee consisting of the following:-

- | | | |
|------|--|------------------|
| i) | Director of Industries & Commerce, Punjab | Chairman |
| ii) | Managing Director.
Punjab Small Industries & Export Corporation | |
| iii) | Managing Director
Punjab State Industries & Development Corporation | |
| iv) | Managing Director.
Punjab Financial Corporation | |
| v) | Chairman/Member Secretary
Punjab Pollution Control Board | |
| vi) | Industrial Advisor-cum-Additional Director of Industries | |
| vii) | Nominee of the developing agency | Member Secretary |

The Allotment Committee shall make allotment of plots after considering the recommendation of Sub Committee.

The decision of the allotment Committee on applications for allotment of plots shall be final and no appeal shall lie against it. The Allotment Committee would meet as and when required and devise its own procedure for conducting the business.

c) MODE OF PAYMENT

Earnest Money	10% cost of plot payable along with application.
Down Payment	30% cost of plot payable within 30 days of allotment.
Balance cost	60% cost of plot payable in 6 half yearly equated installments along with applicable interest. OR In lump sum (without interest) within 60 days of allotment. 10% rebate on balance 60% cost shall be permissible in case of lump sum payment

d) PROJECT IMPLEMENTATION

After the decision of allotment by the competent Allotment Committee in favour of an applicant, the concerned developing agency shall issue regular letter of allotment. The allottee shall be required to start construction and ensure to bring the unit into commercial production within an overall period of three years from the date of allotment.

In the event of an applicant failing to bring the unit into production within prescribed period, the allotment of plot shall be liable to be cancelled, consequent upon which the earnest money deposited shall stand forfeited. Remaining cost of plot shall be refunded to the applicant, on which no interest shall be payable by the developing agency.

e) EXTENSION FEE

Consequent upon the expiry of initial three years permissible period and failure to achieve the commercial production, the allottee may seek extension in time period for bringing the unit into production by making payment of extension fee @ 5% of the cost of plot/land for 4th year or part thereof and 7.5% of the cost of plot for 5th year or part thereof.

In no case extension shall be allowed beyond five years and on expiry of it, the plot shall be cancelled by the developing agency without any further

notice. In the event of cancellation, the earnest money, extension fee, if any paid/payable by the allottee shall stand forfeited. The remaining amount shall be refunded to the allottee on which no interest shall be payable by the developing agency.

f) TRANSFER OF PLOTS

Transfer of plots shall be allowed by the developing agency on payment of transfer fee as under:

- i) In case the allottee does not commence production within permissible period and seeks transfer of plot, the same would be allowed on payment of transfer fee equivalent to 10% of the original cost plus enhanced cost if any of the plot. This shall be exclusive of extension fee paid/payable under rule III (e).
- ii) In case unit of the allottee commences production within the permissible period, the transfer of plot would be allowed on payment of transfer fee equivalent to 5% of the original cost + enhanced cost if any of plot This shall be exclusive of extension fee paid/payable under rule III (e)
- iii) However, for subsequent transfers, fee shall be leviable as under:

Area	Transfer Fee per sq. yard
Focal Point(s) Mohali, Derabassi, Rajpura, Amritsar, Jalandhar, Ludhiana and Khanna.	Rs. 20/- per square yard in lump sum plus Rs. 3/- per square yard per year from the date of last transfer.
All other focal points excepting above	Rs. 10/- Per square yard in lum sum plus Rs. 3/- per square yard per year from the date of last transfer.

- iv) Above transfer fee/policy shall also apply to the letters of intent/allotment of plots, which had been issued prior to the enforcement of this policy. In such cases the concerned developing agency shall issue the regular transfer letters in favour of intending transferee containing detailed terms and conditions of allotment after receiving the applicable transfer fee.

Chandigarh, the
11-10-2002

Mukul Joshi
Principal Secretary to Govt. of Punjab,
Department of Industries & Commerce.

Endst.No.17/18/02/61B/

Dated:

A copy is forwarded to the Controller Printing & Stationary, Punjab, Chandigarh, with a spare copy of Notification, with the request that the above Notification may kindly be got published in the Punjab Government Gazette (Extra Ordinary) and 100 spare copies of the printed Notification may be sent to this office for record.

-sd-
(Amrit Lal Garg)
Additional Secretary

Endst. No. 17/18/02-61B/ 4132

Dated: 24/10/02

A copy is forwarded to the following for information and necessary action:

- i) Director of Industries & Commerce, Punjab, 17 Bays building, Sector 17, Chandigarh,
- ii) Managing Director, Punjab Small Industries & Export Corporation, Udyog Bhawan, Sector-17, Chandigarh.
- iii) Managing Director, Electronic Corporation Punjab, Udyog Bhawan, Sector-17, Chandigarh.

-sd-
(Kashmir Singh Pannu)
Superintendent

1(e) Allotment Policy dated 02.09.2005

GOVERNMENT OF PUNJAB DEPARTMENT OF INDUSTRIES & COMMERCE (INDUSTRIES BRANCH) NOTIFICATION

NO.17/18/02-61B/2025

Dated, the 2/9/2005

In partial modification of Land Allotment Policy notified by Punjab Government vide No.17/18/02-61B/4129 dated 24.10.2002 and notified vide Nos. 17/18/02-61B/2024 dated 10.07.2003, 17/18/02-61B/3958 dated 23.12.2003 and 17/18/02-61-B/3254 dated 21.10.2004, the following amendments are made in Clause II & III of the Policy:

1. Part of the existing clause II (b) beginning from "After approval of the committee, LOI shall be issued..... payment of extension fee @2.5% of the cost of plot. No further extension shall be allowed under any circumstances and clause II (c), II(e) and II(f) stand deleted and in lieu thereof new clauses III (d), III(e) and III (f) of the policy shall be applicable under clause II as well.
2. Existing clause II (d) will be re-numbered as II (c).
3. In Clause II(d) word 'LOI' is substituted with words "Allotment Letter".
4. Clause III(d), Clause III (e) and Clause III (f) are deleted and are substituted by following new clauses III(d), III(e) and III(f) :

III(d) Issuance of Allotment Letter & Project Implementation:

After the decision to allot by the competent Allotment Committee, the concerned developing agency shall issue a regular allotment letter with detailed terms and conditions. The allottee shall be required to bring the unit into production within 3 years from the date of allotment. Provided that this clause shall also be applicable to all Letter of Intents made under the policies notified on 10.12.98 and 24.10.2002. All the LOIs shall be converted into regular allotment letter by the concerned

developing agency in consonance with provisions III(d) and III(e) of this policy.

111(e) Extension in Time & Fee:

In case allottee fails to bring up the industrial unit into production on the industrial land allotted under this policy within 3 years, he /they will have to seek extension in time period for bringing up unit into production failing which allotment made shall liable to be cancelled. Extension in time period shall be granted on payment of extension fee @1% per year of current reserve price of the land fixed by the developing agency in the concerned focal point/ industrial estate operative at the time of making payment. This shall also apply to all the allotment of plots made heretofore effective from the expiry of last permissible period.

In the event of an applicant failing to bring the unit into production within prescribed / extended period, the allotment of plot shall be liable to be cancelled consequent upon which amount equivalent to the earnest money deposited and extension fee ,if any, paid/ payable shall stand forfeited. The remaining amount shall be refunded to the allottee on which no interest shall be payable by the developing agency.

III(f) Transfer of Land/Plots:

Transfer of land/plots shall be allowed by the developing agency by charging transfer fee equivalent to 3% of the current price of the plot fixed by the developing agency in the concerned' focal point/area, operative at the time of allowing transfer. However, transfer fee will not be chargeable in the following categories:

- i. Sale of developed plots from an Industrial Estate/Park developed in accordance with the policy of Govt. of Punjab after obtaining, a license under the Punjab Apartment and Property (Regulation) Act or on being

exempted from such license. For such sales permission of the developing/allotting authority shall not be necessary.

- ii. Transfer made in favour of group companies as defined in the Monopolies & Restrictive Trade Practices Act (MRTPA), 1969. Such transfers would be allowed by the Allotment Committee after it is satisfied that the transferor and the transferee meet the requirement of being group companies.
- iii. Transfer in favour of a subsidiary company in which original allottee owns 51% or more shares or change of legal status of a company as a result of merger/de-merger. Such cases would be submitted to the Allotment Committee headed by the Chief Secretary for approval.

Provided that this transfer policy shall be applicable to all the industrial plots allotted by any developing agency under all the previous policies as well.

S.C.Agrawal
Principal Secretary to Government of Punjab
Department of Industries & Commerce

No.17/18/02/61B/ 2026

Dated: 2/9/2005

A copy is forwarded the Controller, Printing & Stationery, Punjab, Chandigarh with the request that the above notification may be published in the Punjab Government Ordinary Gazette and twenty spare copies of the same be supplied this department for official use.

-sd-
Additional Secretary Industries & Commerce, Pb.

No.17/18/02-61B/2027

Dated: 2/9/2005

A copy is forwarded to the Accountant General, Punjab, Chandigarh for information & necessary action.

-sd-

Additional Secretary Industries & Commerce, Pb.

No.17/18/02-61B/2028

Dated: 2/9/05

A copy is forwarded to Director of Industries & Commerce, Punjab, Chandigarh.

He is requested to send a copy of notification to all concerned departments/agencies/organizations.

-sd-

Additional Secretary Industries & Commerce, Pb.

1(f) Allotment Policy dated 08.04.2008

GOVERNMENT OF PUNJAB DEPARTMENT OF INDUSTRIES & COMMERCE (INDUSTRIES BRANCH) NOTIFICATION

No17/18/02-61B/

Dated

With a view to accelerate the pace of Growth of Industry in the State and provide quick availability of land to the entrepreneurs, the Governor of Punjab is pleased to notify a new policy for allotment of land in various industrial focal points as well as allotment of semi developed /developed land under “Off-the-Shelf” scheme, in supersession of the notification issued on 2.9.2005.

The allotment policy would be applicable to all the existing and new areas either fully developed/semi-developed for industrial purposes as focal points, Growth Centers, industrial areas, Industrial Estates etc. by any agency of the Government.

For the purpose of this policy, semi-developed areas shall mean such areas which have been identified exclusively for large and medium scale industries and in which only external skeleton development covering provision of outer roads with street lights, trunk sewer, storm water, drainage and sewerage disposal works have been undertaken by any agency of the State Government.

I. RESERVATION FOR VARIOUS CATEGORIES

“Off-the-shelf “Schemes	a) All pieces of land measuring above 2 acres. b) 30% of plots of 2500 sq. yards and above up to 2 acres. c) 15% of plots measuring 500 sq yards and above but less than 2500 sq yard d) All plots / sheds in urban industrial Estates/industrial Development Colonies e) Allotment of land to Industrial Focal Point Associations / Chamber of Commerce & Industry upto the size of 250 sq. yds. for setting up their office.
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The remaining plots shall be allotted under general scheme having the reservations as follows:

Allotment to Non resident Indians & 10% Export Oriented Units	10%
Scheduled Castes	5%
Backward Classes	2%
Ex servicemen/War Widows	2%
Sikh migrants/riot affected victims	1%

Provided further that in case sufficient eligible candidates are not available in the specified reserve category, the un-allotted plots shall be treated as un-reserved and allotted in the General Category.

I-A Where more than 50% of the plots in an industrial focal points / industrial estate which was developed more than five years back have remained unsold, PSIEC, may as its discretion, carve out chunk of land of 5 acre or more by clubbing unsold plots along with non-saleable area subject to the following terms & conditions, for allotment under "Off-the-Shelf" scheme.

- a) Once the plots and non-saleable area are clubbed together, the existing zoning will lapse and a new zoning plan in accordance with the new size of the chunk will be prepared as per applicable byelaws.
- b) The price of the chunk shall be worked out after adding the current price of saleable plots included in the chunk depending on the land use. The non saleable area included in the chunk will also be priced at the same rate which works out for the total saleable area in the chunk.
- c) A discount of 10% will be offered on the price worked out in accordance with (b) above in view of clubbing of plots.

II. ALLOTMENT UNDER "OFF-THE-SHELF SCHEME"

a) Procedure for inviting applications

The application for allotment of plots under Off the Shelf Scheme would be received in Udyog Sahayak, Department of Industries Entire Secretarial works

such as scrutiny of applications, placing the proposals before the Sub-Committee and the Allotment Committee shall be done by the Udyog Sahayak.

After scrutiny, Udyog Sahayak shall place the applications before a Sub-Committee comprising of the following members:

i)	Director of Industries & Commerce	Chairman
ii)	Chief Town Planner	Member
iii)	Chief Architect	Member
iv)	MD PSIEC	Member
v)	MD, PSIDC	Member
vi)	Member Secretary, PPCB	Member
vii)	Chief Co-ordinator, Udyog Sahayak	Convener

b) CRITERIA

The Sub-committee shall examine the applications, keeping in view the following parameters:-

- a) Viability of the project
- b) Impact on environment.
- c) Technology involved.
- d) Export earnings.
- e) Employment generated.
- f) Qualification and experience
- g) Foreign Direct Investment.

The Sub-Committee shall also make assessment of the land requirement of the applicant based on the project report and building plans to be submitted along with applications. The recommendations of the Sub-committee in cases of plots less than 2 acres will be placed before Principal Secretary Industries & Commerce for allotment, while in cases of plots of 2 acres and above, the recommendations will be placed before the Allotment Committee under the Chairmanship of Chief Secretary to Govt. Punjab with the following members:

- (i) Principal Secretary to Chief Minister, Punjab
- (ii) Principal Secretary Industries & Commerce
- (iii) Principal Secretary Environment
- (iv) Principal Secretary Power
- (v) Principal Secretary Housing & Urban Development

- (vi) Principal Secretary Labour
- (vii) Managing Director PSIEC/concerned Developing Agency.
- (viii) Director of Industries & Commerce

The Allotment Committee may co-opt other Administrative Secretaries/State Government Officials as and when required

c) MODE OF PAYMENT

Earnest money	20% of the cost of plot/land or Rs 10 lacs whichever is less alongwith application.
Payment of balance cost of plots/land above 2 acres	Entire balance cost payable within 60 days of Allotment letter
Payment of balance cost of plots/land upto 2 acres	30% payable within 30 days of Allotment letter. Balance 50% in two half yearly equated instalments alongwith interest as applicable or lumpsum payment within 60 days without interest

For issuance of Allotment letter, Project Implementation, Extension in Time Period and Transfer of Land / Plots, the provisions made under clause III(d), III(e) and III(f) shall also apply to plots allotted under "Off the-Shelf Scheme"

III. GENERAL SCHEME

a) PROCEDURE FOR INVITING APPLICATIONS

Applications shall be invited by PSIEC/concerned developing agency through press advertisement. The Developing agency shall undertake scrutiny of the applications, placing proposals before following Sub-Committee, which shall be headed by Industrial Advisor Cum-Additional Director of Industries

- i. Joint Managing Director, PSIEC
- ii. Representative of MD PFC
- iii. Representative of MD PSIDC
- iv. Representative of PPCB
- v. GM, DIC, Concerned.
- vi. Representative of MD ELTOP
- vii. Representative of MD, PAIC.

viii. Officer Incharge of the concerned Developing Agency Convener.

The Sub-Committee shall undertake the preliminary scrutiny and make Its recommendations to the Allotment Committee having regard to requirement of land and eligibility of applicants keeping in view the parameters given under II (b) above.

b) ALLOTMENT COMMITTEE

Allotment of plots up to 2 acres, excepting under "Off the Shelf" Scheme shall be made by the Allotment Committee consisting of the following: -

- i. Director of Industries & Commerce, Punjab Chairman
- ii. MD, PSIEC
- iii. MD, PSIDC
- iv. MD, PFC
- v. Chairman/Member Secretary, PPCB
- vi. Industrial Advisor cum Additional Director of Industries
- vii. Nominee of the developing agency Member Secy.

The Allotment Committee shall make allotment of plots after considering the recommendation of Sub Committee.

The decision of the allotment Committee on applications for allotment of plots shall be final and no appeal shall lie against it. The Allotment Committee would meet as and when required and devise its own procedure for conducting the business.

c) MODE OF PAYMENT

Earnest Money	10% cost of plot payable alongwith application.
Down payment	30% cost of plot payable within 30 days of allotment.

Balance cost	60% cost of plot payable in 6 half yearly equated installments alongwith applicable interest. OR In lump sum (without interest) within 60 days of allotment. 10% rebate on balance 60% cost shall be permissible in case of lump sum payment.
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d) Issuance of Allotment Letter & Project Implementation:

After the decision to allot by the competent Allotment Committee, the concerned developing agency shall issue a regular allotment letter with detailed terms and conditions. The allottee shall be required to bring the unit into production within 3 years from the date of allotment.

Provided that this clause shall also be applicable to all Letter of Intent made under the policies notified on 10.12.98 and 24.12.2002. All the LOIs shall be converted into regular allotment letter by the concerned developing agency in consonance with provisions III(d) and III(e) of this policy.

III(e) Extension in Time & Fee:

In case allottee fails to bring up the industrial unit into production on the industrial land allotted under this policy within 3 years, he/they will have to seek extension in time period for bringing up unit into production, failing which allotment made shall be deemed to have been cancelled. However, extension in time period for another 2 years on request from allottee giving valid reasons for inability to bring up the unit into production shall be granted on payment of extension fee @ 1% per year of current reserve price of the land fixed by the developing agency in the concerned focal point industrial estate operative of the time of making payment.

In case of allotments made under previous policies, the additional time period of one year shall be allowed from the expiry of last

permissible/extended time period or 5 years whichever is later, on payment of extension fee as above, for bringing up the unit into production.

In the event of an applicant falling to bring the unit into production within prescribed / extended period, the allotment of plot shall be liable to be cancelled consequent upon which amount equivalent to the earnest money deposited and extension fee if any. paid/payable shall stand forfeited. The remaining amount shall be refunded to the allottee on which no Interest shall be payable by the developing agency.

III(f) Transfer of Land/Plots:

Transfer of land/plots shall be allowed by the developing agency by charging transfer fee equivalent to 3% of the current price of the plot fixed by the developing agency in the concerned focal point area, operative at the time of allowing transfer. However, transfer fee will not be chargeable in the following categories:-

- i. Sale of developed plots from an Industrial Estate/Park developed in accordance with the policy of Govt of Punjab after obtaining a license under the Punjab Apartment and Property (Regulation) Act or on being exempted from such license. For such sales permission of the developing/allotting authority shall not be necessary.
- ii. Transfer made in favour of group companies as defined in the Monopolies & Restrictive Trade Practices Act (MRTPA), 1969. Such transfers would be allowed by the Allotment Committee after it is satisfied that the transferor and the transferee meet the requirement of being group companies
- iii. Transfer in favour of a subsidiary company in which original allottee owns 51% or more shares or change of legal status of a company as a result of merger/demerger. Such cases would be submitted to the Allotment Committee headed by the Chief Secretary for approval.

Provided that this transfer policy shall be applicable to all the industrial plots allotted by any developing agency under all the previous policies as well

Chandigarh the 8.4.2008

S.S. Channy
Principal Secretary to Govt of Punjab
Department of Industries & Commerce

No17/18/02-61B/

Dated

Two copies are forwarded to the Controller. Printing & Stationery, Punjab Chandigarh for publication of this notification in the Extra Ordinary Gazette of the State Government and supply 100 spare copies thereof to this Department for record.

-sd-
Addl. Secretary to Government of Punjab,
Department of Industries & Commerce, Punjab.

No.17/18/02-61B/449
9.4.08

Dated

A copy is forwarded to the following for information: -

- i. The Director of Industries & Commerce, Punjab, Chandigarh
- ii. The Managing Director, Punjab Small Industries & Export Corporation, Chandigarh
- iii. The Managing Director. Punjab Information & Communication Technology Corporation Chandigarh

-sd-
Addl. Secretary to Government of Punjab,
Department of Industries & Commerce, Punjab.

No.17/18/02-61B/

Dated:

A copy is forwarded to the Accountant General, Punjab (Audit Section) for information and necessary action.

-sd-
Addl. Secretary to Government of Punjab,
Department of Industries & Commerce, Punjab

1(g) Allotment Policy dated 29.10.2013

[Extract from the Punjab Govt. Gaz. (Extra), dated the 5th November, 2013]

GOVERNMENT OF PUNJAB DEPARTMENT OF INDUSTRIES & COMMERCE (INDUSTRIES BRANCH) NOTIFICATION

The 31st October, 2013

No. US/CC/PSIEC/Allotment policy/1860.-With a view to accelerate the pace of Growth of Industry in the State and provide ready availability of land to entrepreneurs, the Governor of Punjab is pleased to notify a new policy for allotment of land in various industrial focal points as well as allotment of semi developed /developed land under "The On-Going Allotment scheme, in supersession of the "Off-The-Shelf scheme as contained in Notification No.17/18/02-61B/446 dated 8/9.4.2008. The allotment policy shall be applicable to all the existing and new areas either fully developed/semi-developed for industrial purposes as focal points, Growth Centre's, industrial areas, Industrial Estates etc., for allotment of industrial plots/land and shall apply to prospective allotments made under this policy by any agency of the Government. For the purpose of this policy, semi developed areas shall mean such areas which have been identified exclusively for large and medium scale industries and in which only external skeleton development covering provision of outer roads with street lights, trunk sewer, storm water, drainage and sewerage disposal works have been undertaken by any agency of the State Government

1.0 THE ON-GOING SCHEME FOR ALLOTMENT OF PLOTS

(1.1) Plots available under "The On-Going Allotment" scheme

- (a) All pieces of land measuring above 2 acres.
- (b) 30% of plots of 2500 sq. yards and above up to 2 acres.
- (c) 15% of plots measuring 500 sq yards and above, but less than 2500 sq. yards.

(1.2) Provision of clubbing of unsold plots

PSIEC/concerned Developing Agency may at its discretion in the expediency of promotion of industry in the State carve out a chunk/chunks of land measuring

above 2 acres by clubbing unsold plots alongwith non saleable area subject to the following terms & conditions, for allotment under this scheme:

(a) Once the plots and non-saleable area are clubbed together, the existing zoning of industrial focal point /industrial estate shall no longer apply to such area/plots and a new zoning plan in accordance with the new size of the chunk shall be prepared as per applicable byelaws.

(b) The price of the land/plot shall be worked out after adding the current price of saleable plots included in the chunk, depending on the use of the land thus clubbed. The non-saleable area included in the chunk shall also be priced at the reserve price fixed for allotment of industrial plot in the respective area/focal point.

(1.3) **Processing Fee**

The applicant shall be required to submit application form alongwith non-refundable processing fee as under:

size of plot	Processing fee
Less than 2500 sq. yards	Rs. 5,000/-
2500 sq.yard and above upto 2 Acre	Rs. 10,000/-
More than 2 Acres	Rs. 25,000/-

The processing fee shall be payable in the form of a bank demand draft in the name of Chief Coordinator, Udyog Sahayak, payable at Chandigarh.

(1.4) **Procedure for inviting applications**

(a) Applicants may apply for allotment of industrial plots after checking availability of plots on the web-site of Department of Industries, Government of Punjab i.e. <http://www.pbindustries.gov.in>, or that of PSIEC i.e. <http://www.psiec.gov.in> or that of the concerned developing agency. Press advertisements shall also be released from time to time as per availability of plots atleast once in a year in the leading newspapers of the region.

(b) Applications shall be received and processed by Udyog Sahayak, Department of Industries, who shall place the proposal after preliminary scrutiny before the following Committee:-

(i) Director of Industries & Commerce

Chairman

(ii) MD, PSIEC/concerned developing agency	Member
(iii) MD, PSIDC	Member
(iv) MD, PAIC	Member
(v) Chief Architect	Member
(vi) Chief Town Planner (Deptt. of Housing)	Member
(vii) Member Secretary, PPCB	Member
(viii) Chief Co-coordinator, Udyog Sahayak	Convener

(c) The Committee shall evaluate the applications after interviewing the applicants, keeping in view the following parameters and shall make recommendations to the competent authority for appropriate decision:

- (i) Viability of the project.
- (ii) Understanding or knowledge of the project of the applicant.
- (iii) Technology involved.
- (iv) Credentials of the applicant as entrepreneur.
- (v) Resource position.
- (vi) Qualification and experience.
- (vii) Foreign Direct Investment.
- (viii) Performance of the applicant (entrepreneur) during the interview.

(d) The Committee shall also assess the land requirement of the applicant based on the project report and building plans submitted in the prescribed application form annexed as Annexure 'A' of this policy.

(e) The Committee shall meet at least once every six months to consider the applications for allotment of plots under this scheme.

(1.5) Procedure for allotment of plots

a) The recommendations of the aforesaid Committee in cases of plots with area up to 2 acres shall be placed before Principal Secretary Industries & Commerce for allotment.

b) In cases of plots measuring above 2 acres, the recommendations shall be placed before an Allotment Committee under the Chairmanship of Chief Secretary to Govt. Punjab with following members:-

- (1) Principal Secretary to Chief Minister

- (ii) Principal Secretary, Department of Industries & Commerce
- (iii) Principal Secretary, Department of Science Technology & Environment,
- (iv) Principal Secretary, Department of Power
- (v) Principal Secretary, Department of Housing and Urban Development
- (vi) Principal Secretary, Department of Labour
- (vii) Managing Director, PSIEC/concerned Developing Agency
- (viii) Director, Department of Industries & Commerce - Convener

The Allotment Committee may co-opt other Administrative Secretaries/State Government Officials as and when required.

(1.6) **Mode of Payment**

(a) For plots up to 2 Acres

Earnest money	20% of the cost of plot/land alongwith application.
Payment of balance cost	30% payable within 30 days of issue of Letter of Intent. Balance 50% in five half yearly equated installments alongwith interest as applicable or lump sum payment within 60 days of issue of Letter of Intent without interest.

(b) For plots above 2 Acres

Earnest money	20% of the cost of plot/ land along with application.
Payment of balance cost	30% payable within 30 days of issue of Letter of Intent. Balance 50% in five half yearly equated installments alongwith interest as applicable or lump sum payment within 60 days of issue of Letter of Intent without Interest.

(1.7) **OTHER TERMS & CONDITIONS FOR THE ON-GOING ALLOTMENT SCHEME**

(1.7.1) **Issuance of Letter of Intent & Project Implementation**

- a) Upon receipt of decision of competent authority for allotment of plot through Udyog Sahayak, Department of Industries, Punjab, the concerned developing agency shall initially issue a Letter of Intent valid for a period of three years to the recommended applicant who shall be required to take the following effective steps for implementation of the project within one year from the date of LOI.
 - i. Sanction of building plans;

- ii. Construction at site at least up to DPC level;
- iii. Placement of orders of plant and machinery,
- iv. Obtain provisional registration of the unit from the concerned GM/DIC or SIA registration as applicable.
- v. Obtain consent of financial institution/Bank to advance loan for the proposed project OR in case of self financing, submit proof of own sources.
- vi. Obtain consent to establish from PPCB, if applicable.

The possession of the plot/land shall be handed over to the LOI holder after deposit of 50% of the total price of the plot with the developing agency.

(b) The concerned developing agency shall however in cases where the LOI holder having taken partial effective steps and on production of valid/genuine reasons of delay may consider extension in time for completing effective steps for a period of additional six months on payment of extension fee @2% of price of plot in the first instance and on further payment of extension fee @ 3% of the price of plot for another six months. No further extension shall be allowed under any circumstances.

c) In the event of the applicant failing to take effective steps within stipulated/extended period, the Letter of intent shall automatically lapse, consequent upon which the earnest money deposited by the allottee shall be forfeited. The balance amount paid by the allottee shall be refunded without any interest and the extension fee paid/payable shall also be forfeited.

(1.7.2) Project implementation

The LOI holder shall be required to implement the project on the industrial plot/land within a period of three years from the date of issue of LOI. Implementation of project would mean commencement of commercial production. In the event of failure of the LOI holder to achieve commercial production within this period, the Letter of Intent shall automatically stand cancelled/withdrawn and the payment deposited by the LOI holder towards the price of plot would be refunded (without interest) by the developing agency after deducting/ forfeiting 25% of the price of the plot. The extension fee paid/payable shall be forfeited. Action shall be taken by

PSIEC/Developing agency to resume the plot/site and take possession in terms of LOI

(1.7.3) Extension in Time & Fee

(a) The period for implementation of the project shall be extendable for one year, i.e. after 3 years from the date of issue of LOI, on payment of extension fee calculated @ 7.5% of the allotment price of the plot, subject to the LOI holder having completed the entire building structure including the roof, as per sanctioned plan.

(b) Second extension of implementation period for additional one year for commencement of production i.e. after four years from the date of issue of LOI, shall be allowable on payment of extension fee calculated @ 10% of the allotment price of the plot in case the LOL holder has completed the construction mentioned in clause (a) above

(c) The LOI holder shall apply for the first and second extension, as the case may be, in the prescribed format, filling complete information on the eligibility criteria as well as various steps taken by the LOI holder along with Demand Draft for the applicable extension fee and submit the same to developing agency before the expiry of the stipulated period. The developing agency shall satisfy itself on the merits of the case and convey its decision with regard to extension within 30 days. In case no application/request is received in time from the LOL holder for extension for implementation of the project, LOI shall automatically stand cancelled/withdrawn. The payment deposited by the LOL holder towards the price of plot would be refunded (without interest) by the developing agency after deducting/forfeiting 30% of the price of the plot. The extension fee paid/payable shall be forfeited. Action shall be taken by PSIEC/Developing agency to resume the plot/site and take possession in terms of LOI.

(1.7.4) Completion of project

The LOI holder shall produce the proof of having commenced production on the allotted plot in the shape of EM Part-II issued by General Manager, District Industries Centre concerned or other valid proof in token of confirmation of achieving production issued by a competent Government Agency

(1.7.5) **Execution of lease deed.**

The LOI holder shall become eligible for conversion of LoI into Letter of Allotment and execution of lease deed on fulfillment of pre-condition of commencement of commencement of commercial production as laid down in LOL. The letter of Allotment shall be for a lease period up to 99 years, less the period already elapsed under LOI.

(1.7.6) **Conversion of lease hold allotment into free hold.**

The allottee shall be eligible for converting the leasehold allotment into free hold on payment of prescribed fee only in those cases where it has commenced production on the plot within implementation period of up to 5 years and continued production for at least 3 years

(1.7.7) **Cancellation of LOI and Resumption of site/plot**

(a) No extension in implementation period for commencement of production beyond the initial period of three years plus additional/extended two years counted from the date of issue of LOL, shall be allowed in cases where the LOI holder has failed to commence production on the plot within this period.

(b) In cases, as mentioned at (a) above or clause 1.7.8 (f) hereunder, the Letter of Intent shall automatically stand cancelled/withdrawn.

(c) In the event of LOI being cancelled/withdrawn, the LOI holder shall have to remove the structure at his own expense within 30 days of cancellation and restore the possession of plot to the allotting agency in the condition in which the possession was handed over. In the event of failure to do so, the PSIEC/Developing agency shall take possession forthwith and the structure shall become the property of the developing agency. After the expiry of period of 30 days, LOI holder shall be required to pay the damages equivalent to market rent for the said plot/land till he vacates the premises and will be unauthorized occupant of land and shall not be entitled to claim himself to be the lessee.

(d) The developing agency shall get the cost of construction of building assessed from approved Valuer/Chartered Engineer and pay the amount thus arrived to the erstwhile LOI holder. In such cases, the re-allotment price of the plot will be

determined inclusive of the amount so paid by the allotting agency to the erstwhile LOL holder.

(1.7.8) **Transfer of LOI**

- (a) i) LOI shall not be transferable except in cases of death or insolvency of an allottee duly declared. Transfer of LoI will be governed by the provisions of this policy and the transferee will only step into the shoes of original LOI holder
- ii) Transfer of LOI shall be permissible only after execution of lease deed.

(b). **Transfer of lease**

A lease executed under his policy shall be allowed to be transferred in the following circumstances:

- i. In case of individual allottees, there is a change of ownership by way of sale/agreement to sell or otherwise;
 - ii. In case of partnership firms and Limited Liability Partnerships (LLP), the share of original partner(s) falls below 51%, except in the case of death of a partner which shall be dealt under clause (e) hereunder:
 - iii. In the case of Private Limited Companies, where the majority stake (51% or above) gets transferred through exit of the shareholders at the time of allotment and / or induction of new shareholders and the share of the original remaining shareholder(s) is diluted below 51%
- (iv) in the case of a Government Company, the change in ownership through disinvestment of shareholding of 51% or more or by way of divestment;

(c) **Eligibility criteria for the Transfer**

- i. Transfer of plots allowed under this policy shall be allowed by the concerned Developing Agency only after 3 years of commencement of production by the original allottee and submission of valid proof thereof issued by General Manager, District Industries Centre concerned or any other Government Agency and after execution of lease deed.

(d) **Transfer Fee**

Transfer of plot shall be allowed only by the concerned developing agency by charging transfer fee @5% of the current reserve price of the plot/land fixed by the Developing Agency in the concerned Industrial Focal Point Industrial Estate operative at the time of transfer.

(e) **Transfer of LOI/Allotment without payment of transfer fee**

- i. Transfer by way of inheritance or change in constitution within family or through a will testating the property within the family members of the allottee covering father, mother, wife, husband, son, brother, sister, daughter, grandson and granddaughter,
- ii. Succession due to death of owner/allottee/partner/share holder,
- iii. Transfer made in favour of group companies as defined in the Monopolies & Restrictive Trade Practices Act (MRTPA), 1969 or the Competition Commission Act, as the case may be. Such transfers shall be done by the Allotment Committee headed by the Chief Secretary, Punjab subject to the condition that the transferor and the transferee meet the requirement of being group companies
- iv. Transfer in favour of a subsidiary company in which original allottee owns more than 50% share or change of legal status of a company as a result of merger/de-merger. Such transfers shall be decided by the Allotment Committee headed by the Chief Secretary, Punjab.

(f) **Consequences of unauthorized transfers**

In case of any unauthorized transfer, the LOI shall stand automatically cancelled/withdrawn and the developing agency shall take recourse to resumption proceedings as per clause 1.7.7(b) and 1.7.7(c).

2.0 ALLOTMENT OF PLOTS TO GOVERNMENT AND ITS FULLY-OWNED UNDERTAKINGS

Notwithstanding anything contained in this scheme, the allotment of plots to Government Departments and its fully-owned Boards, Corporations, Companies,

Societies, Agencies etc. shall be made at the reserve price fixed by the Developing Agency, with the approval of the Principal Secretary, Industries and Commerce.

3.0 ALLOTMENT OF PLOTS TO INDUSTRIAL ASSOCIATIONS/SPVS FOR OFFICE/COMMON FACILITIES

Notwithstanding anything contained in this scheme, the allotment of plots to the Industrial Associations, Special Purpose Vehicles formed for maintenance of the Industrial Estates/ Focal Points under the Punjab Common Infrastructure (Regulation & Maintenance) Act 2012 or for the purpose of implementation of any Cluster Development Scheme, or for setting up of their office or common facility centre shall be made at the reserve price fixed by the Developing Agency with the approval of the Principal Secretary, Industries and Commerce. The conditions of LOI and lease deed as stipulated in this policy shall apply.

4.0 REVIEW OF RESERVE PRICE

All developing agencies reserve the right to review the reserve price of plots at any time.

5.0 INTERPRETATION AND APPEALS

For the interpretation of this Policy, the Principal Secretary, Industries and Commerce will be the appropriate Authority, whose decision thereon shall be final. Any person aggrieved by the orders passed by any officer of the Developing Agency or the Director of Industries may file an appeal against that order within 30 days to the Principal Secretary, Industries and Commerce, whose orders shall be final.

-Sd/-

KARAN AVTAR SINGH
Principal Secretary to Govt. of Punjab
Department of Industries & Commerce.

Chandigarh
The 29th October, 2013

0351911-2013/pb Govt Press, S.AS. Nagar

1(h) Allotment Policy dated 31.01.2019

GOVERNMENT OF PUNJAB DEPARTMENT OF INDUSTRIES & COMMERCE (INDUSTRIES BRANCH) NOTIFICATION

No.01/02/2019-AS5/ 135

Dated: - 31/1/19

With a view to achieve the objectives of Industrial and Business Development Policy-2017 notified by the State Government aimed at bringing a new era of industrial development, ease of doing business, providing land to the investors in more speedy and transparent manner, allotment of industrial plots shall henceforth be made by adopting the mechanism of e-auction.

In partial modification of the existing allotment policy notified by the Department of Industries & Commerce, Govt. of Punjab under General Scheme on 08.04.2008 as well as On-Going Scheme notified on 31.10.2013, following procedure shall be adopted for invitation of application, mode of allotment, issuance of allotment letter, project implementation and other related terms and conditions in the matter of allotment of industrial plots in focal points, Growth Centers, Industrial Areas, Industrial Estates etc. by any agency of the Government.

Under the new system of e-auction of industrial plots, following mechanism shall be adopted:-

1.0 Procedure of allotment through e-auction

All the industrial plots available in the already developed existing focal

Points as well as in the upcoming Industrial areas/Estates/ Focal Points/ Growth centers etc. shall be allotted through mode of e-auction.

1.2 Available industrial plots shall be up-loaded on the selected web-site(s) alongwith respective plot no, size, reserve price and location.

1.3 Press advertisement shall be issued by PSIEC/concerned developing agency inviting prospective entrepreneurs to apply on-line on the selected web-site.

1.4 In case single bid is received for a particular plot/site, the same shall be put to e-auction. In an eventuality, single bid is again received against the said particular

plot/site, single bid shall be accepted for the purpose of allotment of plot, provided it is above the Reserve Price.

1.5 Highest bidder in the e-auction process shall be declared as a successful applicant followed by issuance of Regular Allotment Letter by PSIEC/concerned developing agency in accordance with the proviso 111(c)(d), (e), (f) of the policy notified by the Department of Industries & Commerce, Govt. of Punjab under General Scheme on 09.04.2008.

2.0 Issuance of Allotment Letter & Project Implementation

2.1 After an applicant is declared successful in the bidding process, the concerned developing agency shall issue a regular allotment letter with detailed terms and conditions. The allottee shall get the building plan sanctioned and construction started within one year of the issue of allotment letter, failing which the earnest money @ 10% shall be forfeited, plot resumed and put up for re-auction within 3 months thereafter. The allottee shall be required to bring the unit into production within an overall period of 3 years from the date of allotment.

2.2 Mode of payment

Earnest Money	10% cost of plot payable alongwith application
Down Payment	30% cost of plot payable within 30 days of allotment
Balance cost	60% cost of plot payable in 6 half yearly equated installments alongwith applicable interest.
	OR
	In lumpsum (without interest) within 60 days of allotment. 10% rebate on balance
	60% cost shall be permissible incase of lump sum payment.

2.3 Extension in Time & Fee:-

In case an allottee fails to bring up the industrial unit into production on the industrial land allotted under this policy within 3 years, he/they will have to seek extension in time period for bringing up unit into production, failing which allotment made shall be deemed to have been cancelled. However, extension in time period for another 2 years on request from allottee giving valid reasons for inability to bring up the unit into production shall be granted on payment of extension fee

@1% per year of current reserve price of the land fixed by the developing agency in the concerned focal point/industrial estate operative at the time of making payment.

In the event of an applicant failing to bring the unit into production within prescribed /extended period, the allotment of plot shall be liable to be cancelled consequent upon which amount equivalent to the earnest money deposited and extension fee, if any, paid /payable shall stand forfeited. The remaining amount shall be refunded to the allottee on which no interest shall be payable by the developing agency.

3. Provisions concerning reservation for various categories under proviso 1, III (a) & (b) contained in policy under General Scheme dated 09.04.2008 and proviso 1.1, 1.3, 1.4,1.5, 1.6,1.7.1,1.7.2,1.7.3,1.7.4,1.7.5,1.7.6,1.7.7 &1.7.8 contained in policy under On-Going Scheme notified on 31.10.2013 shall stand omitted.

Vini Mahajan
Additional Chief Secretary
Department of Industries & Commerce

Chandigarh

Dated: 30/1/19

No. 01/02/2019-AS5/136

Dated 31/1/19

Two copies are forwarded to the controller, Printing & Stationery, Punjab, Chandigarh for publication of this notification in the Extra Ordinary Gazette of the State Government and supply 100 spare copies thereof to this Department for record.

Deputy Secretary to Govt. of Punjab
Department of Industries & Commerce, Punjab

No. 01/02/2019-AS5/137-139

Dated 31/1/19

A copy is forwarded to the following for information:-

- i. The Director of Industries & Commerce, Punjab, Chandigarh.
- ii. The Managing Director,
Punjab Small Industries & Export Corporation, Chandigarh
- iii. The Managing Director,
Punjab Information & Communication Technology Corpn.,
Chandigarh

Deputy Secretary to Govt. of Punjab
Department of Industries & Commerce, Punjab

1(i) Allotment Policy for adjoining land dated 07.08.2014

No. Infra/Policy guidelines/2014/5913-8

From

The Director of Industries, Punjab,
Chandigarh

To

1. Managing Director,
Punjab Small Industries and Export Corporations,
Chandigarh.
2. All the General Manager,
District Industries Centre, In the State.

Dated Chandigarh the: 7/8/14

Subject: Policy guidelines regarding allotment of adjoining land available in bits and pieces which cannot be carved out as independent/serviceable plots.

Please find enclosed policy guidelines in the continuation of ID No.9/42/89-3FEV-93 dated 6-1-1993 issued by Deputy Secretary Govt. of Punjab Dept. of Finance (Finance Expenditure-V Branch) with regard to certain bits and pieces of land which were left reserved/un-planned in the focal point/Industrial estates in the State. You are requested to process the cases of adjoining land in light of this policy. These policy guidelines are being issued with the approval of Hon'ble Industries and Commerce Minister, Punjab.

Encl: As above

Joint Director (Infra)
For Director of Industries & Commerce, Punjab

Endst. No. Infra/Policy guidelines/2014/

Dated:

1. A copy alongwith enclosure is forwarded of PS/PSIC for information of Principal Secretary Industries & Commerce, Punjab Chandigarh.
2. PA/SDIC for kind information of Secretary-cum-Director of Industries & Commerce, Punjab.

Encl: As above.

**Joint Director (Infra.)
for Director of Industries & Commerce,
Punjab.**

POLICY GUIDELINES FOR ALLOTMENT OF UN-PLANNED/UN-UTILISED AND PIECES OF LAND/SIDE ALLEYS TO THE ADJOINING PLOT HOLDERS OF DIFFERENT INDUSTRIAL FOCAL POINTS/ GROWTH CENTRES/INDUSTRIAL ESTATES & DEVELOPMENT COLONIES DEVELOPED BY DEPARTMENT OF INDUSTRIES GOVT. OF PUNJAB AND ALL OTHER AGENCIES/CORPORATIONS OF STATE GOVT.

During the course of planning the lay out plan of the focal point/Industrial estates, certain bits and pieces of land were left reserved/un-planned. While some of these can be carved out as an independent plot and allotted under the policy of the State Govt. A few bits and pieces of land/side alleys cannot be utilized independently. For the disposal of these bits and pieces of land/side alleys falling in different Industrial focal points/growth centers/industrial estates & development colonies developed by Department of Industries Govt. of Punjab and all other agencies/corporations, the following policy guidelines shall be followed:

1. Small bits and pieces of land/side alleys left reserved/unplanned in the layout plan of the concerned focal point Industrial estate shall be allotted to the existing adjoining plot holder for industrial purpose on the current reserve price subject to the condition that independent plot cannot be carved out there-on. The industrial plot holder who has already commenced operations on the existing allotted plot shall only be eligible to apply for allotment of adjoining site.
2. The mode of payment for disposal of such land shall be at the Reserve Price being followed by PSIEC/Concerned Development Agency and the total consideration amount shall be payable in lump sum (as only small bits of land are being allotted). The land so allotted will be used for industrial purpose only.
3. The allotment of such small bits and pieces of land/side alleys left reserved/un-planned in the lay out plan of the concerned focal point/industrial estate shall be made by a committee under the chairmanship of Director of Industries & Commerce, Punjab with the following as members:-

(i)	MD,PSIEC	Member
(ii)	MD.PSIDC	Member
(iii)	MD, PFC	Member
(iv)	Chairman, PPCB or his nominee	Member
(v)	Industrial Advisor cum-Additional Director of Industries	Member
(vi)	Office in charge of concerned Developing Agency	Member Secy,

2. AMNESTY SCHEME

2(a) 217th meeting of BOD'S held on 04.04.2003

Description: To consider to evolve policy for levy of interest on instalments of cost of plots and recovery of cost enhancement.

Decision: Resolved that one year amnesty scheme to the defaulter allottees of different Focal Points for the recovery of additional/enhanced cost be and is hereby approved as follows:-

1. Defaulter allottees be allowed to make payment of their dues (Principal) in four equated quarterly instalments alongwith interest as applicable under respective terms of allotments upto maximum of 15% per annum on simple basis as the case may be (without compounding & penal).
2. For calculating their dues, principal amount of enhanced cost plus interest as mentioned at (a) above shall be capitalized upto a cut-off date. Based on the same, demand notices shall be issued to the respective defaulter allottees for clearance of their dues within one year.
3. In case, the defaulter allottee(s) does not square up his dues alongwith interest as per(a) above within stipulated period of one year, he/they shall have to remit the additional cost in accordance with respective terms of allotment along with applicable interest/penal interest.

2(b) Approval of Amnesty Scheme; Punjab Govt. Notification dated 09.05.2019

ਪੰਜਾਬ ਸਰਕਾਰ
ਉਦਯੋਗ ਤੇ ਕਮਰਸ ਵਿਭਾਗ
(ਉਦਯੋਗ ਸ਼ਾਖਾ)

ਸੇਵਾ ਵਿਖੇ,
ਮੈਨੇਜਿੰਗ ਡਾਇਰੈਕਟਰ,
ਪੰਜਾਬ ਲਘੂ ਉਦਯੋਗ ਤੇ ਨਿਰਯਾਤ ਨਿਗਮ ਲਿਮ.
ਚੰਡੀਗੜ੍ਹ।

ਮੀਮੋ ਨੰ 01/54/-2014ਏ 5.ਐਸ./1066
ਮਿਤੀ, ਚੰਡੀਗੜ੍ਹ : 9/5/19

ਵਿਸ਼ਾ- **Approval of Amnesty Scheme.**

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਦੇ ਸਬੰਧ ਵਿਚ ਆਪ ਦੀ ਤਜਵੀਜ਼ PSIEC/P.S.MD/1160, ਮਿਤੀ 30.04.2019 ਦੇ ਹਵਾਲੇ ਵਿਚ।

2. ਵਿਸ਼ੇ ਅੰਕਿਤ ਮਾਮਲੇ ਸਬੰਧੀ ਆਪ ਦੀ ਤਜਵੀਜ਼ ਅਨੁਸਾਰ ਦੀ ਪ੍ਰਵਾਨਗੀ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਦਿੱਤੀ ਜਾਂਦੀ ਹੈ:-

- a) Amnesty Scheme may be introduced for the period of one year effective from 1.5.2019.
- b) Defaulter plot holders may be asked to make payment of their dues in two equated six monthly installments becoming due on 31.10.2019 & 30.4.2020 along with interest as applicable under respective terms of allotment up to maximum of 15% per annum on simple basis as the case may be (without compounding & penal).
- c) For calculating their dues, principal amount of enhanced land cost plus interest as mentioned at (b) above shall be capitalized up to a cut-off date i.e. 30-4-2020. Based on the same, demand notices shall be issued to the respective defaulter allottees for clearance of their dues upto 30-4-2020.
- d) In so far as the cases, where part payments have been received along with applicable interest/penal/compounding as per respective terms of

allotment /cost sheets, the amount of part payment would be adjusted effective from the date of receipt. In others words, dues would be calculated with 15% simple interest in line with terms of Amnesty Scheme up to the date of receipt of part payment. After adjusting the part payment, interest on the residual amount would be charged up to the currency of Amnesty Scheme.

- e) In those case where defaulter allottees make payment before 30-4-2020,the interest on the rate as mentioned above shall be chargeable upto the date of clearance of default only.
 - f) In case, the defaulter allottees does not square up his dues along with interest as per (b) above within stipulated period expiring on 30-4-2020, he /they shall have to remit the additional cost in accordance with the respective terms of allotment along with applicable interest/ penal interest.
3. ਇਹ ਮਾਨਯੋਗ ਮੰਤਰੀ ਉਦਯੋਗ ਤੇ ਵਣਜ ਜੀ ਦੀ ਪ੍ਰਵਾਨਗੀ ਨਾਲ ਇਸ ਸਰਤ ਤੇ ਦਿੱਤੀ ਜਾਂਦੀ ਹੈ ਹੈ ਕਿ ਨਿਗਮ ਵੱਲੋਂ ਇਸ ਸਕੀਮ ਦੀ ਕਾਰਜਬਾਅਦ ਪ੍ਰਵਾਨਗੀ ਨਿਗਮ ਦੀ ਸਮੱਰਥ ਅਥਾਰਟੀ ਤੋਂ ਲੋੜ ਅਨੁਸਾਰ ਪ੍ਰਾਪਤ ਕਰ ਲਈ ਜਾਵੇ।

ਨਿਗਮ ਦੀ ਮਿਸਲ PSIEC/P.S.MD/1160, ਮਿਤੀ 30-4-2019 ਇਸ ਪੱਤਰ ਦੇ ਨਾਲ ਮੂਲ ਰੂਪ ਵਿਚ ਵਾਪਿਸ ਭੇਜੀ ਜਾਂਦੀ ਹੈ।

-sd-

ਵਿਸ਼ੇਸ਼ ਸਕੱਤਰ, ਉਦਯੋਗ ਤੇ ਕਮਰਸ

2(c) 290th meeting of BOD'S dated 09.09.2019

Description: Recovery of enhanced land cost from defaulter plot holder of different focal point developed by PSIEC.

Decision: The Board desired that strict monitoring be done for the recovery of enhanced land cost from the defaulter plot holders of different focal points. It was also decided that individual demand notices be issued to the concerned plot holders under amnesty scheme for motivating them to discharge their liability within stipulated period as envisaged under the provisions of scheme besides undertaking wide publicity for this purpose.

2 (d) Extension in time period of Amnesty Scheme applicable to the recovery of enhanced land cost awarded by Judicial Courts upto 31.08.2020; Office Order; Endst. No. PSIEC/Estate/4388-93 dated 23.06.2020

Punjab Small Industries & Export Corporation Ltd.
Udyog Bhawan, Sector-17-A, Chandigarh.
No. PSIEC/Estate/ **Dated:**

OFFICE ORDER

Subject:- Extension in Time Period of Amnesty Scheme applicable to the recovery of enhanced land cost awarded by Judicial Courts.

Punjab Small Industries & Export Corporation Ltd. has issued notices to the allottee(s) of industrial/residential plots of various focal points developed in different part of the State for the recovery of additional cost of plots accruing from the enhancement in land compensation awarded by judicial court(s). Allottee(s) of plots to whom notices for the recovery of additional cost were issued by PSIEC remained defaulters in settling their accounts within stipulated period, had become liable to make payment of their defaulted amount along with normal and penal interest on compounding basis as applicable under respective terms of allotment.

Considering the demand of industry, exceptional circumstances caused by COVID-19 pandemic & recommendations of the Task Force constituted under the chairmanship of Sh. K. R. Lakhanpal, IAS (Retd.), Government of Punjab has permitted the defaulter plot holders of different focal points to make payment of their dues of enhanced land cost awarded by judicial courts up to 31.08.2020 in lieu of 30.05.2020 under the Amnesty Scheme. The period from 30.05.2020 to 31.08.2020 will be treated as Zero Period for all intents and purposes and no interest/ penal interest shall be leviable during the currency of zero period. The other terms and conditions of Amnesty Scheme as contained in memo no 01/54/2014-/1066 dated 09.05.2019 shall remain the same.

This policy is being issued with the approval of Industries & Commerce Minister, Government of Punjab.

Managing Director

❖ A copy is forwarded to the following for information and necessary action:

- i) Secretary to Industries & Commerce Minister for kind information of Industries & Commerce Minister, Govt. of Punjab.
- ii) PS to ACS (I&C), Govt. of Punjab.
- iii) PS to Managing Director, PSIEC Ltd.,
- iv) GM (Legal)
- v) Estate officer-I, II & III.
- vi) Programmer (Estate).

-sd-
GM (Estate)

2 (e) Extension in time period of Amnesty Scheme applicable to the recovery of enhanced land cost awarded by Judicial Courts. Extended up to 31.03.2021; Office Order dated 30.09.2020.

**Punjab Small Industries & Export Corporation Ltd.
Udyog Bhawan, Sector-17-A, Chandigarh.**

No. PSIEC/Estate/

Dated:

OFFICE ORDER

Subject:- Extension in Time Period of Amnesty Scheme applicable to the recovery of enhanced land cost awarded by Judicial Courts.

Punjab Small Industries & Export Corporation Ltd. has issued notices to the allottee(s) of industrial/residential plots of various focal points developed in different part of the State for the recovery of additional cost of plots accruing from the enhancement in land compensation awarded by judicial court(s). Allottee(s) of plots to whom notices for the recovery of additional cost were issued by PSIEC remained defaulters in settling their accounts within stipulated period, had become liable to make payment of their defaulted amount along with normal and penal interest on compounding basis as applicable under respective terms of allotment.

Considering the demand of industry, exceptional circumstances caused by COVID- 19 pandemic & recommendations of the Task Force constituted under the chairmanship of Sh. K. R. Lakhanpal, IAS (Retd.), Government of Punjab has permitted the defaulter plot holders of different focal points to make payment of their dues of enhanced land cost awarded by judicial courts up to 31.03.2021 in lieu of 31.08.2020 under the provision of Amnesty Scheme. The other terms and conditions of Amnesty Scheme as contained in memo no 01/54/2014-ਏ.ਐਸ.5/1066 dated 09.05.2019 issued by Special Secretary, Industries & Commerce Govt. of Punjab read with memo no. PSIEC/Estate/4388-93 dated 23.06.2020 shall remain the same. This policy is being issued with the approval of Industries & Commerce Minister, Government of Punjab.

-sd-
Managing Director

Endst. No. PSIEC/Estate/14337-341

Dated 30.09.2020

❖ **A copy is forwarded to the following for information and necessary action:**

- i) Secretary to Industries & Commerce Minister for kind information of Industries & Commerce Minister, Govt. of Punjab.
- ii) PS to Principal Secretary (I&C), Govt. of Punjab.
- iii) PS to Managing Director, PSIEC Ltd.,
- iv) GM (Legal)
- v) GM (Estate)

-sd-
Estate Officer-I

2(f) Extension in time period of Amnesty Scheme applicable to the recovery of enhanced land cost awarded by Judicial Courts applicable to the defaulter plot holders of PSIEC/ Punjab Infotech upto 30.06.2021; Office Order dated 03.12.2020.

Punjab Small Industries & Export Corporation Ltd. Chandigarh

OFFICE ORDER

Subject:- Extension in time period of Amnesty Scheme regarding recovery of enhanced land cost awarded by Judicial Courts applicable to the defaulter plot holders of PSIEC/ Punjab Infotech.

Punjab Small Industries & Export Corporation Ltd. had issued notices to the allottee(s) of industrial/residential plots of various focal points developed in different part of the State for the recovery of additional cost of plots accruing from the enhancement in land compensation awarded by judicial court(s). Allottee(s) of plots to whom notices for the recovery of additional cost were issued remained defaulters in settling their accounts within stipulated period, had become liable to make payment of their defaulted amount along with normal and penal interest on compounding basis as applicable under respective terms of allotment.

Considering the demand raised by industrial plot holders of different focal points and focal point associations covering Amritsar, Bathinda, Patiala, Ludhiana, Mohali, Derabassi etc. coupled with exceptional circumstances caused by COVID-19 pandemic, the Government of Punjab has decided to extend the operation of Amnesty Scheme applicable to all the defaulter plot holders of different focal points developed by PSIEC/ Punjab Infotech in the State of Punjab from 31.03.2021 to 30.06.2021 regarding recovery of enhanced land cost accruing from enhancement in land compensation awarded by Judicial Courts.

The other terms and conditions of Amnesty Scheme as contained in memo no 01/54/2014-/1066 dated 09.05.2019 issued by Special Secretary, Industries & Commerce Govt, of Punjab read with memo no.

PSIEC/Estate/4388-93 dated 23.06.2020 followed by memo no PSIEC/Estate/14337-341 dated 30.09.2020 shall remain the same.

This policy is being issued with the approval of Industries & Commerce Minister, Government of Punjab.

Managing Director

Endst. No. PSIEC/Estate/19124-19129

Dated 3/12/2020

❖ **A copy is forwarded to the following for information and necessary action:**

- i) Secretary to Industries & Commerce Minister for kind information of Industries & Commerce Minister, Govt. of Punjab.
- ii) PS to PSIC, Govt. of Punjab.
- iii) PS to MD, PSIEC Ltd.,
- iv) PA to AMD
- v) GM (Legal)
- vi) Estate officer-I, II, III & IV

-sd-
CGM (Estate)

2(g) Extension in time period of Amnesty Scheme applicable to the recovery of enhanced land cost awarded by Judicial Courts applicable to the defaulter plot holders of PSIEC/ Punjab Infotech up to 30.09.2021;Public Notice dated 01.07.2021.

PUNJAB SMALL INDUSTRIES & EXPORT CORPORATION LTD.

PUBLIC NOTICE

EXTENSION IN TIME PERIOD OF AMNESTY SCHEME APPLICABLE TO THE RECOVERY OF ENHANCED LAND COST AWARDED BY JUDICIAL COURTS FOR THE PLOTS ALLOTTED IN DIFFERENT FOCAL POINTS IN PUNJAB DEVELOPED BY PSIEC/ PUNJAB INFOTECH.

Considering the demand of industry and the exceptional circumstances caused by second wave of COVID-19 pandemic, the Government of Punjab/PSIEC has decided to extend the operation of Amnesty Scheme applicable to the defaulter plot holders of different focal points developed by PSIEC/ Punjab Infotech in the State of Punjab from **30.06.2021 to 30.09.2021** concerning recovery of enhanced land cost accruing from enhancement in land compensation awarded by Judicial Courts.

The other terms and conditions of Amnesty scheme as contained in memo no 01/54/2014-ਏ.ਐਸ.5/1066 dated 09.05.2019 issued by Special Secretary, Department of Industries & Commerce, Government of Punjab shall remain the same.

Note:

The allottee(s) who have already made payment of enhanced land cost with applicable interest/penal interest, no refund in such cases would be admissible.

MANAGING DIRECTOR

2(h) One Time Settlement scheme for recovery of Enhanced Land Cost awarded by judicial courts from defaulter plot holders of different focal points developed by PSIEC/ Punjab Infotech : Extension of Amnesty Scheme; Punjab Govt. Notification dated 29.12.2021.

**GOVERNMENT OF PUNJAB
DEPARTMENT OF INDUSTRIES AND COMMERCE
(Industries Branch)
NOTIFICATION**

Endst No. IND-INDUOMISC/211/2021-AS5/

Dated : 29/12/2021

Subject:- One Time Settlement scheme for recovery of Enhanced Land Cost awarded by judicial courts from defaulter plot holders of different focal points developed by PSIEC/ Punjab Infotech: Extension of Amnesty Scheme.

Council of Ministers in their meeting held on 23.12.2021 considering the subject noted matter and decided to implement One Time Settlement Scheme for recovery of Enhanced Land Cost awarded by judicial courts from defaulter plot holders of different focal points developed by PSIEC/Punjab Infotech as under:

Considering the demand of industry and exceptional circumstances caused by COVID-19 pandemic, the defaulter plot holders of different focal points developed by PSIEC / PUNJAB INFOTECH are hereby allowed to make payment of their dues of enhanced land cost awarded by judicial courts up to 31.03.2022 in lieu of 30.09.2021 under the Amnesty Scheme thereby reducing the element of interest from 15% p.a. (simple basis) to 8.5% p.a. (interest compounding annually). The other terms and conditions of Amnesty Scheme as contained in memo no 01/54/2014-A.S.5/1066 dated 09.05.2019 issued by Special Secretary, Industries & Commerce Govt. of Punjab will remain the same.

Date : 28-12-2021
Place : Chandigarh

Tejveer Singh, IAS
Principal Secretary to Govt. of Punjab
Department of Industries & Commerce

Endst No : IND-INDUOMISC/211/2021-AS5/3473 Dated : 29/12/2021

A copy of the above is forwarded to the following for information and necessary action :-

1. Managing Director, Punjab Small Industries & Export Corporation.
2. Controller, Department of Printing & Stationery, Govt. of Punjab - for publication of this notification in Extraordinary Gazette of the State Government and for placing on record of the Department.

-sd-

Secretary Industries & Commerce, Punjab

3. Extension in time period to the allottees of Residential Plots for completion of construction

3(a) 220th Meeting of BOD dated 03.10.2003

Description: To consider to evolve policy guidelines for allowing transfer of residential plots in existing/coming up focal points/ growth centres developed by the PSIEC besides to levy extension fee for giving additional time period for construction.

Decision: A. TRANSFER FEE: 2.5% of allotment price of plot.

B. EXTENSION FEE

Period of Extension	Extension fee
1 st year 2 nd year 3 rd year	No extension fee chargeable being permissible period for construction.
4 th year or part thereof	2% of the allotment price
5 th year or part thereof	2% of the allotment price
6 th year or part thereof	2.5% of the allotment price
7 th year or part thereof	2.5% of the allotment price
8 th year or part thereof	2.5% of the allotment price
9 th year or part thereof	3% of the allotment price
10 th year or part thereof	3% of the allotment price

C. EXTENSION FEE IN CASE OF RESIDENTIAL PLOTS ALLOTTED BY ERSTWHILE GIICO

1. Allotments where in built clause for levying extension fee do not exist.

Defaulter allottees be informed through press advertisement to complete the construction on their plots by 31.12.2003 failing which extension fee be charged as under w.e.f. 01.01.2004.

01.01.2004 to 31.12.2004 or part thereof	2% of the allotment price
01.01.2005 to 31.12.2005 or part thereof	2% of the allotment price
01.01.2006 to 31.12.2006 or part thereof	2.5% of the allotment price

01.01.2007 to 31.12.2007 or part thereof	2.5% of the allotment price
01.01.2008 to 31.12.2008 or part thereof	2.5% of the allotment price
01.01.2009 to 31.12.2009 or part thereof	3% of the allotment price
01.01.2010 to 31.12.2010 or part thereof	3% of the allotment price

2. Allotments where in built clause for levying extension fee exists in the allotment letter

7 th year or part thereof	2.5% of the allotment price
8 th year or part thereof	2.5% of the allotment price
9 th year or part thereof	3% of the allotment price
10 th year or part thereof	3% of the allotment price

3(b) 288th Meeting of BOD dated 28.03.2019

Description: To consider to allow extension in time period to plot holders for completing construction on residential plots in different focal points, developed by PSIEC.

The Board considered the item. Considering the request made by allottees of residential plots developed by PSIEC in different focal points and difficulties being experienced by them in obtaining varied nature of clearances, the Board allowed an extension in time period to the defaulter plot holders for completing construction in the overall public interest as under:-

1. All defaulter residential plot holders of different focal points developed by PSIEC in Punjab shall be allowed an extension in time period for completion of construction upto the period 31.12.2020.
2. Extension in time period shall be allowed on payment of extension fee chargeable per year @ 1% of the current reserve price of the residential plot fixed by the Corporation in the concerned focal point operative at the time of making payment. While calculating the element of extension fee, period of one year or part thereof shall be treated as a single unit i.e. one year. The above extension shall be reckoned from the expiry of last permissible/extended period as earlier decided by BODs of the Corporation.
3. Defaulter allottees shall be asked to submit their building plan for approval with concerned authority upto 30.09.2019, commence construction at site upto 31.12.2019 and ensure to complete construction of residential plot upto 31.12.2020.
4. Above Extension shall be allowed subject to the condition that the concerned defaulter plot holder(s) shall have to deposit applicable dues towards price of plot including enhanced land cost along with interest & penal interest and requisite extension fee on or before 30.09.2019.

3(c) 297th Meeting of BOD dated 08.09.2021.

Description: To consider to allow extension in time period to plot holders for completing construction on residential plots in different focal points, developed by PSIEC.

Decision:-

Considering the pressing demand of allottees of residential plots in the light of recessionary economic phase and hardships faced by allottees due to onslaught of the ongoing COVID-19 pandemic, the BOD allowed extension in time period of additional 2 years effective from the expiry of last permissible/extended period on payment of extension fee @ 1 % per year of the Current Reserve Price of the residential plot fixed by the Corporation in the concerned focal point operative at the time of making payment or part thereof.

(4) Extension in time period to the allottees of Commercial Sites for completion of construction

4(a) 230th Meeting of BOD dated 28.09.2005

Description: To evolve policy guidelines for levying transfer and extension fee on the allottees of Commercial Sites.

Decision:- The Board considered the item and resolved to fix transfer and extension fee applicable to commercial sites developed by the Corporation in different Focal Points/Growth Centres as under:-

Transfer Fee	3% of the auction price of the specific site as the case may be subject to minimum of Rs. 20,000/- for booth site and Rs. 50,000/- for SCO/SCF site.
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Extension Fee:-

After expiry of initial permissible period of 3 years for completing the construction, the extension fee shall be leviable as under:-

Year	Extension Fee
4th & 5th year	2% of the auction price per year or part thereof.
6th, 7th & 8th year	2.5 % of the auction price per year or part thereof.
9th & 10th year	3% of the auction price per year or part thereof.

Apart from above, in the allotments already made where no provision for the levy of extension fee exists and period of 3 years from the date of allotment stand expired, Corporation may extend last opportunity through press advertisement to all the defaulter allottees to complete construction by 31.12.2005 positively failing which extension fee would become leviable as per policy of the Corporation given hereunder:-

Period of Extension	Extension fee
1.1.2006 to 31.12.2006 or part thereof	2% of the auction price
1.1.2007 to 31.12.2007 or part thereof	2% of the auction price
1.1.2008 to 31.12.2008 or thereof	2.5% of the auction price
1.1.2009 to 31.12.2009 or part thereof	2.5% of the auction price
1.1.2010 to 31.12.2010 or part thereof	2.5% of the auction price
1.1.2011 to 31.12.2011 or part thereof	3% of the auction price
1.1.2012 to 31.12.2012 or part thereof	3% of the auction price

Provided that above rate of extension fee per year or part thereof shall also become leviable in case of already made those allotments where inbuilt extension clause does not exist and period of 3 years expires after 31.12.2005 effective from the date of expiry of 3 years from the date of allotment as the case may be.

4(b) 268th Meeting of BOD dated 15.12.2014

Description: Extension in time period to the defaulter allottees of commercial sites of different focal points for completion of construction thereon.

Decision:- The Board considered the item keeping in view the difficulties being experienced by allottees of commercial sites of different focal points as explained in the agenda, the Board resolved to allow additional time period of 5 years to the allottees for completing the construction on payment of extension fee chargeable @4% of the auction /allotment price per year or part thereof. This extension shall be reckoned from the date of expiry of last permissible/extended period as the case may be.

(5) Extension in time period to the allottees of Industrial Plots for Commencement of Production

5(a) Office order : Endst No. PSIEC/Estate 28473 Dated: 22.02.2019

Phones : 2702301-05 PBX

PUNJAB SMALL INDUSTRIES & EXPORT CORPORATION LIMITED

(A State Government Undertaking)

Regd Office : 18, HIMALAYA MARG, UDYOG BHWAN SECTOR 17-A, CHANDIGARH-160017

No. PSIEC/Estate/_____

Dated; _____

OFFICE ORDER

Subject:-Extension in time period to the defaulter allottees of industrial plots of different focal points for the commencement of production.

With a view to mitigate the hardships being faced by the entrepreneurs in implementation of their projects owing to market scenario, general recessionary trend and other environmental factors, Govt., of Punjab has decided to allow additional time period for the commencement of construction and bringing their unit into production to the defaulter allottees of industrial plots of different focal points developed by Punjab Small Industries & Export Corporation Ltd (PSIEC) in the State of Punjab in the larger public interest as under: -

1. All defaulter industrial plot holders of different focal points developed by PSIEC in Punjab have been allowed an extension in time period for commencement of production upto the period 30.09.2020.
2. Extension in time period shall be allowed on payment of extension fee chargeable per year @ 1% of the current reserve price of the plot fixed by the Corporation in the concerned focal point operative at the time of making payment.
3. Defaulter allottees shall be required to submit their building plan for approval with concerned applicable authority upto 30.06.2019, commence construction at site upto 30.09.2019 and ensure to bring their unit into

production upto 30.09.2020.

4. Above Extension shall be allowed subject to the condition that the concerned defaulter plot holder(s) shall have to deposit applicable dues towards price of plot including enhanced land cost along with interest & penal interest and requisite extension fee on or before 30.06.2019 with PSIEC.
5. This extension in time period for implementation of the unit have been allowed as a last chance and in the event of failure of defaulter plot holder(s) to achieve the milestones mentioned above, PSIEC would proceed ahead for cancellation/resumption of their sites as per terms of allotment.
6. Concerned plot holders shall be required to furnish an undertaking on prescribed Performa to PSIEC on or before 30.06.2019 for adherence to the time schedule mentioned above.
7. Transfer of plots of defaulter plot holders of different focal points in those cases where permissible/extended time period for commencement of production already stand expired shall be allowed on payment of transfer fee chargeable equivalent to 10% of the current reserve price fixed by PSIEC operative at the time of seeking transfer as applicable to the concerned focal point.

Addl. Managing Director

Endst No. PSIEC/Estate 28473

Dated: 22.02.2019

- i) Additional Managing Director, PSIEC Ltd
- ii) Estate Officer-I, PSIEC Ltd
- iii) Estate Officer-II, PSIEC Ltd
- iv) Manager (Estate) PSIEC Ltd

-sd-
CGM (Estate)

5(b) Office order dated 24.06.2020

Punjab Small Industries & Export Corporation Ltd.

UdyogBhawan, Sector 17-A, Chandigarh.

Office Order

Subject: - Extension in time period to the defaulter allottees of Industrial plots of different focal point for the Commencement of Production.

With a view to mitigate the hardships being faced by the entrepreneurs in implementation of their projects, impact of COVID-19 and the recommendations of the K.R. Lakhanpal Committee, Govt. of Punjab has decided to allow to defaulter industrial plot holders of different focal points falling under General and On-Going Scheme, an extension in time period for commencement of operations of their project on their plots, where permissible/extended time period already stand elapsed, as given hereunder:-

1. Defaulter industrial plot holders of different focal points who have already submitted their building plans with concerned jurisdictional authority upto 31.03.2020, have been allowed an extension in time period for commencement of production upto the period of 30.09.2021.
2. Extension in time period shall be allowed on payment of extension fee chargeable per year @ 1% of current reserve price of the plot fixed by the Corporation in the concerned focal point operative at the time of making payment.
3. Defaulter industrial plot holders shall raise structure at site upto 31.12.2020 and ensure to bring their unit into production upto 30.09.2021.
4. Above extension shall be allowed subject to the condition that the concerned defaulter plot holder(s) shall have to deposit applicable dues towards price of plot including enhanced land cost alongwith interest & penal interest and requisite extension fee on or before 30.08.2020 with

PSIEC.

5. The above extension has been allowed as a last chance and in the event of failure of defaulter plot holder(s) to achieve the milestones mentioned above, PSIEC would proceed ahead for cancellation / resumption of their sites as per terms of allotment.
6. Concerned plot holders shall be required to furnish an undertaking on prescribed performance on or before 30.08.2020 for adherence to the time schedule brought out above.
7. Transfer/ Permission to sell of defaulter plot holders of different focal points in those cases where permissible/ extended time period for commencement of production already stand expired shall be allowed on payment of transfer fee chargeable equivalent to 10% of the current reserve price fixed by PSIEC operative at the time of seeking transfer/ permission to sell as applicable to the concerned focal point.

Note:- This policy shall not be applicable to the cancelled plots which have already been re-allotted to other entrepreneur. Besides, the above policy shall also not cover those cancelled allotments where allottees have accepted/ got encashed the refund of admissible amount sent by PSIEC.

This policy is being issued with the approval of Industries & Commerce Minister, Government of Punjab.

Managing Director

Endst.No. PSIEC/Estate/ 4561-70

Dated:- 24/06/2020

A copy is forwarded to the following for information and necessary action:-

- i. Secretary to Industries & Commerce Minister for kind information of Industries & Commerce Minister, Govt. Of Punjab.
- ii. PS-ACS(I&C), govt. Of Punjab.
- iii. PS to MD, PSIEC Ltd.

- iv. Chief Engineer
- v. GM (Planning)
- vi. GM(Legal)
- vii. Estate Officer-I, II, III
- viii. Programmer (Estate).

-sd-
GM (Estate)

5(c) Office Order dated 03.12.2020

**Punjab Small Industries & Export Corporation Ltd.
Udyog Bhawan, Sector 17-A, Chandigarh**

OFFICE ORDER

Subject : Extension in time period to the defaulter allottees of Industrial plots of different focal points for the Commencement of Production.

With a view to mitigate the hardships being faced by the entrepreneurs in implementation of their projects, impact of COVID-19 and the recommendations of the K. R. Lakhanpal Committee, Govt. of Punjab has decided to allow to defaulter industrial plot holders of different focal points developed by PSIEC/ Punjab Infotech falling under General and On-Going Scheme, an extension in time period for commencement of operations of their project on their plots, where permissible/ extended time period already stand elapsed, as given hereunder:-

- 1) Defaulter industrial plot holders of different focal points have been allowed to submit their building plans with concerned authority upto 31.01.2021.
- 2) Defaulter industrial plot holders of different focal points have been allowed to bring their unit into production up to 31.03.2022.
- 3) Extension in time period shall be allowed on payment of extension fee chargeable per year @ 1% of current reserve price of the plot fixed by the Corporation in the concerned focal point operative at the time of making payment.
- 4) Defaulter industrial plot holders shall commence construction upto 30.06.2021 and ensure to bring their unit into production upto 31.03.2022.
- 5) Defaulter plot holder(s) shall have to deposit applicable dues towards price of plot including enhanced land cost alongwith interest & penal interest and requisite extension fee on or before 31.03.2021 with PSIEC.
- 6) The above extension has been allowed as a last chance and in the event of failure of defaulter plot holder(s) to achieve the milestones mentioned above, PSIEC would proceed ahead for cancellation / resumption of their sites as per terms of allotment.
- 7) Concerned plot holders shall be required to furnish an undertaking on prescribed proforma on or before 31.03.2021 for adherence to the time schedule brought out above.

- 8) Transfer/ Permission to sell of defaulter plot holders of different focal points in those cases where permissible/ extended time period for commencement of production already stand expired shall be allowed on payment of transfer fee chargeable equivalent to 10% of the current reserve price fixed by PSIEC operative at the time of seeking transfer/ permission to sell as applicable to the concerned focal point.

Note:- This policy shall not be applicable to the cancelled plots which have already been re-allotted to other entrepreneur(s). Besides, the above policy shall also not cover those cancelled allotments where allottees have accepted/ got encashed the refund of admissible amount sent by PSIEC.

This policy is being issued with the approval of Industries & Commerce Minister, Government of Punjab.

Managing Director

Endst.No. PSIEC/Estate/ 19136-19143

Dated:-3/12/2020

❖ A copy is forwarded to the following for information and necessary action:-

- i. Secretary to Industries & Commerce Minister for kind information of Industries & Commerce Minister, Govt. Of Punjab.
- ii. PS to PSIC, Govt.of Punjab.
- iii. PS to MD, PSIEC Ltd.
- iv. PA to AMD
- v. Chief Engineer
- vi. GM (Planning)
- vii. GM(Legal)
- viii. Estate Officer-I, II, III& IV

**-sd-
Estate Officer-I**

(6) Restoration of cancelled allotment

6(a) 172nd Meeting of BOD dated 29.03.1993

Description: To consider to allow more time to the allottees of cancelled/resumed plots and sheds for the clearance of arrears of dues without any concession in penal/normal interest. BOD's decision dated 29.03.1993

Decision :-

The Board considered and authorised the Managing Director of the Corporation to allow withdrawal of legal proceedings and restoration of cancelled plots/Sheds on merits of each case where any sort of construction/production is existing after clearance of entire balance cost with interest, penal interest, legal expenses, restoration charges etc.

6(b) Office order dated 29.08.2019

PUNJAB SMALL INDUSTRIES & EXPORT CORPORATION LTD.

(A State Government undertaking)

UDYOG BHAWAN' 18-HIMALAYA MARG, SECTOR 17-A, CHANDIGARH-160017

0172 Phones: 702301-05, Fax: 91-0172-702039, Gram: INDCROP.

E-mail: psiec@glide.net.in Web Site: <http://www.psiec.com>

CIN No. U51219 CH1962SGC002427

No. PSIEC/Estate/

Dated

OFFICE ORDER

Subject: Policy regarding restoration of cancelled allotment of Industrial Plots and built up sheds allotted by Punjab Small Industries & Export Corporation Limited in the different focal Points/Growth Centre in the State of Punjab.

Keeping in view the demand of the entrepreneurs, industry, different focal point associations and to provide congenial atmosphere for promotion of industry, Govt. of Punjab has finalized following new policy applicable to the restoration of cancelled allotment of industrial plots/built up sheds allotted by PSIEC in different parts of the State in supersession of the previous policies framed by BODs of the PSIEC in their meetings held on 29.03.1993, 09.06.2000, 24.09.2001 & 20.10.2006:-

Cancellation due to non-payment of dues:-

1. In those cases, where outstanding dues on account of price of industrial plot/shed along with interest/penal interest/enhanced land cost/extension fee etc. as per terms of allotment and damages charges if any becomes more than that of current reserve price of plot applicable to the concerned area, restoration of cancelled plot/shed shall be made by recovering dues equivalent to current reserve price of the plot by giving credit of payment already deposited by the allottee with PSIEC on whatsoever account (i.e. actual amount without adding interest thereon). This shall apply to the cancelled allotment where plot/shed has not been re-allotted to any other entrepreneur.

2. In those cases, where outstanding dues on account of price of industrial plot/shed along with interest/penal interest/enhanced land cost/extension fee etc. as per terms of allotment and damages charges if any becomes less than that of current reserve price of plot applicable to the concerned area, restoration of cancelled plot/shed shall be made by recovering dues calculated as per terms of allotment by giving credit of payment already deposited by the allottee with PSIEC on whatsoever account (i.e. actual amount without adding interest thereon) along with payment of restoration fee as under:-

Name of the Focal Point	Restoration Fee
Mohali, Ludhiana, Jalandhar & Amritsar	10% of the current reserve price operative at the time of seeking restoration
Other Focal Points	5% of the current reserve price operative at the time of seeking restoration

This shall apply to the cancelled allotment where plot/shed has not been re-allotted to any other entrepreneur.

Cancellation due to mis-utilization of premises:-

In those cases where allotment of industrial plots/sheds are cancelled owing to misuse of the premises i.e. other than industrial purpose and /or violation of terms of allotment, the restoration of cancelled allotment shall be made after removal / regularization of default & payment of fee thereof as applicable which attracted cancellation plus payment of restoration fee @Rs.1000/- per sq yard for focal points Ludhiana, Jalandhar, Amritsar, Mohali and Rs. 500/-per Sq.yd for other focal points plus damages charges, if any, awarded by the Court.

This shall apply to the cancelled allotment where plot/shed has not been re-allotted to any other entrepreneur.

Notwithstanding above, any industrial plot lying vacant/unutilized at the time of cancellation & resumption shall not be restorable and

would be re-allotted through mode of e-auction as per applicable policy

This policy is being issued with the approval of Industries & Commerce Minister, Govt. of Punjab.

Addl. Managing Director

Endst. No. PSIEC/Estate/ 22913-918

Dated: 29/8/19

❖ A copy is forwarded to the following for information and necessary action:

- i. PS to Managing Director, PSIEC Ltd.
- ii. Additional Managing Director, PSIEC Ltd.
- iii. GM(Legal)
- iv. DGM (Estate)-I, PSIEC Ltd
- v. DGM (Estate)-II, PSIEC Ltd
- vi. Manager (Estate), PSIEC Ltd

-sd-
CGM (Estate)

6(c) Office order dated 21.01.2020

PUNJAB SMALL INDUSTRIES & EXPORT CORPORATION LTD.

(A State Government undertaking)

UDYOG BHAWAN' 18-HIMALAYA MARG, SECTOR 17-A,
CHANDIGARH.

OFFICE ORDER

No. PSIEC/Estate/

Dated:

Subject: Policy regarding restoration of cancelled allotment of Industrial Plots and built up sheds allotted by Punjab Small Industries & Export Corporation Limited in the different focal Points/Growth Centers in the State of Punjab.

Keeping in view the demand raised by different Focal Point Associations/ allottees of plots & other representative bodies and to provide congenial atmosphere for promotion of industry in State, the Government has reconsidered and decided to rationalize the policy applicable for restoration of cancelled allotment of industrial plots/ sheds allotted by PSIEC in different focal points in the state of Punjab. Accordingly, the following policy has been finalized applicable to the cancelled allotment of industrial plots/ built up sheds allotted by PSIEC in different Focal Points/ Growth Centres in supersession of the previous restoration policy issued by Corporation vide Memo No. PSIEC/Estate/22913-18 dated 29.08.2019.

I. Cancellation due to non-submission of valid proof of production:-

In those cases, where cancellation has been effected by PSIEC due to non-submission of proof of production, restoration of cancelled allotment shall be permissible upon furnishing valid proof of production of the unit of allottee on the plot, in accordance with the prescribed policy. However, no restoration fee shall be charged from the cancelled plot holder.

This scheme shall be valid for 3 months from the date of issue of this notification.

II. Cancellation due to non-payment of dues:-

i) In those cases, where outstanding dues on account of price of industrial plot/shed along with interest/penal interest/enhanced land cost/extension fee etc. as per terms of allotment and damages charges if any awarded by court, becomes more than that of current reserve price of plot applicable to the concerned area, restoration of cancelled plot/shed shall be made by recovering dues equivalent to current reserve price of the plot by giving credit of payment already deposited by the allottee with PSIEC on whatsoever account (i.e. actual amount without adding interest thereon). However, no restoration fee shall be charged from the cancelled plot/ shed holder. This shall apply to the cancelled allotment where plot/shed has not been re-allotted to any other entrepreneur.

This scheme shall be valid for 3 months from the date of issue of this notification.

ii) In those cases, where outstanding dues on account of price of industrial plot/shed along with interest/penal interest/enhanced land cost/extension fee etc. as per terms of allotment and damages charges if any awarded by court, becomes less than that of current reserve price of plot applicable to the concerned area, restoration of cancelled plot/shed shall be made by recovering dues calculated as per terms of allotment by giving credit of payment already deposited by the allottee with PSIEC on whatsoever account (i.e. actual amount without adding interest thereon). However, no restoration fee shall be charged from the cancelled plot holder. This shall apply to the cancelled allotment where plot/shed has not been re-allotted to any other entrepreneur.

This scheme shall be valid for 3 months from the date of issue of this notification.

III. Cancellation due to mis-utilization of premises:-

In those cases, where allotment of industrial plots/sheds are cancelled owing to misuse of the premises i.e. other than industrial purpose and /or violation of terms of allotment, the restoration of cancelled allotment shall be made after removal / regularization of default

& payment of fee thereof as applicable which attracted cancellation plus payment of any other dues towards price of plot along with interest/ penal interest/ enhanced land cost/ extension fee, as applicable in line with terms of allotment and damages charges, if any, awarded by the Court. However, no restoration fee shall be charged from the cancelled plot/shed holder. This shall apply to the cancelled allotment where plot/ shed has not been re-allotted to any other entrepreneur.

This scheme shall be valid for 3 months from the date of issue of this notification.

Notwithstanding above, any industrial plot lying vacant/ unutilized at the time of cancellation & resumption shall not be restorable and would be re-allotted through mode of e-auction as per applicable policy.

This policy is being issued with the approval of Industries & Commerce Minister, Government of Punjab.

Managing Director

Endst. No. PSIEC/Estate/ 43454-60

Dated: 21/1/20

A copy is forwarded to the following for information and necessary action:

- i. Secretary to Industries & Commerce Minister for kind information of Industries & Commerce Minister, Govt. Of Punjab.
- ii. PS to Managing Director, PSIEC Ltd..
- iii. GM(Legal)
- iv. DGM (Estate)-I, PSIEC Ltd.
- v. DGM (Estate)-II, PSIEC Ltd.
- vi. Manager (Estate), PSIEC Ltd.
- vii. Estate Officer (Commercial).

-sd-
CGM (Estate)

6(d) Office order dated 17.03.2021

**PUNJAB SMALL INDUSTRIES & EXPORT CORPORATION
LTD.**

(A State Government undertaking)
UDYOG BHAWAN' 18-HIMALAYA MARG, SECTOR 17-A, CHANDIGARH.

OFFICE ORDER

No. PSIEC/Estate/ 28973-980

Dated: 17/03/2021

Subject: Policy regarding restoration of cancelled allotment of Industrial Plots and built up sheds allotted by Punjab Small Industries & Export Corporation Limited and Punjab Information & Communication Technology Corporation Limited in the different focal Points/Growth Centers in the State of Punjab.

Keeping in view the demand raised by different Focal Point Associations / allottees of plots & other representative bodies and to provide congenial atmosphere for promotion of industry in State, the Government had re-considered and decided to rationalize the policy applicable for restoration of cancelled allotment of industrial plots / shed allotted by PSIEC in different focal points in the state of Punjab. Accordingly, the following policy was finalized & made applicable to the cancelled allotment of industrial plot / built up sheds allotted by PSIEC in different Focal Points/ Growth Centre and got issued vide Memo No. PSIEC/Estate/43454-60 dated 21.01.2020 in supersession of the previous restoration policy issued by Corporation vide Memo No. PSIEC/Estate/22913-18 dated 29.08.2019.

I. Cancellation due to non-submission of valid proof of production:-

In those cases, where cancellation has been effected by PSIEC due to non-submission of proof of production, restoration of cancelled allotment shall be permissible upon furnishing valid proof of production of the unit of allottee on the plot, in accordance with the prescribed policy. However, no restoration fee shall be charged from the cancelled plot holder.

II. Cancellation due to non-payment of dues:-

1. In those cases, where outstanding dues on account of price of industrial plot/shed along with interest/penal interest/enhanced land cost/extension fee etc. as per terms of allotment and damages charges if any awarded by court becomes more than that of current reserve price of plot applicable to the concerned area, restoration of cancelled plot/shed shall be made, by recovering dues equivalent to current reserve price of the plot by giving credit of payment already deposited by the allottee with PSIEC on whatsoever account (i.e. actual amount without adding interest thereon). However, no restoration fee shall be charged from the cancelled plot/ shed holder. This shall apply to the cancelled allotment where plot/shed has not been re-allotted to any other entrepreneur

III. Cancellation due to mis-utilization of premises:-

In those cases, where allotment of industrial plots/sheds are cancelled owing to misuse of the premises i.e. other than industrial purpose and /or violation of terms of allotment, the restoration of cancelled allotment shall be made after removal / regularization of default & payment of fee thereof as applicable which attracted cancellation plus payment of any other dues towards price of plot along with interest/ penal interest/ enhanced land cost/ extension fee, as applicable in line with terms of allotment and damages charges, if any, awarded by the Court. However, no restoration fee shall be charged from the cancelled plot/shed holder. This shall apply to the cancelled allotment where plot/ shed has not been re-allotted to any other entrepreneur.

Notwithstanding above, any industrial plot lying vacant/ unutilized at the time of cancellation & resumption shall not be restorable and would be re-allotted through mode of e-auction as per applicable policy.

This above said scheme was applicable upto 20.04.2020.

Owing to unprecedented disruption caused by COVID-19 pandemic and

miseries being faced by the entrepreneurs/allottes of plots and keeping in view requests of representatives of different focal point Associations to extend the due date for availing the above concession of seeking restoration of cancelled allotment, **Govt. of Punjab has now decided to extend the validity period of above mentioned notification issued by PSIEC vide Memo No. PSIEC/Estate/43454-60 dated 21.01.2020, upto 30.06.2021.** This policy has been made applicable to the different Industrial Focal Points / Growth Centre developed by Punjab Small Industries & Export Corporation Limited (PSIEC) and Punjab Information & Communication Technology Corporation Limited (Punjab Infotech) in the state of Punjab.

This policy is being issued with the approval of Industries & Commerce Minister, Government of Punjab.

Managing Director

Endst.No.PSIEC/Estate/A-5

Dated:

A copy is forwarded to the following for information and necessary action:-

- i. Secretary to Industries & Commerce Minister for kind information of Industries & Commerce Minister, Govt. Of Punjab.
- ii. PS to PSIC, Govt. Of Punjab.
- iii. PS to MD, PSIEC Ltd.
- iv. Chief Engineer
- v. PA to AMD
- vi. GM (Planning)
- vii. GM(Legal)
- viii. Estate Officer-I,II,III

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Executive Director

6(e) Public Notice dated 01.07.2021.

PUNJAB SMALL INDUSTRIES & EXPORT CORPORATION LTD.

PUBLIC NOTICE

Policy regarding restoration of cancelled allotment of industrial plots and built up sheds allotted by Punjab Small Industries & Export Corporation Limited/Punjab Infotech In the different focal points/growth centers in the State of Punjab

Considering the demand of industry and exceptional circumstances caused by second wave of COVID-19 pandemic, the Government of Punjab/ PSIEC has decided to extend the operation of policy applicable to the restoration of cancelled allotment of industrial plots/built up sheds allotted in different focal points developed by PSIEC/ Punjab Infotech in the State of Punjab from **30.06.2021 to 30.09.2021**. The other terms and conditions of restoration policy bearing memo no. PSIEC/Estate/28973-980 dated 17.03.2021 shall remain the same.

MANAGING DIRECTOR

(7) Transfer / Transfer Fees for Industrial Plots:-

7(a)(i) 228th Meeting of BOD dated 08.02.2005

Description: To consider to simplify the conditions for transfer of industrial plots allotted/being allotted by the PSIEC; BOD's decision dated 08.02.2005

Decision: Resolved to allow transfer of all categories of plots i.e. Industrial (excepting semi-developed land), residential & commercial on the receipt of upto date dues towards cost of site (s) instead prior receipt of full payment as proposed in the agenda.

7(a)(ii) Allotment Policy dated 08.04.2008

GOVERNMENT OF PUNJAB DEPARTMENT OF INDUSTRIES & COMMERCE (INDUSTRIES BRANCH) NOTIFICATION

No17/18/02-61B/

Dated

With a view to accelerate the pace of Growth of Industry in the State and provide quick availability of land to the entrepreneurs, the Governor of Punjab is pleased to notify a new policy for allotment of land in various industrial focal points as well as allotment of semi developed /developed land under “Off-the-Shelf” scheme, in supersession of the notification issued on 2.9.2005.

The allotment policy would be applicable to all the existing and new areas either fully developed/semi-developed for industrial purposes as focal points, Growth Centers, industrial areas, Industrial Estates etc. by any agency of the Government.

For the purpose of this policy, semi-developed areas shall mean such areas which have been identified exclusively for large and medium scale industries and in which only external skeleton development covering provision of outer roads with street lights, trunk sewer, storm water, drainage and sewerage disposal works have been undertaken by any agency of the State Government.

I). RESERVATION FOR VARIOUS CATEGORIES

“Off-the-shelf “Schemes	a) All pieces of land measuring above 2 acres. b) 30% of plots of 2500 sq. yards and above up to 2 acres. c) 15% of plots measuring 500 sq yards and above but less than 2500 sq yard d) All plots / sheds in urban industrial Estates/industrial Development Colonies e) Allotment of land to Industrial Focal Point Associations / Chamber of Commerce &
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	Industry upto the size of 250 sq. yds. for setting up their office.
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The remaining plots shall be allotted under general scheme having the reservations as follows:

Allotment to Non resident Indians & 10% Export Oriented Units	10%
Scheduled Castes	5%
Backward Classes	2%
Ex servicemen/War Widows	2%
Sikh migrants/riot affected victims	1%

Provided further that in case sufficient eligible candidates are not available in the specified reserve category, the un-allotted plots shall be treated as un-reserved and allotted in the General Category.

I-A Where more than 50% of the plots in an industrial focal points / industrial estate which was developed more than five years back have remained unsold, PSIEC, may as its discretion, carve out chunk of land of 5 acre or more by clubbing unsold plots along with non-saleable area subject to the following terms & conditions, for allotment under "Off-the-Shelf" scheme.

- a). Once the plots and non-saleable area are clubbed together, the existing zoning will lapse and a new zoning plan in accordance with the new size of the chunk will be prepared as per applicable byelaws.
- b). The price of the chunk shall be worked out after adding the current price of saleable plots included in the chunk depending on the land use. The non saleable area included in the chunk will also be priced at the same rate which works out for the total saleable area in the chunk.
- c). A discount of 10% will be offered on the price worked out in accordance with (b) above in view of clubbing of plots.

II). ALLOTMENT UNDER "OFF-THE-SHELF SCHEME"

a) Procedure for inviting applications

The application for allotment of plots under Off the Shelf Scheme would be received in Udyog Sahayak, Department of Industries Entire Secretarial works such as scrutiny of applications, placing the proposals before the Sub-Committee and the Allotment Committee shall be done by the Udyog Sahayak.

After scrutiny, Udyog Sahayak shall place the applications before a Sub-Committee comprising of the following members:

	Director of Industries & Commerce	Chairman
ii)	Chief Town Planner	Member
iii)	Chief Architect	Member
iv)	MD PSIEC	Member
v)	MD, PSIDC	Member
vi)	Member Secretary, PPCB	Member
vii)	Chief Co-ordinator, Udyog Sahayak	Convener

b). CRITERIA

The Sub-committee shall examine the applications, keeping in view the following parameters:-

- a) Viability of the project
- b) Impact on environment.
- c) Technology involved.
- d) Export earnings.
- e) Employment generated.
- f) Qualification and experience
- g) Foreign Direct Investment.

The Sub-Committee shall also make assessment of the land requirement of the applicant based on the project report and building plans to be submitted along with applications. The recommendations of the Sub-committee in cases of plots less than 2 acres will be placed before Principal Secretary Industries & Commerce for allotment, while in cases of plots of 2 acres and above, the recommendations will be placed before the Allotment Committee under the Chairmanship of Chief Secretary to Govt Punjab with the following members:

- (i) Principal Secretary to Chief Minister, Punjab
- (ii) Principal Secretary Industries & Commerce

- (iii) Principal Secretary Environment
- (iv) Principal Secretary Power
- (v) Principal Secretary Housing & Urban Development
- (vi) Principal Secretary Labour
- (vii) Managing Director PSIEC/concerned Developing Agency.
- (viii) Director of Industries & Commerce

The Allotment Committee may co-opt other Administrative Secretaries/State Government Officials as and when required

c). MODE OF PAYMENT

Earnest money	20% of the cost of plot/land or Rs 10 lacs whichever is less alongwith application.
Payment of balance cost of plots/land above 2 acres	Entire balance cost payable within 60 days of Allotment letter
Payment of balance cost of plots/land upto 2 acres	30% payable within 30 days of Allotment letter. Balance 50% in two half yearly equated instalments alongwith interest as applicable or lumpsum payment within 60 days without interest

For issuance of Allotment letter, Project Implementation, Extension in Time Period and Transfer of Land / Plots, the provisions made under clause III(d), III(e) and III(f) shall also apply to plots allotted under "Off the-Shelf Scheme"

III). GENERAL SCHEME

a). PROCEDURE FOR INVITING APPLICATIONS

Applications shall be invited by PSIEC/concerned developing agency through press advertisement. The Developing agency shall undertake scrutiny of the applications, placing proposals before following Sub-Committee, which shall be headed by Industrial Advisor Cum-Additional Director of Industries

- i. Joint Managing Director, PSIEC
- ii. Representative of MD PFC
- iii. Representative of MD PSIDC
- iv. Representative of PPCB

- v. GM, DIC, Concerned.
- vi. Representative of MD ELTOP
- vii. Representative of MD, PAIC.
- viii. Officer Incharge of the concerned Developing Agency Convener.

The Sub-Committee shall undertake the preliminary scrutiny and make Its recommendations to the Allotment Committee having regard to requirement of land and eligibility of applicants keeping in view the parameters given under II (b) above.

b). ALLOTMENT COMMITTEE

Allotment of plots up to 2 acres, excepting under "Off the Shelf" Scheme shall be made by the Allotment Committee consisting of the following: -

- i. Director of Industries & Commerce, Punjab Chairman
- ii. MD, PSIEC
- iii. MD, PSIDC
- iv. MD, PFC
- v. Chairman/Member Secretary, PPCB
- vi. Industrial Advisor cum Additional Director of Industries
- vii. Nominee of the developing agency Member Secy.

The Allotment Committee shall make allotment of plots after considering the recommendation of Sub Committee.

The decision of the allotment Committee on applications for allotment of plots shall be final and no appeal shall lie against it. The Allotment Committee would meet as and when required and devise its own procedure for conducting the business.

c). MODE OF PAYMENT

Earnest Money	10% cost of plot payable alongwith application.
Down payment	30% cost of plot payable within 30 days of allotment.

Balance cost	60% cost of plot payable in 6 half yearly equated installments alongwith applicable interest. OR In lump sum (without interest) within 60 days of allotment. 10% rebate on balance 60% cost shall be permissible in case of lump sum payment.
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d). Issuance of Allotment Letter & Project Implementation:

After the decision to allot by the competent Allotment Committee, the concerned developing agency shall issue a regular allotment letter with detailed terms and conditions. The allottee shall be required to bring the unit into production within 3 years from the date of allotment.

Provided that this clause shall also be applicable to all Letter of Intents made under the policies notified on 10.12.98 and 24.12.2002. All the LOIs shall be converted into regular allotment letter by the concerned developing agency in consonance with provisions III(d) and III(e) of this policy.

III(e) Extension in Time & Fee:

In case allottee fails to bring up the industrial unit into production on the industrial land allotted under this policy within 3 years, he/they will have to seek extension in time period for bringing up unit into production, failing which allotment made shall be deemed to have been cancelled. However, extension in time period for another 2 years on request from allottee giving valid reasons for inability to bring up the unit into production shall be granted on payment of extension fee @ 1% per year of current reserve price of the land fixed by the developing agency in the concerned focal point industrial estate operative of the time of making payment.

In case of allotments made under previous policies, the additional time period of one year shall be allowed from the expiry of last

permissible/extended time period or 5 years whichever is later, on payment of extension fee as above, for bringing up the unit into production.

In the event of an applicant falling to bring the unit into production within prescribed / extended period, the allotment of plot shall be liable to be cancelled consequent upon which amount equivalent to the earnest money deposited and extension fee if any. paid/payable shall stand forfeited. The remaining amount shall be refunded to the allottee on which no Interest shall be payable by the developing agency.

III(f) Transfer of Land/Plots:

Transfer of land/plots shall be allowed by the developing agency by charging transfer fee equivalent to 3% of the current price of the plot fixed by the developing agency in the concerned focal point area, operative at the time of allowing transfer. However, transfer fee will not be chargeable in the following categories:-

- i. Sale of developed plots from an Industrial Estate/Park developed in accordance with the policy of Govt. of Punjab after obtaining a license under the Punjab Apartment and Property (Regulation) Act or on being exempted from such license. For such sales permission of the developing/allotting authority shall not be necessary.
- ii. Transfer made in favour of group companies as defined in the Monopolies & Restrictive Trade Practices Act (MRTPA), 1969. Such transfers would be allowed by the Allotment Committee after it is satisfied that the transferor and the transferee meet the requirement of being group companies
- iii. Transfer in favour of a subsidiary company in which original allottee owns 51% or more shares or change of legal status of a company as a result of merger/demerger. Such cases would be submitted to the Allotment Committee headed by the Chief Secretary for approval. Provided that this transfer policy shall be applicable to all the industrial plots allotted by any developing agency under all the previous policies as well

Chandigarh the 8.4.2008

S.S. Channy
Principal Secretary to Govt of Punjab
Department of Industries & Commerce

No17/18/02-61B/

Dated

Two copies are forwarded to the Controller. Printing & Stationery, Punjab Chandigarh for publication of this notification in the Extra Ordinary Gazette of the State Government and supply 100 spare copies thereof to this Department for record.

-sd-

Addl. Secretary to Government of Punjab,
Department of Industries & Commerce, Punjab.

No.17/18/02-61B/449

Dated 9.4.08

A copy is forwarded to the following for information: -

- i. The Director of Industries & Commerce, Punjab, Chandigarh
- ii. The Managing Director, Punjab Small Industries & Export Corporation, Chandigarh
- iii. The Managing Director. Punjab Information & Communication Technology Corporation Chandigarh

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Addl. Secretary to Government of Punjab,
Department of Industries & Commerce, Punjab.

No.17/18/02-61B/

Dated:

A copy is forwarded to the Accountant General, Punjab (Audit Section) for information and necessary action.

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Addl. Secretary to Government of Punjab,
Department of Industries & Commerce, Punjab

7(a)(iii) Office Order dated 22.02.2019.

**Punjab Small Industries & Export Corporation Ltd.
Udyog Bhawan, Sector 17-A, Chandigarh**

OFFICE ORDER

Subject : Extension in time period to the defaulter allottees of Industrial plots of different focal points for the Commencement of Production.

With a view to mitigate the hardships being faced by the entrepreneurs in implementation of their projects owing to market scenario, general recessionary trend and other environmental factors, Govt. of Punjab has decided to allow additional time period for the commencement of construction and bringing their unit into production to the defaulter allottees of industrial plots of different focal points developed by Punjab Small Industries & Export Corporation Ltd (PSIEC) the State of Punjab in the larger public interest as under: -

1. All defaulter industrial plot holders of different focal points developed by PSIEC in Punjab have been allowed an extension in time period for commencement of production upto the period 30.09.2020,
2. Extension in time period shall be allowed on payment of extension fee chargeable per year @ 1% of the current reserve price of the plot fixed by the Corporation in the concerned focal point operative at the time of making payment.
3. Defaulter allottees shall be required to submit their building plan for approval with concerned applicable authority upto 30.06.2019, commence construction at site upto 30.09.2019 and ensure to bring their unit into production upto 30.09.2020.
4. Above Extension shall be allowed subject to the condition that the concerned defaulter plot holder(s) shall have to deposit applicable dues towards price of plot including enhanced land cost along with interest & penal interest and requisite extension fee on or before 30.06.2019 with PSIEC.
5. This extension in time period for implementation of the unit have been

allowed as a last chance and in the event of failure of defaulter plot holder(s) to achieve the milestones mentioned above, PSIEC would proceed ahead for cancellation/resumption of their sites as per terms of allotment.

6. Concerned plot holders shall be required to furnish an undertaking on prescribed Performa to PSIEC on or before 30.06.2019 for adherence to the time schedule mentioned above.
7. Transfer of plots of defaulter plot holders of different focal points in those cases where permissible/extended time period for commencement of production already stand expired shall be allowed on payment of transfer fee chargeable equivalent to 10% of the current reserve price fixed by PSIEC operative at the time of seeking transfer as applicable to the concerned focal point.

Addl. Managing Director

Endst. No. PSIEC/Estate/28470-73

Dated:-22.02.2019

A copy is forwarded to the following for information and necessary action:

- i) Additional Managing Director, PSIEC Ltd
- ii) Estate Officer-I, PSIEC Ltd
- iii) Estate Officer-III, PSIEC Ltd
- iv) Manager (Estate), PSIEC Ltd

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CGM(Estate)

7(a)(iv) Office order dated 03.12.2020

Punjab Small Industries & Export Corporation Ltd. Chandigarh

OFFICE ORDER

Subject:- Transfer fee chargeable on industrial plots/ land sold through due process of law by Official Liquidator/ ARCIL/ DRT under an enactment through open bidding.

Keeping in *view* the demand raised by Focal Point Associations to rationalize and streamline the levy of transfer fee, it is hereby ordered that in those cases where industrial plots/ land allotted by PSIEC/ Punjab Infotech/PSIDC are sold by Official Liquidator/ ARCIL/ DRT under an enactment through open bidding, transfer fee equivalent to 3% of auction/ bid amount actually realized shall be charged by the allotting agency in lieu of that of 3% of current reserve price applicable to the concerned Area/ Focal Point.

Whereas, in those cases where industrial plots are sold by any allotting agency falling under the Department of Industries & Commerce, Govt. of Punjab through mode of e-auction, transfer fee shall be charged equivalent to 3% of auction/ bid amount actually realized instead of the reserve price.

This policy is being issued with the approval of Industries & Commerce Minister, Government of Punjab.

**-sd-
Managing Director**

Endst No.PSIEC/Estate/19162-68

Dated: 3/12/2020

❖ A copy of the above is forwarded to the following for information:-

- i) Secretary to Industries & Commerce Minister for kind information of Industries & Commerce Minister, Govt. Of Punjab.
- ii) PS to PSIC, Govt. of Punjab.
- iii) PS to MD, PSIEC Ltd.
- iv) PA to AMD
- v) GM(Legal)
- vi) Estate Officer-I, II, III & IV.

**-sd-
CGM(Estate)**

7(b) Transfer /Transfer Fees for Commercial Sites:-

7(b)(i) 228th Meeting of BOD dated 08.02.2005

Description: To consider to simplify the conditions for transfer of industrial plots allotted/being allotted by the PSIEC; BOD's decision dated 08.02.2005

Decision: Resolved to allow transfer of all categories of plots i.e. Industrial (excepting semi-developed land), residential & commercial on the receipt of upto date dues towards cost of site (s) instead prior receipt of full payment as proposed in the agenda.

7 (b)(ii) 230th Meeting of BOD dated 28.09.2005

Description: To evolve policy guidelines for levying transfer and extension fee on the allottees of Commercial Sites.

Decision: The Board considered the item and resolved to fix transfer and extension fee applicable to commercial sites developed by the Corporation in different Focal Points/Growth Centres as under:-

Transfer Fee	3% of the auction price of the specific site as the case may be subject to minimum of Rs. 20,000/- for booth site and Rs. 50,000/- for SCO/SCF site.
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7 (b) (iii) 231st Meeting of BOD dated 27.12.2005.

Description: To consider to review the transfer fee of commercial sites and residential plots allotted by the Corporation.

Decision: The Board considered the item and resolved to revise the transfer fee applicable to commercial sites and residential plots allotted by the Corporation in different Focal Points/Growth Centres as under:-

Commercial Sites	3% of the 15 times of the allotment price of industrial plot applicable in the respective area operative at the time of seeking transfer.
Residential Plots	3% of the 3 times of the allotment price of industrial plot applicable in the respective area operative at the time of seeking transfer.

7 (b)(iv) 242nd Meeting of BOD dated 19.05.2008

Description: To consider to levy processing fee for allowing family transfer of commercial sites and residential plots in different focal points/ Growth Centres; BOD's decision dated 19.05.2008.

Decision: The Board considered the Agenda and decided to charge processing fee for allowing family transfer/change in constitution of residential plots and commercial sites allotted by the PSIEC in different Focal Points/Growth Centres as under:

Commercial	Residential
Booth site : Rs. 2,500/-	Upto 250 Sq.yd Rs.2,500/-
SCO/SCF site: Rs.5,000/-	Above 250 Sq.yd Rs.5,000/-

The Board further resolved that while allowing family transfer of industrial residential & commercial sites, dissolution deed of the allottee firm may not be made as a pre-requisite, provided the continuing/ remaining partner/ constituent falls within the definition of family i.e. father, mother, wife, husband, son, brother, sister, daughter, grandson and granddaughter. It was further resolved that in such cases of family transfer, no transfer fee be charged.

7 (b)(v) 269th Meeting of BOD dated 30.03.2015

Description: To consider to review the levy of transfer fee for commercial sites and residential plots allotted by the Corporation; BOD's decision dated 30.03.2015.

Decision: The Board considered the item and decided to rationalize the fee structure applicable to the transfer of residential and commercial sites allotted by PSIEC keeping in view the persistent demand made by Chamber Industrial of Commercial Undertakings Ludhiana, other focal point associations /allottees. The Board resolved to revise and fix the transfer fee applicable to the residential and commercial sites allotted by the Corporation in different focal points/Growth Centers as under:-

Commercial Sites	3% of the auction / allotted price as the case may be subject to minimum as under:- Booth- Rs. 25,000/- SCO/SCF- Rs. 75,000/-
Residential Sites	3% of the current allotment price of the residential plot applicable to the respective focal point/ growth centre fixed by PSIEC operative at the time of seeking transfer.

(8) Transfer Fee Family Transfer

8(a) 242nd Meeting of BOD dated 19.05.2008

Description: To consider to levy processing fee for allowing family transfer of commercial sites and residential plots in different focal points/ Growth Centres; BOD's decision dated 19.05.2008.

Decision: The Board considered the Agenda and decided to charge processing fee for allowing family transfer/change in constitution of residential plots and commercial sites allotted by the PSIEC in different Focal Points/Growth Centres as under:

Commercial	Residential
Booth site : Rs. 2,500/-	Upto 250 sq.yd Rs.2,500/-
SCO/SCF site: Rs.5,000/-	Above 250 sq.yd Rs.5,000/-

The Board further resolved that while allowing family transfer of industrial residential & commercial sites, dissolution deed of the allottee firm may not be made as a pre-requisite, provided the continuing/ remaining partner/ constituent falls within the definition of family i.e. father, mother, wife, husband, son, brother, sister, daughter, grandson and granddaughter. It was further resolved that in such cases of family transfer, no transfer fee be charged.

(9) Processing Fee

9(a) 242nd Meeting of BOD dated 19.05.2008

Description : To consider to levy processing fee for allowing family transfer of commercial sites and residential plots in different focal points/ Growth Centres; BOD's decision dated 19.05.2008.

Decision: The Board considered the Agenda and decided to charge processing fee for allowing family transfer/change in constitution of residential plots and commercial sites allotted by the PSIEC in different Focal Points/Growth Centres as under:

Commercial	Residential
Booth site : Rs. 2,500/-	Upto 250 Sq.yd Rs.2,500/-
SCO/SCF site: Rs.5,000/-	Above 250 Sq.yd Rs.5,000/-

The Board further resolved that while allowing family transfer of industrial residential & commercial sites, dissolution deed of the allottee firm may not be made as a pre-requisite, provided the continuing/ remaining partner/ constituent falls within the definition of family i.e. father, mother, wife, husband, son, brother, sister, daughter, grandson and granddaughter. It was further resolved that in such cases of family transfer, no transfer fee be charged.

(10) Change in Name, Style and Constitution

10(a) 161st Meeting of BOD dated 25.03.1991.

Description : To consider to allow the further transfer of Industrial Plots and change in name and style and constitution of the transferred plots in various Focal Points in the State; BOD's decision dated 25.03.1991

Decision: BOD considered and resolved as under:-

1. Change in name and style of the firm shall be allowed.
2. Change in constitution will be allowed, if the original as well as changed partners belong to the same family i.e. Father, Mother, Wife, Husband, Sons, Brothers, Sisters and Daughters.
3. For above changes no fee will be charged.

10(b) 175th Meeting of BOD dated 28.12.1993

Description: To consider to allow change in name, style & constitution of transferred plots in various focal points in the State;

Decision:

“Resolved to allow change in name, style and constitution of transferred plots in various focal points in the state, provided the original transferee retains at least 51% Share in the newly constituted firm/company”.

10(c) 191st Meeting of BOD dated 30.05.1997

Description: To consider the laydown guide lines for allowing change in name, style and constitution of allottees of plots/ sheds in case of Public Limited Companies; BOD's decision dated 30.05.1997.

Decision: The Board considered the matter and resolved as under:-

1. That where the change in the constitution of the management of the allottee company is due to operation of law, no transfer fee maybe charged.
2. That where the change in the constitution of the management of the company is with the mutual arrangement/consent, the transfer fee be levied.

(11) Condonation of delay for submission of 60% price of Industrial plots.

11(a) 175th Meeting of BOD dated 28.12.1993

Description: To consider to condone marginal delay in receipt of balance 60% price of allotted plots in various focal points and to authorize the Managing Director to condone such delays upto one week; BOD's decision dated 28.12.1993

Decision: Resolved to authorize the Managing Director to condone marginal delays upto 7 working days in receipt of balance 60% price of plots allotted in various focal points.

11(b) 232nd Meeting of BOD dated 29.03.2006

Description: To consider to condone marginal delay in receipt of balance 75% price of commercial sites i.e. SCO/SCF/Booth sites etc. sold through auction in various focal points and to authorised the Managing director to condone such delays up to 07 working days; BOD's decision dated 29.03.2006.

Decision: The Board considered the Agenda and authorised the Managing Director to condone marginal delays upto 7 working days in receipt of balance 75% cost of commercial sites after the expiry of 60 days of allotment.

(12) Waiver of 50% penal interest

12(a) 193rd BOD meeting dated 24.10.1997

Description: To consider to approve the change in rate of interest chargeable from allottees of Focal Points; BOD's decision dated 24.10.1997.

Decision: Resolved further that MD be and is hereby authorised to waive off penal interest upto 50% in the cases where the allottees make lumpsum payment of outstanding dues on a particular date.

(13) One Time Settlement Scheme for defaulters of dues of Principal cost of Industrial Plots

13(a) Punjab Govt. Notification dated 29.12.2021.

**GOVERNMENT OF PUNJAB
DEPARTMENT OF INDUSTRIES AND COMMERCE
(Industries Branch)
NOTIFICATION**

Subject:- One Time Settlement Scheme for Chronic Defaulters of Dues of Principal cost of Industrial Plots located in different Focal Points developed by PSIEC/ Punjab Infotech in the State of Punjab.

With a view to provide relief to the industrial plot holders and to speed up the old recoveries, Council of Ministers in their meeting held on 23.12.2021 considered the subject noted matter and decided to implement One Time Settlement Scheme for chronic defaulters of dues of principal cost of Industrial Plots located in different Focal Points developed by PSIEC/ Punjab Infotech in the State of Punjab as under:

- a) Dues of principal cost of the plot shall be recovered after waiver of 100% component of penal interest and of 25% component of normal interest OR maximum upto current reserve price of the plot (after adjusting already paid amount), as may be chosen by the plot holder.
- b) Rate of interest and penal interest to be charged as per respective terms of allotment.
- c) Plot holders shall be required to make payment of their defaulted dues under this scheme on or before 31.03.2022.
- d) Plot holders whose allotment already stands cancelled shall also be eligible to make payment of their dues and obtain restoration of cancelled allotment of plot (excepting vacant lying cancelled/ resumed plots and those plots which have been re-allotted). For obtaining restoration, other applicable dues covering enhanced land cost, extension fee, damages, if any awarded by Court etc. shall also have to be paid.
- e) In case defaulter plot holders fail to make payment of their dues upto 31.03.2022, there after dues shall be charged & recovered as per terms & conditions of their allotments.
- f) This scheme shall apply to the defaulter plot holders whose original allotment was issued on or before 01.11.2016.

Date : 28-12-2021
Place : Chandigarh

Tejveer Singh, IAS
Principal Secretary to Govt. of Punjab
Department of Industries & Commerce

Endst No : IND-INDUOMISC/211/2021-AS5/

Dated : 29/12/2021

A copy of the above is forwarded to the following for information and necessary action :-

1. Managing Director, Punjab Small Industries & Export Corporation.
2. Controller, Department of Printing & Stationery, Govt. of Punjab - for publication of this notification in Extraordinary Gazette of the State Government and for placing on record of the Department.

-sd-

Secretary Industries & Commerce, Punjab

(14) Interest rate /Penal Interest rates charged from the allottees of Focal Points

14(a) 193rdBOD meeting dated 24.10.1997

Description : To consider to approve the change in rate of interest chargeable from allottees of Focal Points;

Decision: The members discussed the agenda item at length and decided as under:-

1. Resolved that the rate of interest chargeable from existing allottees of plots be and is hereby fixed at 18% p.a. where the rate of interest is 19% p.a. or more with immediate effect.
2. Resolved further that rate of penal interest would be charged as follows:-
 - a) For existing allotments, penal interest would be charged as applicable under respective terms of allotment subject to maximum of 6%.
 - b) For future allotments penal interest would be charged @ 6% p.a. compoundable half yearly.
3. Resolved further that MD be and is hereby authorised to fix rate of interest as per lending rates decided by SIDBI from time to time plus 2% thereon in case of future allotments.

14(b) 217th BOD meeting dated 04.04.2003

Description: To consider to evolve policy for levy of interest on instalments of cost of plots and recovery of cost enhancement; BOD's decision dated 04.04.2003

Decision: It was strongly felt by the Board that keeping in view the prevailing interest rates, there is a scope for bringing down the rate of interest and after serious deliberations, the Board of directors resolved as under:-

1. Resolved to charge normal interest @ 12% p.a. and 3% penal with six monthly compoundable effect on fresh allotments of industrial/Residential and commercial sites at different Focal Points.
2. Resolved that in the matter of recovery of amount relating to enhanced compensation, PSIEC shall recover only the statutory dues which are payable to the farmers under the relevant provisions of the Land Acquisition Act and therefore, the amount of interest to be charged from the allottees on this account shall be 15% p.a. and in the event of default, penal interest @3% p.a. shall be charged on simple basis on fresh allotments.
3. Resolved that one year amnesty scheme to the defaulter allottees of different Focal Points for the recovery of additional/enhanced cost be and is hereby approved as follows:-
 - i. Defaulter allottees be allowed to make payment of their dues (Principal) in four equated quarterly installments alongwith interest as applicable under respective terms of allotments upto maximum of 15% per annum on simple basis as the case may be (without compounding & penal).
 - ii. For calculating their dues, principal amount of enhanced cost plus interest as mentioned at (a) above shall be capitalized upto a cut-off date. Based on the same, demand notices shall be issued to the respective defaulter allottees for clearance of their dues within one year.
 - iii. In case, the defaulter allottee(s) does not square up his dues alongwith interest as per(a) above within stipulated period of one year, he/they shall have to remit the additional cost in accordance with respective terms of allotment along with applicable interest/penal interest.

14(c) 222nd Meeting of BOD dated 08.01.2004

Description: To consider to reduce rate of interest and penal interest from new allottees of industrial focal points; BOD's decision dated 08.01.2004.

Decision: Resolved that normal interest @11% per annum plus 3% penal interest incase of delay in the payment with half yearly compounding effect be charged from the new allottees of the Industrial Plots at Industrial Focal Points w.e.f. 08.01.2004.

Further resolved that in case of recovery of enhanced cost the interest @15% per annum, as the same rate is payable to the land owners under the Land Acquisition Act, alongwith penal interest @3% per annum in case of delayed payment on simple basis be charged.

(15) Regularization of weighbridges

15(a) 231st Meeting of BOD dated 27.12.2005

Description: To consider reviewing the policy for regularization of weighbridges installed in the Industrial Plots in the Focal Points developed by PSIEC; BOD's decision dated 27.12.2005

Decision: Resolved that weigh bridges already installed to be installed within the allotted premises of the industrial plots/sheds for commercial purpose shall be regularized subject to the payment of additional 3 times of the currently applicable allotment rates of industrial plots in the respected area operative at the time of seeking permission for minimum area of 250 sq yards.

15(b) 262nd Meeting of BOD dated 30.05.2013

Description: To review the policy regarding regularization / installation of weigh bridges in industrial plots/sheds developed by PSIEC in different focal points/Growth Centres; BOD's decision dated 30.05.2013.

Decision: The Board considered the demand raised by chamber of Industrial and Commercial Undertakings Ludhiana and other bodies seeking review /rationalization of the charges fixed by the Corporation for regularization of weighbridges installed on the industrial plots/sheds in different focal points, being utilized for commercial purpose. Taking a holistic view, the Board resolved that weigh bridges already installed / to be installed within the allotted premises of the industrial plots/sheds for commercial purpose shall be regularized subject to the payment @ of 50% of the current applicable allotment rate for a minimum area of 150 sq.yds. or the actual area under use whichever is higher. In addition, the allottee shall pay the annual renewal fee of Rs. 30,000/-. In the event of default in payment of renewal fee, Corporation shall charge normal interest @11% and penal interest @ 3% per annum on the defaulted amount for the defaulted period on yearly compounding basis. This permission shall however be allowed for installation of single weighbridge in an industrial plot /shed only.

(16) Permission to Mortgage

16(a) 210th Meeting of BOD dated 25.06.2001

Description: To consider to make amendments in the provision of conveyance deed being executed with the allottees of Plots/Sheds of different Focal Points.; BOD's decision dated 25.06.2001

Decision: Further resolved that approval be and is hereby accorded for issuance of NOC for mortgaging free hold property for availing credit facility by 3rd party, provided the 3rd party happens to be family member(s) of the allottee i.e. spouse, children, parents, brother(s) and sister(s).

16(b) 232nd Meeting of BOD dated 29.03.2006

Description: To allow permission to mortgage of plots in favour of 3rd party/entity; BOD's decision dated 29.03.2006

Decision: The Board considered the item and resolved to allow the allottees of industrial plots (lease hold & free hold) to mortgage the property as 1st charge in favour of Bank/ Financial Institution for raising credit facilities by 3rd party provided.

1. The allottee has cleared all dues of PSIEC as on date.
2. The allottee furnishes an affidavit to pay any dues what so-ever becoming due in future on account of cost enhancement and other charges against the plot.
3. The allottee has interest in the shape of being a proprietor/partner/shareholder of the 3rd party or 3rd party happens to be family member(s) of the allottee i.e. spouse, children, parents, brothers and sisters.

16(c) 284th Meeting of BOD dated 22.02.2018

Description: To consider the inclusion of Daughter in Law, son-in-law, Grand Son & Grand Daughter in the Scope of family member(s) of the allottee to allow permission to mortgage of Industrial Plots in favour of third party/entity; BOD's decision dated 22.02.2018

Decision: The Board considered the item and took note of the difficulties being experienced by the industrial plot holders of different focal points in obtaining permission for 3rd party mortgage. Taking holistic view of the situation and to create congenial atmosphere for inception of an era of liberalization and ease of doing business, the board resolved as under:-

“Resolved to allow the allottees (Individual/Partner/Private Limited etc.) of industrial plots//sheds both lease hold and free hold to mortgage the property for two or more industries in the shape of first, 2nd or 3rd charge in favour of Bank/financial institution for raising credit facilities by 3rd party provided:-

1. The allottee has cleared all dues of PSIEC as on date.
2. The allottee furnishes an affidavit to pay any dues what-so-ever becoming due in future on account of cost enhancement and other charges against the plot.
3. The allottee has interest in the shape of being a proprietor/Partner/share holder of the 3rd party or 3rd party happens to be family member (s) of the allottee i.e. spouse, children, parents, brothers, sisters, daughter-in-law, son-in-law, grandson & grand-daughter.”

(17) Bifurcation/ Fragmentation of Industrial Plots

17(a) 228th Meeting of BOD dated 08.02.2005

Description: To consider to remove multiplicity and simplify the conditions and fee applicable to the allotment and transfer of industrial plots allotted/being allotted by the PSIEC; BOD's decision dated 08.02.2005

Decision: Resolved to allow bifurcation / fragmentation of all industrial plots (excepting semi-developed pocket) in different Focal Points including Mohali in the sizes 1000 Sq. Yds. and above by charging the fee as proposed in the agenda with the condition that no fragmented/bifurcated portion(s) should be below 400 Sq.Yds. However, the internal development shall be the sole responsibility of the plot holders at their risk and cost. In those cases where original allotments were made by clubbing the plots, de-clubbing shall be permissible irrespective of the sizes. Transfer/bifurcation fee shall be chargeable on fragmented portion only payable at the time of seeking bifurcation / fragmentation. Moreover, no separate transfer fee will be charged for the first transfer of ownership of the fragmented/bifurcated portion of the plot.

17(b) 295th BOD meeting dated 26.03.2021

Description: Consider to accord ex-post facto approval to the imposition of separate transfer fee on the first transfer of Fragmented/ Bifurcated portion of Plot in addition to the recovery of normal bifurcation fee; BOD's decision dated 26.03.2021

Decision: The Board considered the item. Taking holistic view of the situation and to make an endeavour to strengthen the financial health of PSIEC, the Board accord ex-post facto approval to levy & charge separate transfer fee on the first transfer/ sale of ownership of the fragmented/ bifurcated portion of the industrial plot from plot holders besides recovering normal bifurcation fee as under:

1. Transfer fee shall be charged equivalent to 3% of the current reserve price of the plot applicable to the concerned area/ focal point operative at the time of seeking transfer / sale as is being charged by PSIEC in a normal case of transfer of property in accordance with the provisions of policy notified by the State Govt. on 08.04.2008.
2. Separate transfer fee shall be charged on the first transfer / sale of ownership of Fragmented bifurcated portion of plot in those cases where bifurcation/ fragmentation stand approved on or after 01.02.2021 in accordance with laid down policy.
3. For subsequent transfer too, if any, as the case may be, normal transfer fee / processing fee as per policy of the Corporation shall be charged for bifurcated/ fragmented portion.
4. Bifurcation/ fragmentation fee shall continue to be charged as per existing provision i.e. @Rs. 20/- per sq. yard in lump sum plus Rs. 3/- per sq. yard per year from the date of allotment/ transfer as the case may be.

However, in those cases, where bifurcated/ fragmented portion is sought to be transferred by allottee in favour of their family member/ blood relation, only processing fee shall be charged as is being levied in case of change in constitution as per standard policy.

17(c) 295th BOD meeting dated 26.03.2021

Description: To consider to review the parameters for allowing bifurcation/ fragmentation of industrial plots falling in different focal points; BOD's decision dated 26.03.2021

Decision: The Board considered the item. With a view to accelerate the pace of growth of Industry in Punjab, usher an era of ease of doing business and achieve the objectives of Industrial & Business Development Policy-2017 notified by Government of Punjab, the Board resolved to incorporate the expression i.e. "semi-developed / internally un-developed land" in the ambit of earlier decision taken in the meeting of BODs held on 08.02.2005 with regard to allowing bifurcation / fragmentation of the industrial plots / land in the different focal points / industrial estates / growth centers in the state of Punjab and modified the policy as under:-

Resolved to allow bifurcation / fragmentation of all industrial plots, semi-developed land & internally un-developed land in different Focal Points / Growth Centers / Industrial Estates / Areas falling under the jurisdiction of PSIEC in the sizes 1000 Sq. Yds. and above by charging the prescribed fee with the condition that no fragmented/ bifurcated portion(s) should be below 400 Sq. Yds. However, the internal development shall be the sole responsibility of the plot holder(s) at their risk and cost. In those cases where original allotments were made by clubbing the plots, de-clubbing shall be permissible irrespective of the sizes. Bifurcation fee shall be chargeable on fragmented portion only payable at the time of seeking bifurcation / fragmentation."

(18) Installation of ATM and running canteen within premises of Industrial plots

18(a) 242nd Meeting of BOD dated 19.05.2008

Description: To allow installation of ATM and running Canteen to the allottees of industrial plots within the allotted premises; BOD's decision dated 19.05.2008

Decision: The Board considered the Agenda and resolved to allow the allottees of industrial plots of different Focal Points/ Growth Centres to install ATM and run canteen in the industrial plots/sheds to cater to the requirement exclusively of their employees subject to the following conditions:-

1. Allottees shall make provision for the above facilities within the permissible built up area of the plot and ensure adherence to the zoning parameters.
2. Access/ entry to said facilities shall be from within the factory premises.
3. Maximum permissible covered area for installation of ATM & setting up of canteen shall be as under:-

Purpose	Maximum Permissible Covered Area
ATM	100 sq. ft.
Canteen	200 sq. ft.

However, under no circumstances, the allottees would be allowed to set up extension counter/branch of the Bank in the Industrial Plot.

(19) Parameters of Completion certificate of Commercial Sites & Residential Plots

19(a) 248th Meeting of BOD dated 30.12.2009

Description: To consider to approve parameters for the issuance of completion certificate regarding construction of building on SCO/SCF/Booth sites and Residential plots allotted by PSIEC in Industrial Focal Points/Growth Centres in Punjab; BOD's decision dated 30.12.2009

Decision: The Board considered the item and expressed concern over the difficulties being experienced by the allottees of commercial sites/ residential plots of different focal points of PSIEC for obtaining completion certificate of their building. The Board resolved to lay the following guidelines and procedure to be made applicable to all allottees of commercial sites/residential plots of different focal points developed by PSIEC for the purpose of issuance of completion certificate:

1. In case of SCO/SCF and residential plots, date of issuance of sewer connection followed by inspection thereof by the constituted committee shall be considered as date of completion of construction subject to adherence of laid down guidelines.
2. In case of booth sites (old cases), since sewer connection is not applicable, the date of release of electric connection by the PSEB shall be considered as date of completion. However, in fresh cases date of intimation regarding completion of construction by the allottee followed by inspection thereof by the constituted committee shall be considered as date of completion subject to adherence of laid down guidelines.

After all the requisite documents are submitted by the allottee in the office of PSIEC, the constituted committee consisting of SDE concerned and DHD Planning wing shall visit the site for inspection with prior intimation to the allottee or his authorized representative. The Committee will submit its report in the Planning wing, which would be processed by them as per laid down guidelines for recommendation of the issuance of completion certificate. The Estate wing shall issue completion certificate to the allottee concerned after obtaining administrative approval of the competent authority.

(20) Allow IT & Knowledge Policy

20(a) 230th Meeting of BOD dated 28.09.2005

Description : Permission to setting up of IT Industry;

Decision :-

PERMISSION FOR SETTING UP OF I.T INDUSTRY

With a view to promote I.T. Industry and create hassle free environment, the Board decided that an allottee of industrial plot in the Focal Point /Growth Centers developed by the Corporation intending to change his end product from already allowed product to I.T. industry shall henceforth only be required to inform PSIEC and GM, DIC concerned for this purpose. No specific permission to this effect shall require to be obtained by the allottees of industrial plots.

20(b) 250th Meeting of BOD dated 06.05.2010

Description: To take note of IT/ Knowledge industry Policy 2009 notified by the State Govt. BOD's decision dated 06.05.2010

Decision: The Board took note of the IT/knowledge Policy 2009 notified by the Punjab Govt. on 07.10.2009 aimed at promoting IT/ Knowledge Industry in the State.

(21) Conversion of leasehold to freehold (Industrial Plot/ Shed & Residential)

21(a) 249th Meeting of BOD dated 29.03.2010

Description: To consider to review the parameters concerning conversion of lease hold allotment of industrial plots/shed & residential plots/shed & residential plots to free hold; BOD's decision dated 29.03.2010.

Decision: The Board considered the item and took note of the hardships being experienced by the allottees in obtaining permission for conversion of lease hold allotment to free hold and registration of conveyance deed thereto. Viewing totality of the circumstances, the Board resolved to do away with the practice of obtaining field verification reports regarding existence of zoning and building bye-laws violations and pre-condition of removal of structure raised in violation of zoning and building bye laws before allowing conversion of lease hold allotment to free hold of industrial plots/ sheds /residential plots and registration of conveyance deed there to. However, while allowing conversion from lease to free hold of the sites, an undertaking may be obtained from the plot/site holders as per Annexure-“A” to the item apart from completion of other applicable pre-requisites.

21(b) 255th Meeting of BOD dated 21.09.2011

Description: To consider the review the parameter concerning conversion of lease hold allotment to free hold commercial use of industrial plot; Ratification of the decisions taken in the meeting of Medium Industry Development Board held on 22.06.2011; BOD's decision dated 21.09.2011

Decision: The Board took the note and adopted the following decisions taken in the meeting of Medium Industry Development Board held on 22.06.2011 under the Chairmanship of Local Govt. & Industries & Commerce Minister, Punjab.

1. PSIEC to do away with the system of obtaining undertaking from the allottees of industrial, residential and commercial sites of different focal points relating to zoning violation and pre condition of removal of zoning violations at the time of allowing conversion from lease to free hold and registration of conveyance deed of the sites.

21(c) 264th Meeting of BOD dated 30.12.2013

Description : To consider to review fee for allowing conversion of lease hold allotment of plots into free hold; BOD's decision dated 30.12.2013.

Decision: The Board considered the agenda and resolved to raise the conversion fee from Rs.5/- per sq yard (Industrial Plots) and Rs.10/- per square yard (builtup industrial sheds) to Rs.20/- per square yard applicable to different focal points developed by corporation for allowing conversion of allotment from lease to free hold.

(22) Regularization of zoning violation

22(a) 228th Meeting of BOD dated 08.02.2005

Description: To consider to approve the proposal to charge compounding fee for zoning violations in various focal points; BOD's decision dated 08.02.2005.

Decision: The Board considered the proposal to charge compounding fee for zoning violations in various Focal Points and decided to resolve as under:-

1. Major violations for which compounding shall not be permitted:

- i. Zoning violation/violation of prescribed set back lines.
- ii. Inadequate light and ventilation in violation on sanctioned plan.
- iii. Exceeding F.A.R.
- iv. Gate opening/opening on Sector road.
- v. Any violation of layout of sewer, water drains etc.
- vi. Any violation regarding minimum number of urinals/toilets, drinking water facilities for labour & staff as per sanctioned plan.
- vii. Violation of maximum permissible height, maximum permissible coverage on ground.

2. Minor violations which shall be compoundable

i)	Excess coverage within zoning line	@ Rs. 100/- per sq. feet
ii)	One additional gate	Rs. 10,000/-

Besides above, allottees shall be allowed to purchase additional floor area (FAR) maximum upto 25% of existing FAR at following rates:

- i. Rs.50/- per Sq.ft. upto 25 Sq.Yds.
- ii. @ Rs.75/- per sq.ft. beyond 25 Sq.Yds. upto 50 Sq.Yds.
- iii. @ Rs.100/-per Sq.ft. beyond 50 Sq.Yds upto 25 % in excess of FAR.

22(b) 255th Meeting of BOD dated 21.09.2011

Description: Additional gate permission; BOD's decision dated 21.09.2011

Decision: Allottees of industrial plots be and are hereby allowed to open entry gate(s) in their premises equivalent to the additional number of units permitted by Department of Industries in the particular plot as per their rules, by making payment of Rs. 10,000/ as fee for each additional gate.

22(c) 277th Meeting of BOD dated 05.09.2016

Description: To consider to amend building bye laws of the Corporation & to approve building plans of different Industrial Focal Points developed by PSIEC and charge compounding fees for zoning violations; ; BOD's decision dated 05.09.2016

Decision: The Board considered the Item and took note of the demand made by CII, PHD Chamber of Commerce, CICU and other representative bodies of entrepreneurs requesting for compounding the violations of building by laws and zoning plan committed by plot holders in the matter of construction of their factory building. Taking holistic view of the situation and to mitigate the difficulties being experienced by the industrial plot holders of different focal points, the Board resolved to approve following parameters & fee structure for compounding the violations in supersession of the decision earlier taken in the meetings held on 8.2.2005 and 20.12.2012:

A –Compoundable violations

- a) Excess coverage within zoning line permitted @Rs. 200/- per sq. ft.
- b) Excess covered area beyond zoning line permitted & Rs.600/- per sq. ft. upto 2% and @ Rs. 1200/- per sq. ft for area above 2%.
- c) No compounding of area above 5% of the plot area shall be allowed subject to the condition that atleast three set backs should remain intact as per zoning. However there shall not be relaxation in the front set back, subject to adherence of safety and fire norms as prescribed by the competent authority. One additional gate shall be allowable on payment fee @ Rs. 10,000/- in lumpsum. However, gate opening on sector road shall not be permissible excepting with the provision of service road only.

B –Height of Building.

- a) Height of the factory building permissible as per project requirement subject to the ceiling of permissible FAR, ground coverage and air funnel restrictions as applicable.

C –Non- Compoundable violations :

- a) Inadequate light and ventilation in violation of sanctioned plan.
- b) Any violation of layout of sewer water drains etc.
- c) Any violation regarding minimum number of urinals/toilets. Drinking water facilities for labour & staff as per sanctioned plan.

22(d) 283rd Meeting of BOD dated 17.01.2018

Description: To consider to evolve mechanism for compounding of zoning violations committed by the industrial plot holders of different focal points developed by PSIEC interalia allowing compounding of excess construction raised beyond zoning line upto 5% of the plot area.; BOD's decision dated 17.01.2018.

Decision: The Board considered the item and took note of the demand made by Cll, PHD Chamber of Commerce, CICU and other representative bodies of entrepreneurs requesting for compounding the violations of building bye laws and zoning plan committed by plot holders in the matter of construction of their factory building with specific reference to the earlier decision taken in the meeting held on 05.09.2016. The Board observe that despite enforcement of the policy guidelines framed in the meeting held on 05.09.2016 interalia allowing compounding of excess construe ion made beyond zoning line upto 5% of the plot area, plot holders were are not encouragingly coming forward to avail the same. The Board further observed that specific guidelines have not been framed qua adherence of safety and fire norms as prescribed by the competent authority. In the absence of same, even the application(s) received by the Corporation seeking compounding of violation made in the matter of construction of factory building upto 5% of excess coverage beyond zoning line has not attained finality.

Taking holistic view of the situation, to mitigate the difficulties being Experienced by the industrial plot holders of different focal points and to achieve the objective of Industrial and Business Development Policy 2017 of the Govt. of Punjab for ushering a new era of liberalization & ease of doing business, the Board resolved to approve the following parameters and fee structure for compounding the violations in partial modification of the earlier decision taken in the meeting held on 05.09.2016 in this matter :-

- a) Excess coverage within zoning line permitted @ Rs. 200/- per sq.ft.
- b) Excess covered area beyond zoning line permitted @ Rs. 600/- per sq. ft. upto 2% and @ Rs. 1200/- per sq.ft. for area above 2%.
- c) No compounding of overall area above 5% of the plot area shall be allowed subject to the condition that there shall not be relaxation in

the front set back. Moreover, allottee shall be required to obtain prior fire safety certificate from the concerned applicable authority.

- d) In those cases, where an allottee apply for compounding of zoning violations up to 5% of the plot area in terms of a, b & c above without prior submission of fire safety certificate, case(s) would be referred to a committee headed by Additional Deputy Commissioner (G) concerned comprising of following officers which would examine the request of applicant and finalize the matter with regard to adherence of safety & fire norms and resultant compounding of zoning violation committed by plot holder within the ambit of parameters brought out above.

- 1) Distt. Town Planner
- 2) GM, DIC concerned
- 3) Fire Officer
- 4) Representative of Director of Factories
- 5) Sub Divisional Engineer (PSIEC)
- 6) ATP (PSIEC)

(23) Permission for commercial use of Industrial Plot

23(a) 255th Meeting of BOD dated 21.09.2011

**Description : To open factory sale outlet to display/sale on 10% area ;
BOD's decision dated 21.09.2011**

Decision: Allottees of industrial plots of different focal points/growth centres are hereby allowed to utilize their premises upto 10% of their plot area to display their own products/items and also to open factory sale outlet provided construction of building is made in accordance with the applicable zoning and building bye laws/rules. PSIEC shall allow this permission to its allottees without payment of CLU charges.

23(b) Office Order dated 28.01.2020

PUNJAB SMALL INDUSTRIES & EXPORT CORPORATION LIMITED
(A State Government Undertaking)
Regd Office : 18, HIMALAYA MARG, UDYOG BHSECTOR 17-A, CHANDIGARH

OFFICE ORDER

No. PSIEC/Estate/44217-23

Dated: 28/1/2020

Subject:- To enhance permissible limit for commercial use of Industrial premises.

Board of Directors of PSIEC in their meeting held on 21.09.2011 allowed the allottees of industrial plots of different focal points/growth centers to utilize their premises up to 10% of their plot area to display their own products/items and also to open factory sale outlet provided construction of building is made in accordance with the applicable zoning and building bye laws/rules, without payment of any CLU charges. Whereas, practically, in some focal points the allottees have resorted to commercial usage of their industrial premises beyond permissible limit of 10% of their plot area which tantamounts to violation of terms and conditions of allotment/policy warranting cancellation of allotment of their plots. Focal Point Associations/allottees and other representative bodies have requested in different meetings for allowing industrial plot holders to increase the permissible limit beyond 10% for commercial usage of industrial premises qua display of their own manufactured product/ items and also to open factory sale outlet.

Keeping in view the demand raised by different Focal Point Associations/ allottees of plots & other representative bodies, the Govt., has introduced one time Amnesty Scheme offering an opportunity to plot holders of different Focal Points to get regularized their default in the shape of commercial misuse of the premises i.e. utilize their industrial plot to display their own products/items and also to open factory sale outlet upto 30% of their plot area on payment of conversion fee chargeable for 20% area equivalent to

commercial rate as fixed by PSIEC from time to time provided construction of the building is made in accordance with applicable zoning and building bye-laws/rules.

This Amnesty Scheme has been made applicable for a period of 3 months from the date of issue of this notification.

This policy is being issued with the approval of Industries & Commerce Minister, Government of Punjab.

-sd-
Managing Director

Endst.No.PSIEC/Estate/ 44217-23 Dated : 28/1/2020

A copy is forwarded to the following for information and necessary action:

- ❖ A copy is forwarded to the following for information and necessary action:-
 - i) Secretary to Industries & Commerce Minister for kind information of Industries & Commerce Minister, Govt. Of Punjab.
 - ii) PS to Managing Director, PSIEC Ltd..
 - iii) GM (Legal)
 - iv) DGM (Estate)-I, PSIEC Ltd.
 - v) DGM (Estate)-II, PSIEC Ltd.
 - vi) Manager (Estate), PSIEC Ltd.
 - vii) Estate Officer (Commercial)

-sd-
CGM(Legal)

(24) Mobile/ Tele-communication Tower Policy

24(a) 228th Meeting of BOD dated 08.02.2005.

Description : Policy guidelines for giving permission to install communication Tower in area falling under the purview of PSIEC; BOD's decision dated 08.02.2005.

Decision :

The Board considered the item and approved the policy guidelines and fee for giving permission to install communication towers in the areas falling under the purview of PSIEC, as proposed in the agenda.

Agenda item is as under:-

Policy guidelines for giving permission to install communication Tower in areas falling under the purview of PSIEC.

Of late, some parties have evinced interest in setting up Telecommunication Towers in the industrial plots/ commercial sites developed by the Corporation in different Focal points.

Accordingly, Corporation had undertaken ail exercise to evolve policy guidelines applicable to the installation of Tele-communication tower and its support equipment and Exchange in the industrial plots developed by the Corporation in different Focal points/ Growth Centers in the State of Punjab. Draft policy guidelines were evolved keeping in view the policy framed by Department of Information and Technology, Punjab, PUDA etc. applicable to such cases. The policy guidelines framed by the Corporation were sent to the Department of Industries and Commerce, Govt. of Punjab for their approval.

Govt. of Punjab, Department of Industries and Commerce Punjab vide Memo No. I/20//04/-61B/2005/93 dated 10.1.2005 have conveyed its approval and advised that further necessary action in this regard may be taken in accordance with the rules and the Board of Directors may also be informed in

this regard. A copy of Policy guidelines for giving permission to install Communication Tower in areas falling under the purview of PSIEC alongwith approval of the Govt. is placed at annexure A & B.

BODs may kindly take note of the above so that policy guidelines are implemented.

Annexure-

**GOVERNMENT OF PUNJAB
DEPARTMENT OF INDUSTRIES & COMMERCE
(INDUSTRIES BRANCH)**

To

Managing Director

PSIEC Ltd.,

Udyog Bhawan, Chandigarh.

Memo No. 1/20/04-6 IB/2005/93

Dated 10-1-2005

Subject:-Policy guidelines for giving communication tower in areas falling under the purview of PSIEC.

Reference your letter No. PSIEC/Estate/20917 dated 06012.2004 on the above mentioned subject.

The matter has been considered by the Govt. on the above mentioned subject and the Policy has been approved. Further necessary action in this regard may kindly be taken in accordance with the rules and the Board of Directors may also be informed in this regard.

-sd-
Superintendent

Annexure:-

Subject: Permission to install communication tower in areas falling under the purview of PSIEC.

Of late some parties have evinced interest in setting tip Tele-communication Towers in the industrial plots/ commercial sites developed by the Corporation in different focal points. Sequel to the same, policy guidelines framed by Deptt. Of Information and technology duly approved by Hon'ble Chief Minister, Punjab, Local Govt. and PUDA applicable to such installations have been procured. After thoughtful consideration, the committee recommends for introducing the following policy guidelines:

1. Installation of communication Towers maybe permitted in the following areas, On built up portion of commercial, industrial, institutional sites or inside the prescribed set back lines.
- 1.2 No installation of tower shall be permitted on plotted/ flatted residential buildings/ sites.
2. Request to grant permission for installation of communication lower shall be received in the office of PSIEC alongwith a security fee of Rs, 10,000/- (Ten thousands only). Separate applications will be submitted for each case. The applications shall be accompanied by:
 - i) Copies of sanctioned site plan in triplicate indicating the location of the tower alongwith dimensions etc. H.T. electrical lines, if existing nearby, shall also be indicated on the plan.
 - ii) In case tower is to be installed on the built up area, then sanctioned roof plan of the building in triplicate indicating the location of the tower alongwith the dimensions etc.
 - iii) Structural details of the place where tower is to be installed alongwith structural stability/safety from a qualified structural engineer certifying that the building/sile is capable of taking load etc. of the proposed tower.
 - iv) Plan elevation and section in triplicate of the tower indicating the height and other dimensions of the tower including structural details of the communication tower and structural safety certificate from a qualified structural engineer.
 - v) An affidavit from the allottee of lhe building/ site expressing his consent to the installation of the tower on the building or within the site.

- vi) A bank draft of Rs. 10,000/- (Ten thousands only) drawn in favour of PSIEC as security fee.
3. Each application received in the office of Corporation for installation of communication tower shall be examined in the terms of:
- i) Suitability of site/ building.
 - ii) Structural safety of the building/site where tower is to be installed.
 - iii) Structural safety of tower.
 - iv) Location and distance from High Tension Electric line, if any.
 - v) Maximum height permitted in the area.
 - vi) Height restrictions due to air- funnel or due to location of defence installations including restrictions imposed by any statutory authority.
4. After the case is examined and clearance is given by the Town Planning and Engineering wing, permission to install towers will be granted subject to the following conditions:-
- i) Height of the tower shall be within the permissible limits. In case the building/site falls in an air-funnel or any other prohibited area, then prior permission of height etc. of such authority shall be obtained.
 - ii) Construction at site shall be in accordance with the structural/construction details submitted with the plan and shall be carried out under the supervision of a qualified structural engineer.
 - iii) Constructed tower shall be of the design and structure, as approved by the authority and shall be erected under the guidance and supervision of a qualified engineer.
 - iv) Structural safety of the building and tower shall be the responsibility of the tele-communication company.
 - v) Permission granted shall be valid for a period of 5 years which can be reviewed at any time in public interest.
 - vi) No change in the location, plan or design of the tower shall be made without prior approval of the sanctioning authority.
 - vii) Chief Engineer or any officer/ official duly authorised by Corporation will have the right to inspect the site and structure at all times without any prior notice.
 - viii) Annual periodic report shall be submitted by the operator about the safety of building and the installation.

- ix) The permission granted can also be withdrawn at any time in the public interest.
- 5. In case of refusal, Estate officer shall communicate the decision specifying the reasons for such refusal.
- 6. All applications for installation of communication tower shall be disposed off within a period of 2 weeks from their receipt in the office of Corporation.

24(b) 235th Meeting of BOD dated 20.10.2006.

Description : To review the policy to grant permission for the installation of Tele-Communication tower in the areas falling under the purview of PSIEC.; BOD's decision dated 20.10.2006

Decision :

The Board considered the agenda and approved the following amendments/additions in the existing policy for setting up of Tele-communication towers approved earlier in its meeting held on 08.02.2005 read with amendments approved by PSIC, Punjab on 26.05.2006:

- i) Corporation shall charge the regularization fee equivalent to 50% of the amount being paid by the Cellular Companies to the allottees or RS.2,000/- per month for roof towers & Rs.1.00 lakh per month for High-rise Telecommunication tower and allied equipment and exchange whichever is higher.
- ii) Corporation shall also charge double the component of applicable restoration fee in those cases where allotments are cancelled due to unauthorized installation Tele-communication Towers and non-completion of pre-requisites by the allottees.
- iii) Corporation shall charge applicable fee in lumpsum effective from the month of installation of Tower alongwith interest on arrears @11% per annum+penal interest @3% per annum on simple basis to be calculated from the month the fee became due.
- iv) In those cases where allottees have got installed towers without having obtained permission from PSIEC besides are also not completing the pre-requisites laid by PSIEC, the allotments of such plots/sheds/sites may be cancelled after giving show cause notice.
- v) Where allottees have got installed towers without having obtained permission from PSIEC and are coming forward to complete the

pre-requisites the towers may be regularised after obtaining fee as mentioned at (i) & (iii) above.

Where allottees have got installed towers without having obtained permission & allotments are cancelled by the Corporation, permission to regularize the telecommunication towers shall be granted on deposit of applicable fee as mentioned at (i) and (iii) above apart from charging component of restoration fee as mentioned at (ii) above.

24(c) 259th Meeting of BOD dated 17.08.2012

Description: ਪੀ.ਐਸ.ਆਈ.ਈ.ਸੀ. ਵੱਲੋਂ ਡਿਵੈਲਪ ਕੀਤੇ ਉਦਯੋਗਿਕ ਪਲਾਟਾਂ ਵਿੱਚ ਟੈਲੀਕਮਿਊਨੀਕੇਸ਼ਨ ਟਾਵਰਾਂ ਨੂੰ ਲਗਾਉਣ ਦੀ ਪ੍ਰਵਾਨਗੀ ਸਬੰਧੀ ਪਾਲਿਸੀ ਨੂੰ ਰਿਵਿਊ ਕਰਨ ਸਬੰਧੀ।

Decision: ਬੋਰਡ ਨੇ ਮੱਦ ਨੂੰ ਅਤੇ ਪਲਾਟ ਹੋਲਡਰਾਂ/ਸੈਲੂਲਰ ਕੰਪਨੀਆਂ ਵੱਲੋਂ ਟੈਲੀਕਮਿਊਨੀਕੇਸ਼ਨ ਟਾਵਰ, ਅਲਾਇਡ ਇਕਯੁਪਮੈਂਟ ਅਤੇ ਐਕਸਚੇਂਜ ਸਥਾਪਿਤ ਕਰਨ ਲਈ ਪੀ. ਐਸ. ਆਈ. ਈ. ਸੀ. ਵੱਲੋਂ ਮੁਕਰਰ ਕੀਤੀ ਗਈ ਫੀਸ ਦੇ ਢਾਂਚੇ ਨੂੰ ਰੈਸ਼ਨਲਾਇਜ਼ ਕਰਨ ਸਬੰਧੀ ਦਿੱਤੀਆਂ ਗਈਆਂ ਪ੍ਰਤੀ ਬੇਨਤੀਆਂ ਨੂੰ ਵਿਚਾਰਿਆ। ਬੋਰਡ ਨੇ ਪੰਜਾਬ ਇੰਨਫੋਟੈਕ ਅਤੇ ਪੂਡਾ ਵੱਲੋਂ ਇਸ ਮੰਤਵ ਲਈ ਲਾਗੂ ਫੀਸ ਦੇ ਢਾਂਚੇ ਨੂੰ ਵੀ ਨੋਟ ਕੀਤਾ।

ਵਿਚਾਰ ਵਟਾਂਦਰਾ ਕਰਨ ਤੋਂ ਬਾਅਦ, ਬੋਰਡ ਨੇ ਟੈਲੀਕਮਿਊਨੀਕੇਸ਼ਨ ਟਾਵਰ ਸਥਾਪਿਤ / ਰੈਗੂਲਰਾਇਜ਼ ਕਰਨ ਲਈ ਪੂਡਾ ਵਿੱਚ ਲਾਗੂ ਫੀਸ ਦੇ ਢਾਂਚੇ ਨੂੰ ਪੀ. ਐਸ. ਆਈ. ਈ. ਸੀ. ਦੇ ਫੇਕਲ ਪੁਆਇੰਟਾਂ ਵਿੱਚ ਰਿਟਰੋਸਪੈਕਟਿਵਲੀ ਤੌਰ ਤੇ ਲਾਗੂ ਕਰਨ ਦਾ ਫੈਸਲਾ ਕੀਤਾ ਜੋ ਕਿ ਹੇਠ ਅਨੁਸਾਰ ਹੈ। ਇਹ ਨਵਾਂ ਫੈਸਲਾ, ਇਸ ਮੰਤਵ ਲਈ ਬੋਰਡ ਵੱਲੋਂ ਪਹਿਲਾਂ ਲਏ ਗਏ ਮਿਤੀ 20-10-2006 ਦੇ ਫੈਸਲੇ ਨੂੰ ਅਧਿਲੰਘਣ(Supersede)ਕਰੇਗਾ:-

1. ਰੂਫ ਟਾਵਰ/ਹਾਈ ਰਾਈਜ਼ ਟੈਲੀਕਮਿਊਨੀਕੇਸ਼ਨ ਟਾਵਰ, ਅਲਾਇਡ ਇਕਯੁਪਮੈਂਟ ਅਤੇ ਐਕਸਚੇਂਜ ਨੂੰ ਸਥਾਪਿਤ/ਰੈਗੂਲਰਾਇਜ਼ ਕਰਨ ਲਈ ਪੀ. ਐਸ. ਆਈ. ਈ. ਸੀ. ਵੱਲੋਂ ਪਲਾਟ ਹੋਲਡਰਾਂ ਤੇ ਮੰਜੂਰੀ ਦੇਣ ਵਾਸਤੇ ਯਕਮੁਸ਼ਤ ਰੁ 1,00,000/- ਪ੍ਰਤੀ ਟਾਵਰ ਫੀਸ ਵਸੂਲ ਕੀਤੀ ਜਾਵੇਗੀ। ਇਹ ਮੰਜੂਰੀ ਸ਼ੁਰੂ ਵਿੱਚ ਇੱਕ ਸਾਲ ਲਈ ਲਾਗੂ ਹੋਵੇਗੀ ਜਿਹੜੀ ਕਿ ਬਾਅਦ ਵਿੱਚ ਪ੍ਰਤੀ ਸਾਲ ਰੁ 50,000/- ਫੀਸ ਲੈ ਕੇ ਰਿਨਿਯੂ ਕੀਤੀ ਜਾਵੇਗੀ। ਇਸ ਤੋਂ ਇਲਾਵਾ ਅਗਰ ਟੈਲੀਕਮਿਊਨੀਕੇਸ਼ਨ ਟਾਵਰ ਦੀ ਕਿਸੇ ਹੋਰ ਕੰਪਨੀ/ ਕੰਪਨੀਆਂ ਵੱਲੋਂ ਹਿੱਸੇਦਾਰੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਉਸ ਸੂਰਤ ਵਿੱਚ ਰੁ 50,000/- ਪ੍ਰਤੀ ਟੈਲੀਕੋਮ ਕੰਪਨੀ ਤੇ ਵਾਧੂ ਸਾਲਾਨਾ ਫੀਸ ਵੀ ਲਈ ਜਾਵੇਗੀ।
2. ਜਿਹਨਾਂ ਕੇਸਾਂ ਵਿੱਚ ਰੂਫ ਟਾਵਰ/ਹਾਈ ਰਾਈਜ਼ ਟੈਲੀਕਮਿਊਨੀਕੇਸ਼ਨ ਟਾਵਰ, ਅਲਾਇਡ ਇਕਯੁਪਮੈਂਟ ਅਤੇ ਐਕਸਚੇਂਜ ਪਹਿਲਾਂ ਹੀ ਪਲਾਟਾਂ ਉੱਤੇ ਸਥਾਪਿਤ ਕੀਤੇ ਜਾ ਚੁੱਕੇ ਹਨ ਉਹਨਾਂ ਕੇਸਾਂ ਵਿੱਚ ਬਕਾਇਆ ਰਕਮ ਦੀ ਰਿਕਵਰੀ ਉਪਰੋਕਤ ਦਰਸਾਏ(1) ਫੀਸ ਢਾਂਚੇ ਮੁਤਾਬਿਕ ਯਕਮੁਸ਼ਤ ਵਸੂਲ ਕੀਤੀ ਜਾਵੇਗੀ ਜੋ ਕਿ ਟਾਵਰ ਸਥਾਪਿਤ ਹੋਣ ਦੀ ਮਿਤੀ ਤੋਂ ਲਾਗੂ ਹੋਵੇਗੀ।

ਅਜਿਹੇ ਕੇਸਾਂ ਵਿੱਚ ਪ੍ਰਵਾਨਗੀ ਦੇਣ ਤੋਂ ਬਾਅਦ, ਇਹ ਫੀਸ ਸਲਾਨਾ ਪੱਧਰ ਤੇ ਪਲਾਟ ਹੋਲਡਰਾਂ ਤੋਂ ਚਾਰਜ ਕੀਤੀ ਜਾਵੇਗੀ।

3. ਅਜਿਹੇ ਕੇਸਾਂ ਵਿੱਚ ਜਿੱਥੇ ਕਿ ਟੈਲੀਕਮਿਊਨੀਕੇਸ਼ਨ ਟਾਵਰ ਸਥਾਪਿਤ ਕਰਨ ਲਈ ਨਿਗਮ ਵੱਲੋਂ ਅਲਾਟੀਆਂ ਨੂੰ ਪਹਿਲੇ ਹੀ ਪ੍ਰਵਾਨਗੀ ਦਿੱਤੀ ਜਾ ਚੁੱਕੀ ਹੈ, ਉਹਨਾਂ ਪਲਾਟ ਹੋਲਡਰਾਂ ਦੇ ਕੇਸਾਂ ਵਿੱਚ ਚਾਲੂ ਮਿੱਥੀ ਮਿਆਦ ਖਤਮ ਹੋਣ ਤੋਂ ਬਾਅਦ ਫੀਸ ਉਪਰੋਕਤ ਦੱਸੇ ਢਾਂਚੇ(1) ਅਨੁਸਾਰ ਚਾਰਜ ਕੀਤੀ ਜਾਵੇਗੀ।
4. ਜਿਹਨਾਂ ਕੇਸਾਂ ਵਿੱਚ ਪਲਾਟ ਹੋਲਡਰ ਨਿਗਮ ਵੱਲੋਂ ਲਾਗੂ ਫੀਸ ਸਟੱਕਚਰ ਮੁਤਾਬਿਕ ਟੈਲੀਕਮਿਊਨੀਕੇਸ਼ਨ ਟਾਵਰ ਸਥਾਪਿਤ/ਰੈਗੂਲਰਾਇਜ਼ ਕਰਾਉਣ ਲਈ ਕੋਈ ਕਦਮ ਨਹੀਂ ਚੁੱਕਦੇ ਹਨ, ਉਹਨਾਂ ਕੇਸਾਂ ਵਿੱਚ ਸਬੰਧਿਤ ਅਲਾਟੀਆਂ ਨੂੰ ਕਾਰਨ ਦੱਸੇ ਨੋਟਿਸ ਜਾਰੀ ਕਰਨ ਤੋਂ ਬਾਅਦ ਪਲਾਟਾਂ ਦੀਆਂ ਅਲਾਟਮੈਂਟਾਂ ਰੱਦ ਕੀਤੀਆਂ ਜਾਣਗੀਆਂ।

ਉਦਯੋਗ ਅਤੇ ਕਮਰਸ ਵਿਭਾਗ (ਇੰਡਸਟਰੀ ਬਰਾਂਚ) ਪੰਜਾਬ ਸਰਕਾਰ ਦੇ ਮੀਮੇ ਨੰ 294 ਮਿਤੀ 30-3-2012 ਦੀਆਂ ਹਦਾਇਤਾਂ ਮੁਤਾਬਿਕ ਬੋਰਡ ਨੇ ਇਹ ਫੈਸਲਾ ਕੀਤਾ ਕਿ ਉਪਰੋਕਤ ਦਰਸਾਏ ਢਾਂਚੇ ਦੀ ਪ੍ਰਵਾਨਗੀ ਲੈਣ ਲਈ ਕੇਸ ਪ੍ਰਬੰਧਕੀ ਵਿਭਾਗ (Administrative Department) ਨੂੰ ਭੇਜਿਆ ਜਾਵੇ।

24(d) 273rd Meeting of BOD dated 24.12.2015

Description : To adopt the policy of Department of Industries & Commerce, Govt. of Punjab regarding granting permission to install tele-communication towers other equipment in Industrial Focal Points developed by PSIEC. BOD's decision dated 24.12.2015

Decision : The Board considered the agenda item and resolved to adopt the policy notified by Department of Industries & Commerce, Govt. of Punjab on 05.12.2012 read with 11.12.2015 in the matter of granting permission for installation of Telecom related infrastructure in supersession of existing policy earlier approved by Administrative Department vide memo no. 79 dated 10.01.2013 & other incidental guidelines / modalities aimed at improving the economy of State and Enhancing the quality of life of citizens and ensure development of urban and rural areas.

(25) Policy for Conversion from Built up Shed to Plot

25(a) 270th Meeting of BOD dated 20.05.2015

Description: To change shed in plots developed by PSIEC in different Industrial Focal Points; BOD's decision dated 20.05.2015

Decision: The Board considered the agenda item and approved the following:-

1. Shed owners to raise fresh structures after demolishing the existing sheds in various industrial focal points developed by PSIEC subject to payment of conversion charges at the rate of 10% of the current reserve price of the gross plot area with the terms & conditions as mentioned in the agenda at “ॐ” to “ॐ”
2. Additional FAR beyond permissible limit will be allowed with additional charges only after policy in this regard is formulated and is duly approved by the Town & Country Planning Department / CTP, Punjab.

(26) Zoning Violation Charges

26(a) 228th Meeting of BOD dated 08.02.2005

Description: To consider to approve the proposal to charge compounding fee for zoning violations in various focal points; BOD's decision dated 08.02.2005

Decision: The Board considered the proposal to charge compounding fee for zoning violations in various Focal Points and decided to resolve as under:-

2. Major violations for which compounding shall not be permitted:

- i. Zoning violation/violation of prescribed set back lines.
- ii. Inadequate light and ventilation in violation on sanctioned plan.
- iii. Exceeding F.A.R.
- iv. Gate opening/opening on Sector road.
- v. Any violation of layout of sewer, water drains etc.
- vi. Any violation regarding minimum number of urinals/toilets, drinking water facilities for labour & staff as per sanctioned plan.
- vii. Violation of maximum permissible height, maximum permissible coverage on ground.

2. Minor violations which shall be compoundable

i)	Excess coverage within zoning line	@ Rs. 100/- per sq. feet
ii)	One additional gate	Rs. 10,000/-

Besides above, allottees shall be allowed to purchase additional floor area (FAR) maximum upto 25% of existing FAR at following rates:

- i. Rs.50/- per Sq.ft. upto 25 Sq.Yds.
- ii. @ Rs.75/- per sq.ft. beyond 25 Sq.Yds. upto 50 Sq.Yds.
- iii. @ Rs.100/-per Sq.ft. beyond 50 Sq.Yds upto 25 % in excess of FAR.

26(b) 277th Meeting of BOD dated 05.09.2016

Description: To consider to amend building bye laws of the Corporation & to approve building plans of different Industrial Focal Points developed by PSIEC and charge compounding fees for zoning violations; BOD's decision dated 05.09.2016

Decision: The Board considered the Item and took note of the demand made by CII, PHD Chamber of Commerce, CICU and other representative bodies of entrepreneurs requesting for compounding the violations of building by laws and zoning plan committed by plot holders in the matter of construction of their factory building. Taking holistic view of the situation and to mitigate the difficulties being experienced by the industrial plot holders of different focal points, the Board resolved to approve structure for compounding the violations in supersession of the decision earlier taken in the meetings held on 8.2.2005 and 20.12.2012:

A –Compoundable violations

- a) Excess coverage within zoning line permitted @Rs. 200/- per sq. ft.
- b) Excess covered area beyond zoning line permitted & Rs.600/- per sq. ft. upto 2% and @ Rs. 1200/- per sq. ft for area above 2%.
- c) No compounding of area above 5% of the plot area shall be allowed subject to the condition that atleast three set backs should remain intact as per zoning. However there shall not be relaxation in the front set back, subject to adherence of safety and fire norms as prescribed by the competent authority. One additional gate shall be allowable on payment fee @ Rs. 10,000/- in lumpsum. However, gate opening on sector road shall not be permissible excepting with the provision of service road only.

B –Height of Building.

- a) Height of the factory building permissible as per project requirement subject to the ceiling of permissible FAR, ground coverage and air funnel restrictions as applicable.

C –Non- Compoundable violations :

- a) Inadequate light and ventilation in violation of sanctioned plan.
- b) Any violation of layout of sewer water drains etc.
- c) Any violation regarding minimum number of urinals/toilets. Drinking water facilities for labour & staff as per sanctioned plan.

26(c) 283rd Meeting of BOD dated 17.01.2018

Description: To consider to evolve mechanism for compounding of zoning violations committed by the industrial plot holders of different focal points developed by PSIEC interalia allowing compounding of excess construction raised beyond zoning line upto 5% of the plot area.; BOD's decision dated 17.01.2018.

Decision: The Board considered the item and took note of the demand made by Cll, PHD Chamber of Commerce, CICU and other representative bodies of entrepreneurs requesting for compounding the violations of building bye laws and zoning plan committed by plot holders in the matter of construction of their factory building with specific reference to the earlier decision taken in the meeting held on 05.09.2016. The Board observe that despite enforcement of the policy guidelines framed in the meeting held on 05.09.2016 interalia allowing compounding of excess construe ion made beyond zoning line upto 5% of the plot area, plot holders were arenot encouragingly coming forward to avail the same. The Board further observed that specific guidelines have not been framed qua adherence of safety and fire norms as prescribed by the competent authority. In the absence of same, even the application(s) received by the Corporation seeking compounding of violation made in the matter of construction of factory building upto 5% of excess coverage beyond zoning line has not attained finality.

Taking holistic view of the situation, to mitigate the difficulties being Experienced by the industrial plot holders of different focal points and to achieve the objective of Industrial and Business Development Policy 2017 of the Govt, of Punjab for ushering a new era of liberalization & ease of doing business, the Board resolved to approve the following parameters and fee structure for compounding the violations in partial modification of the earlier decision taken in the meeting held on 05.09.2016 in this matter :-

- a) Excess coverage within zoning line permitted @ Rs. 200/- per sq.ft.
- b) Excess covered area beyond zoning line permitted @ Rs. 600/- per sq. ft. upto 2% and @ Rs. 1200/- per sq.ft. for area above 2%.

- c) No compounding of overall area above 5% of the plot area shall be allowed subject to the condition that there shall not be relaxation in the front set back. Moreover, allottee shall be required to obtain prior fire safety certificate from the concerned applicable authority.
- d) In those cases, where an allottee apply for compounding of zoning violations up to 5% of the plot area in terms of a, b & c above without prior submission of fire safety certificate, case(s) would be referred to a committee headed by Additional Deputy Commissioner (G) concerned comprising of following officers which would examine the request of applicant and finalize the matter with regard to adherence of safety & fire norms and resultant compounding of zoning violation committed by plot holder within the ambit of parameters brought out above.

- 1) Distt. Town Planner
- 2) GM, DIC concerned
- 3) Fire Officer
- 4) Representative of Director of Factories
- 5) Sub Divisional Engineer (PSIEC)
- 6) ATP (PSIEC)

(27) Allow warehousing activity in IFPs developed by PSIEC

27(a) 285th Meeting of BOD dated 28.05.2018

Description: To consider to allow warehousing activity in the industrial plots allotted by PSIEC in different focal points; BOD's decision dated 28.05.2018

Decision: The Board considered the item. Viewing the demand raised by CII, PHD Chamber & Commerce, Mohali Industries Association, CICU, aspirations of plot holders and to achieve objectives of industrial and business development policy 2017 of Punjab Govt., the Board resolved to permit industrial plot holders of PSIEC to utilize their premises for warehousing purpose treating it as an industrial activity subject to the adherence of following guidelines:-

1. Industrial warehousing activities shall be allowed in the already allotted industrial plots in the different focal points developed by PSIEC. Of-course, industrial warehousing activity shall also be made permissible in the new industrial estates/parks to be developed by PSIEC in future.
2. Allottee(s) shall be bound to adhere to the terms and conditions of allotment as applicable and ensure to raise construction in accordance with the applicable zoning and building bye laws.
3. Allottee shall implement the industrial warehousing project after obtaining prior written permission from PSIEC.
4. Storage of inflammable/hazardous/ chemical/petroleum products etc. shall not be permissible.
5. Desirous applicant shall be required to obtain requisite permission(s)/clearance(s) from concerned department as applicable to their item(s) before commencement of operation of warehouse in the industrial plot.
6. After allowing warehousing activities on an industrial plot, the allottee shall be at liberty to utilize the plot for industrial activities also.

(28) Permitted/allowed activities in the Industrial Plots

28(a) 285th Meeting of BOD dated 28.05.2018

Description: To Consider to allow to undertake operations of service sector enterprises in the industrial plots allotted by PSIEC facilitating growth of MSME sector; BOD's decision dated 28.05.2018

Decision: The Board considered the item. With a view to achieve the objectives of Industrial and Business Development Policy 2017 of State Govt., create congenial atmosphere for Investment Promotion and inculcate spirit of ease of doing business, the Board resolved to allow to undertake operations of following service sector enterprises in the industrial plots allotted by PSIEC which are providing support to the manufacturing activities in the industrial estates/focal points.

1. Repair, Maintenance and parking of machineries/equipment used for industrial activities
2. Industrial/Technical Test Lab
3. Industrial photography
4. Bulk courier services
5. Blue printing/drawing/computer designing facilities/ drafting facility/CAD-CAM
6. Research & Development in any field
7. Tool room for facilitation of industry
8. Media Houses, printing, publishing services
9. Industrial Kitchens/ catering services
10. Engineering & Design services
11. Skill Development Centers

(29) Conversion of Plot into Nursing Home

29(a) Office order of PSIEC/Estate/5880-83 dated:07.07.2020

PUNJAB SMALL INDUSTRIES & EXPORT CORPORATION LIMITED

OFFICE ORDER

Government of Punjab constituted a Task Force under the Chairmanship of Sh. K.R. Lakhanpal, IAS (Retd.), former Chief Secretary, Govt., of Punjab to formulate the Exit Strategy for COVID-19 Lockdown Restrictions. The said Task Force interalia recommended that there is a desperate need on the part of Govt, to revise its strategy both to restart the crippled economy and create congenial atmosphere for providing adequate health infrastructure to cater the need of citizens.

Taking holistic view of the situation especially anticipated long term threat of COVID-19, Govt, of Punjab has approved the following policy for allowing conversion of industrial plots into Nursing Home situated in Phase VIIIA & B Focal Point Mohali developed by PSIEC in the larger public interest to cater the emergency health needs of employers and workers engaged in the focal point and its surrounding areas.

PURPOSE:

This policy shall be applicable to the conversion of industrial plots measuring 450 square yards & above but less than 1000 square yards in Phase VIIIA & B, Focal Point Mohali developed by PSIEC.

ELIGIBILITY:

The industrial plots which have been originally allotted for setting up of an industry atleast five years prior to the date of submitting application under this policy shall be eligible for conversion to Nursing Home.

CONVERSION CHARGES:

The conversion charges as calculated by the formula given below shall be payable by the allottee: 1/5th of (collector rate per square yard of residential use in that area/ sector minus collector rate per square yard of industrial use in that area/ sector).

DEVELOPMENT NORMS:

Minimum approach road width	Minimum frontage	Maximum ground coverage (in %)	FAR	Other Building controls
45'-0"	40'-0"	60	3.0	As per PUDA Building Rules or as amended from time to time.

ANCILLARY USE:

Maximum upto 10% of the total FAR of the site will be permitted to be used for commercial purpose within building itself covering chemist/ pharmacy/ cafeteria.

PAYMENT OF CONVERSION CHARGES:

- 20% of the conversion charges payable along with application seeking conversion.
- 30% of the conversion charges payable within 60 days of approval of conversion.
- Balance 50% conversion charges payable in 2 equated yearly installments alongwith interest as applicable.

PROJECT IMPLEMENTATION:

The allottee shall be required to commence commercial operation of Nursing Home within 3 years from the date of approval of conversion. After expiry of 3 years, extension in time period maximum up to additional 2 years shall be permissible on payment of extension fee chargeable per year @ 1% of the current reserve price of plot operative at the time of making payment.

OTHER REGULATORY PERMISSIONS:

The allottee shall be required to obtain applicable clearances from concerned departments at their level for implementation of their project. This policy is being issued with the approval of Industries & Commerce Minister, Govt. of Punjab.

Managing Director

Endst.No. PSIEC/Estate/ 5880-83

Dated:-7/7/2020

A copy is forwarded to the following for information and necessary action:-

- i. PS to Chairman, PSIEC Ltd.
- ii. PS to MD, PSIEC Ltd.
- iii. Estate Officer-I, II, III.

-sd-

GM (Estate)

(30) Zero Period due to COVID-19

30(a) Office order of PSIEC/Estate/5597-99 dated: 03.07.2020

PUNJAB SMALL INDUSTRIES & EXPORT CORPORATION LIMITED

OFFICE ORDER

Government of Punjab constituted a Task Force under the Chairmanship of Sh. K.R. Lakhanpal, IAS (Retd.), former Chief Secretary, Govt., of Punjab to formulate the Exit Strategy for COVID-19 Lockdown Restrictions. The said Task Force interalia recommended that Government schemes like Amnesty Scheme, payment of PSIEC plots fee should be extended by at least 3 months. There is a desperate need on the part of Govt. to revise its strategy both to restart the crippled economy and defuse the continuing panic amongst the entrepreneurs.

Taking holistic view of the situation & to extend relief to the plot holders of PSIEC / Infotech falling in different focal points in the State, Govt. of Punjab has decided to extend following relief to all allottees of industrial, commercial and residential plots/ sites so that affected allottees could heave a sigh of relief during this unprecedented period of turmoil emanating from COVID-19:-

1. Period falling between 01.03.2020 to 31.08.2020 shall be treated as zero period for all intents & purposes and no interest/ penal interest shall be charged by PSIEC during the currency of said period. There will be an addition of 6 months in permissible period for commencement of production and no extension fee for this additional period shall be charged by PSIEC.
2. Due payment/ installment falling between the period 01.03.2020 to 31.08.2020 shall automatically stand deferred for a period of six months effective from the respective due date as already fixed by the Corporation as per terms & conditions of allotment. Accordingly, next due installment(s), if any, as the case may be, shall also stand deferred for a period of 6 months alongwith applicable interest.
3. The above concession/ relief shall not be applicable to the dues on account

of enhanced land cost awarded by Judicial Courts as Amnesty Scheme for this purpose has already been made operational & extended upto 31.08.2020.

4. The above concessions/relief shall not be applicable to the allotments made on or after 23.03.2020.

This policy is being issued with the approval of Industries & Commerce Minister, Government of Punjab.

Managing Director

Endst.No. PSIEC/Estate/5597-99

Dated: - 03.07.2020

A copy is forwarded to the following for information and necessary action:-

- i. PS to Chairman, PSIEC Ltd.
- ii. PS to MD, PSIEC Ltd.
- iii. Estate officer-I, II, III.

-sd-
GM (Estate)

30(b) Office Order : Endst No. PSIEC/Estate/ 9506-9508
Dated:05.07.2021

PUNJAB SMALL INDUSTRIES & EXPORT CORPORATION
LIMITED

OFFICER ORDER

Owing to the unprecedented disruption caused by the second wave of COVID-19 and resultant hardships being faced by the entrepreneurs/ allottees of plots, different focal point Associations and their representative bodies have raised their demand on various platforms emphasizing to further extend relief to the plot holders. Second wave of COVID-19 pandemic has a lingering impact on economy, necessitating relief & stimulus measures by the Govt.

Taking holistic view of the situation & to extend relief to the plot holders of PSIEC/ Punjab Infotech falling in different focal points in the State, the Govt. of Punjab has decided to extend the following relief to all allottees/ Letter of Intent (Lol) holders of industrial, commercial and residential plots/ sites so that affected stakeholders could heave a sigh of relief during this unprecedented period of turmoil emanating from COVID- 19 pandemic:-

1. Period falling between 15.03.2021 to 15.09.2021 shall be treated as zero period for all intents & purposes and no interest/ penal interest shall be charged by PSIEC during the currency of said period. There will be an addition of 6 months in permissible period for commencement of production and no extension fee for this additional period shall be charged by PSIEC.
2. Due payment/ installment falling between the period 15.03.2021 to 15.09.2021 shall automatically stand deferred for a period of six months effective from the respective due date as already fixed by the Corporation as per terms & conditions of allotment/ Letter of Intent. Accordingly, next due installment(s), if any, as the case may be, shall also stand deferred for a period of 6 months alongwith applicable interest.

3. The above concession/ relief shall not be applicable to the dues on account of enhanced land cost awarded by Judicial Courts as Amnesty Scheme for this purpose has already been made operational & extended upto 30.09.2021.

The policy is being issued with the approval of Industries & Commerce Minister, Govt. of Punjab.

-sd-

Managing Director

Endst No. PSIEC/Estate/ 9506-9508

Dated:05.07.2021

A copy is forwarded to the following for information and necessary action:-

- i) PS to Chairman, PSIEC Ltd**
- ii) PS to MD, PSIEC Ltd**
- iii) Estate Officer-II, III**

-sd-

Estate Officer-I

30(c) Office Order dated 05.01.2022.

**PUNJAB SMALL INDUSTRIES & EXPORT CORPORATION
LIMITED**

OFFICE ORDER

Owing to the unprecedented disruption caused by the second wave of COVID-19 pandemic and resultant hardships being faced by the entrepreneurs/ allottees of plots, different focal point Associations and their representative bodies raised their demand on various platforms emphasizing to further extend relief to the plot holders. Since second wave of COVID-19 pandemic has a lingering impact on economy, necessitating relief & stimulus measures, Govt. of Punjab/ PSIEC vide memo no. PSIEC/Estate/9506-9508 dated 05.07.2021 had earlier decided to provide relief to the stakeholders interalia treating period falling between 15.03.2021 to 15.09.2021 as zero period for all intents and purposes.

Due to economic slowdown & its resultant disruption in supply chain and multi-dimensional impact of COVID-19 pandemic on the business operations, Focal Point Associations, plot holders and their representative bodies have been raising demand at different levels to further extend the period of above mentioned relief granted vide memo no. PSIEC/Estate/9506-9508 dated 05.07.2021 by PSIEC.

Taking holistic view of the situation & to extend relief to the plot holders of PSIEC/ Punjab Infotech falling in different focal points in the State, the Govt. of Punjab has decided to provide the following relief to all allottees/ Letter of Intent (Lol) holders of industrial, commercial and residential plots/ sites thereby extending the already existing policy notified vide memo no. PSIEC/Estate/9506-9508 dated 05.07.2021 from 15.09.2021 to 31.12.2021 so that affected stakeholders could heave a sigh of relief during this unprecedented period of turmoil emanating from COVID- 19 pandemic:-

1. Period falling between 15.03.2021 to 31.12.2021 shall be treated as zero period for all intents & purposes and no interest/ penal interest shall be charged by PSIEC during the currency of said period. There will be an addition of nine & a half months in permissible period for commencement of production and no extension fee for this additional period shall be charged by PSIEC.
2. Due payment/ installment falling between the period 15.03.2021 to 31.12.2021 shall automatically stand deferred for a period of nine & a half months effective from the respective due date as already fixed by the Corporation as per terms & conditions of allotment/ Letter of Intent. Accordingly, next due installment(s), if any, as the case may be, shall

also stand deferred for a period of nine & a half months alongwith applicable interest.

3. The above concession/ relief shall not be applicable to the dues on account of enhanced land cost awarded by Judicial Courts as Amnesty Scheme for this purpose has already been made operational & extended upto 31.03.2022.

This policy is being issued with the approval of Industries & Commerce Minister, Government of Punjab.

-sd-
Managing Director

Endst. No.PSIEC/Estate/2779-2783
5/1/2022

Dated:

❖ A copy is forwarded to the following for information and necessary action:-

- 1) PS to Chairman, PSIEC Ltd.
- 2) PS to MD, PSIEC Ltd.
- 3) PA to AMD. PSIEC Ltd.
- 4) DGM (Estate) II
- 5) Estate Officer-III

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DGM(Estate)-I

(31) Fixation of reserve price for allotment of Industrial Plots/Parcels of land beyond 10 acres

31(a) 265th Meeting dated 26.03.2014

Description: Fixation of reserve price for allotment of industrial plots/ parcels of land beyond 10 acres in different Focal Points developed by PSIEC; BOD's decision dated 26.03.2014

Decision: The Board considered the matter and resolved to accord ex-post facto approval for fixing the reserve price of parcels of Industrial land/Plot measuring beyond 10 acres at a discount of 10% as a matter of policy to be made applicable on existing as well as focal points to be developed by PSIEC at different locations in Punjab aimed at attracting the large houses to invest in the State paving way to accelerate the pace of growth of industry.

31(b) 288th Meeting of BOD dated 28.03.2019

Description: To consider to review the policy for non-levy of corner charges of industrial plots/land in different Focal Points ; BOD's decision dated 28.03.2019

Decision: To consider to accord ex-post facto approval for allotment of 34 acre chunk of land to M/S ITC Limited in Focal point, Kapurthala treating the same as non-corner site. The Board considered the item and observed that the benefits accruing to the State in terms of revenue generation, tax, employment etc. cannot be measured in quantitative terms emanating from the investment made by large & medium units in bigger chunks of land allocated to them in the different focal points developed by PSIEC. The Board noted that M/s ITC Limited was earlier also allotted plot No.A-1A measuring 64.98 acres in Industrial Focal Point Kapurthala on 25.02.2014 under On-going scheme after carving out a chunk treating it as a non-corner site as explained in the agenda. Accordingly, the Board resolved to accord ex-post facto approval for treating the reserve price of Plot No.A-1C(P) measuring 34 acre situated in Focal Point, Kapurthala allocated to M/s ITC Limited being non-corner site as the same stood carved out as a chunk site.

Viewing the things in totality and to create conducive atmosphere for promotion of industry, the Board further resolved that chunks of land/plot measuring above 20 acres in the industrial focal points already/being developed by PSIEC shall be treated as non-corner site as a matter of policy warranting non-levy of 10% extra charges in the overall public interest aimed at attracting the large houses to invest in the State paving way to accelerate the pace of growth of industry.

31(c) 296th Meeting of BOD dated 07.07.2021

Description : To consider to treat chunk of land measuring above 15 acres as non-corner site; BOD's Decision dated 07.07.2021

Decision: The Board considered the item. Taking holistic view of the situation and to encourage investment in the State of Punjab especially from large Corporates, the Board felt that it is need of the hour to review the norms applicable for fixation of reserve price for the big chunks of industrial land. Benefits accruing to the State from the projects of big houses involving substantial investment in terms of revenue generation, employment, taxation, ancillary development etc. cannot be quantified at a given point of time. State/ PSIEC ought to make devoted efforts for ensuring flow of investment of big projects in Punjab and to create conducive atmosphere so that they may not flee to alternative locations outside Punjab. For facilitating promotion of industry especially during current recessionary phase experienced due to COVID-19 Pandemic which has long lasting impact on economy, the Board accorded its ex-post facto approval and decided that chunks of land/ plot measuring above 15 acres in the industrial focal points already/ being developed by PSIEC shall be treated as non-corner site as a matter of policy warranting non-levy of 10% extra charges in the overall public interest aimed at attracting the large houses to invest in the State. This shall apply to the prospective allotments to be made by Corporation.

32 Valid proof of production/ implementation of project by the allottee;

32(a) 277th meeting dated 05.09.2016

Description: Introducing procedure for submission of documents by the plot holders duly attested by Notary Public for obtaining clearances; BOD's decision dated 25.09.2016.

Decision: The Board considered the item and impressed upon the need for taking proactive steps facilitating ease of doing business in Punjab by creating congenial atmosphere With a view to simplify and provide speedy clearances to the industrial plot holders of different focal points, the board resolved to adopt the decision taken in the meeting held under the Chairmanship of Principal Secretary Industries & Commerce, Govt. of Punjab on 27.07.2016 as under:-

1. Allottees of industrial plots will henceforth declaration submit self-declaration before a Notary Public in lieu of affidavits currently being furnished duly attested by the 1st class Magistrate/Notary while considering transfer of plots, in the cases of proprietorship and from partners in the case of partnership firm. Besides, a resolution of Board of Directors duly attested by CA/Company Secretary shall be required in case of Private Limited or Public Limited Companies. However, in the case of other services like permission to Mortgage/NOC, rent out, freehold, submission of building plan, water/sewerage connection etc. excepting change in constitution, only self declaration shall be accepted from the allottees.

(33) Provision of residential accommodation in Industrial Plots

33(a) 231st Meeting dated 27.12.2005

Description : To consider to approve provision of residential accommodation in industrial plots of Focal Points Patiala and Tarn Taran.

Decision:-The Board considered the agenda and resolved to allow the allottees of focal points Patiala and Tarn Taran to have residential accommodation in their plots on the pattern already approved by the Govt. vide its Memo No. 1/12/05/6IB/1862 dated 2.8.2005 in case of Mohali Phase VIII-B and Batala focal points i.e. 33% of the built up area of the industrial plot.

Further resolved that in other focal points covering Dhandari Kalan (Phase IV, IV A, & VIII main pocket), Amritsar (Old & Expansion), Jalandhar (Old & Expansion), Bathinda (Old & New) and Hoshiarpur where the facility of having residential accommodation in industrial plots have already been allowed by the BODs, the allottees of plots in their industrial plots for residential purpose upto 33% of the built up area instead of 50% of the Floor area.

33(b) 248th Meeting dated 30.12.2009

Description: To consider to approve provision of residential accommodation in Industrial Plots of Focal Point, Moga.

Decision: The Board considered the item and resolved to allow the allottees of Industrial Plots of focal point Moga for having residential accommodation also upto 33% of the built up area on the pattern and fee already decided and adopted for other focal points of the Corporation covering Dhandari Kalan (Phase IV, IV A & VIII main pocket) Amritsar (Old & Expansion), Jalandhar (Old & Expansion) Bathinda (Old & New) Hoshiarpur, Phase VIII-B Mohali, Batala, Patiala and Tarn Taran. This permission shall however, be subject to the condition that allottees would adhere to the zoning and building bye-laws of the Corporation.

33(C) Office Order dated 23.06.2020

**Punjab Small Industries & Export Corporation Ltd.
Udyog Bhawan, Sector-17-A, Chandigarh.**

No. PSIEC/Estate

Dated

OFFICE ORDER

SUBJECT: PROVISION OF RESIDENTIAL ACCOMMODATION IN INDUSTRIAL PLOTS ALLOTTED BY PSIEC IN THE STATE OF PUNJAB.

Confederation of Indian Industry, Chamber of Industrial and Commercial Undertakings, Mohali Industries Association, PHD Chamber of Commerce etc have been demanding on different platforms to allow allottees of industrial plots of PSIEC for having residential accommodation to accommodate housing requirement of their staff/employees in their industrial premises itself.

Considering the persistent demand of entrepreneurs & their representative bodies, impact of COVID-19 pandemic, PSIEC has decided as a matter of policy to allow allottees of industrial plots to utilize upto 15% of the total covered area in the industrial building for the housing purpose of their staff or workers, in all the industrial Focal Points already developed/being developed in the State of Punjab. This facility has been allowed to the industrial plot holders in the different focal points/growth centers without payment of any conversion fee subject to the condition that allottees would adhere to the applicable zoning and building bye laws.

This policy is being issued with the approval of Industries & Commerce Minister, Government of Punjab.

Managing Director

Endst.No. PSIEC/Estate/4394-401

Dated: 23/6/2020

❖ A copy is forwarded to the following for information and necessary action:

- i) Secretary to Industries & Commerce Minister for kind information

of Industries & Commerce Minister, Govt. of Punjab.

- ii) PS to ACS (I&C), Govt. of Punjab.
- iii) PS to Managing Director, PSIEC Ltd.,
- iv) Chief Engineer
- v) GM (Planning)
- vi) GM (Legal).
- vii) Estate Officer-I, II & III.
- viii) Programmer (Estate).

-sd-

GM (Estate)

(34) Special Scheme For allottees of IFP Goindwal Sahib

34(a) Punjab Govt. Notification dated 21.07.2009

Description: ਗੋਇੰਦਵਾਲ ਉਦਯੋਗਿਕ ਕੰਪਲੈਕਸ ਦੀਆਂ ਸਨਅਤਾਂ ਨੂੰ ਬਚਾਉਣ ਅਤੇ ਮੁੜ ਵਸਾਉਣ ਲਈ।

Decision: ਪੰਜਾਬ ਦੇ ਰਾਜਪਾਲ ਗੋਇੰਦਵਾਲ ਉਦਯੋਗਿਕ ਕੰਪਲੈਕਸ ਦੀਆਂ ਸਨਅਤਾਂ ਨੂੰ ਬਚਾਉਣ ਅਤੇ ਮੁੜ ਵਸਾਉਣ ਲਈ ਪ੍ਰਸੰਨਤਾਪੂਰਵਕ ਹੇਠ ਲਿਖੀਆਂ ਸਹੂਲਤਾਂ ਦਿੰਦੇ ਹਨ:

1. ਗੋਇੰਦਵਾਲ ਸਾਹਿਬ ਵਿਖੇ, ਇਸ ਨੂੰ ਭਵਿੱਖ ਵਿੱਚ ਨਜ਼ੀਰ ਬਣਾਏ ਬਿਨਾਂ, ਉਦਯੋਗਿਕ ਪਲਾਟਾਂ ਦੀ ਬਕਾਇਆ ਰਹਿੰਦੀ ਵਧੀ ਹੋਈ ਕੀਮਤ 10% ਸਾਧਾਰਣ ਵਿਆਜ ਸਮੇਤ ਵਸੂਲ ਕੀਤੀ ਜਾਵੇਗੀ ਜਦੋਂ ਕਿ ਮਿਸ਼ਰਤ ਅਤੇ ਪੀਨਲ ਵਿਆਜ ਦੀ ਰਾਸ਼ੀ ਦੀ ਵਸੂਲੀ ਮਾਫ ਕਰ ਦਿੱਤੀ ਜਾਵੇਗੀ।
2. ਗੋਇੰਦਵਾਲ ਸਾਹਿਬ ਵਿਖੇ, ਇਸ ਨੂੰ ਭਵਿੱਖ ਵਿੱਚ ਨਜ਼ੀਰ ਬਣਾਏ ਬਿਨਾਂ, ਪਲਾਟ ਦੀ ਪਹਿਲਾਂ ਅਦਾ ਕੀਤੀ ਜਾ ਚੁੱਕੀ ਮੂਲ ਕੀਮਤ ਅਤੇ ਵਿਆਜ ਦੀ ਰਾਸ਼ੀ ਮੂਲ ਕੀਮਤ ਵਿੱਚ ਐਡਜਸਟ ਕਰਕੇ ਬਾਕੀ ਰਹਿੰਦੀ ਕੀਮਤ 10% ਸਲਾਨਾ ਸਾਧਾਰਣ ਵਿਆਜ ਸਮੇਤ ਵਸੂਲ ਕੀਤੀ ਜਾਵੇਗੀ ਅਤੇ ਮਿਸ਼ਰਤ ਅਤੇ ਪੀਨਲ ਵਿਆਜ ਦੀ ਰਾਸ਼ੀ ਮਾਫ ਕੀਤੀ ਜਾਵੇਗੀ।

34(b) Punjab Govt. Notification dated 24.08.2010

Description: ਗੋਇੰਦਵਾਲ ਉਦਯੋਗਿਕ ਕੰਪਲੈਕਸ ਦੀਆਂ ਸਨਅਤਾਂ ਨੂੰ ਬਚਾਉਣ ਅਤੇ ਮੁੜ ਵਸਾਉਣ ਲਈ।

**GOVERNMENT OF PUNJAB DEPARTMENT OF INDUSTRIES AND
COMMERCE, PUNJAB CHANDIGARH
NOTIFICATION**

DATED

The August 24 2010 13156-A

No. Infra | PSIEC/ Policy | 157|

With a view to mitigate the hardships being faced by the entrepreneurs in implementation of their projects and in the larger public Interest, the Governor of Punjab is pleased to allow additional time period to the defaulter allottees of industrial plots allotted by PSIEC in different focal points, Punjab InfoTech as well as to the allottees of industrial plots falling in the industrial estates developed by the industries Department Govt. of Punjab, whom allotments had been made under the previous policies i.e. prior to 8/9.4.2008. The following expression be included in clause iii (e) of the allotment policy notified by the State Govt. on 8.4.2008 under the head "Extension in time & fee" in partial modification of sub para 2 of this clause:-

"Defaulter allottees of Industrial plots falling in the different focal points developed by PSIEC, Punjabi InfoTech and Industrial Estates developed by Department of Industries are allowed additional time period of 2 years for commencement of production on payment of extension fee chargeable @1% of the current reserve price per year the plot/land fixed by the developing agency in the concerned focal point/estate operative at the time of making payment. This extension of 2 years shall be reckoned from the date of expiry of last permissible/extended period, as the case may be".

GOINDWAL INDUSTRIAL COMPLEX

"Defaulter allottees of Industrial plots of Goindwal Industrial Complex in those cases where no in-built provision for charging extension fee exists in the respective terms of allotment, be allowed as a last chance to commence production their units upto 30.09.2011. In the event of their failure to do so, the extension ion fee shall be charged from these defaulter allottees of industrial plots of Goindwal Industrial Complex @ 1% of the current reserve price per year enforceable w.e.f. 1.10.2011.

No infra / PSIEC/ Policy/ 151/

Dated:

Two copies are forwarded to the Controller, Printing & Stationery, Punjab, Chandigarh for publication of this notification in the Extra Ordinary Gazette of the State Government and supply 100 spare copies thereof to this Department for record.

Addl. Secretary to Government of Punjab,
Department of Industries & Commerce, Punjab

No. Infra/PSIEC/ Policy/157 | 13159-A

Dated-24/8/10

A copy is forwarded to the following for information:

- i) The Director of Industries & Commerce,
Punjab, Chandigarh
- ii) The Managing Director,
Punjab Small Industries & Export Corporation
Chandigarh.
- iii) The Managing Director,
Punjab Information & Communication Technology Corpn
Chandigarh

Addl. Secretary to Government of Punjab,
Department of Industries & Commerce, Punjab

No.Infra/ PSIEC/Policy / 157/

Dated:

A copy is forwarded to the Accountant General, Punjab (Audit Section) for Information and necessary action.

Addl. Secretary to Government of Punjab,
Department of Industries & Commerce, Punjab.

34(c) Punjab Govt. Notification dated 03.01.2017

Description: ਗੋਇੰਦਵਾਲ ਉਦਯੋਗਿਕ ਕੰਪਲੈਕਸ ਦੀਆਂ ਸਨਅਤਾਂ ਨੂੰ ਬਚਾਉਣ ਅਤੇ ਮੁੜ ਵਸਾਉਣ ਸਬੰਧੀ। Punjab Govt. Notification dated 03.01.2017

ਪੰਜਾਬ ਸਰਕਾਰ
ਉਦਯੋਗ ਤੇ ਵਣਜ ਵਭਾਗ
(ਉਦਯੋਗ ਸਾਖਾ)

ਅਧਿਸੂਚਨਾ

ਵਸ਼ੀ:- ਗੋਇੰਦਵਾਲ ਉਦਯੋਗਿਕ ਕੰਪਲੈਕਸ ਦੀਆਂ ਸਨਅਤਾਂ ਨੂੰ ਬਚਾਉਣ ਅਤੇ ਮੁੜ ਵਸਾਉਣ ਸਬੰਧੀ।

ਮੰਤਰੀ ਪ੍ਰਸ਼ਦ ਦੀ ਮਿਤੀ 29-12-2016 ਨੂੰ ਹੋਈ ਮੀਟਿੰਗ ਵਿਚ ਵਿਸ਼ੇ ਅੰਕਿਤ ਮਾਮਲੇ ਸਬੰਧੀ ਵਿਚਾਰ ਵਟਾਂਦਰਾ ਕੀਤਾ ਗਿਆ ਅਤੇ ਗੋਇੰਦਵਾਲ ਇੰਡਸਟਰੀਅਲ ਕੰਪਲੈਕਸ ਵਿਖੇ ਉਦਯੋਗਿਕ ਪਲਾਟਾਂ/ਸੈਡਾਂ ਜਿਨ੍ਹਾਂ ਦੀ ਅਲਾਟਮੈਂਟ ਦੀ ਮਿਤੀ 31-12-1995 ਜਾਂ ਪਹਿਲਾਂ ਅਤੇ ਸਾਇਜ਼ 8000 ਵਰਗ ਗਜ਼ ਤੱਕ ਹੈ, ਨੂੰ ਹੇਠ ਅਨੁਸਾਰ ਪੈਕਜ ਦੇਣ ਦਾ ਫੈਸਲਾ ਲਿਆ ਹੈ –

- a). This package may cover industrial plot/sheds allotted in the size upto 8000 sq yds category on or before 31.12.1995 in Goindwal Industrial Complex.
- b). The dues of principal cost & enhanced and cost would be recoverable with 10% simple annual interest and Credit for payment already made if any, will be given towards principal while calculating the amount due.
- c). Defaulter allottees including those of cancelled allotments where any sort of construction/ production exists, may be given option to make payment of their dues calculated under the clause (b) above in lumpsum within 90 days of intimation or in 2 equated half yearly installments becoming due on 30.06.2017 and 31.12.2017 with upto date interest. However, restoration of cancelled allotment would be made on receipt of full payment. Moreover, allottees would be required to make payment of other incidental charges also covering restoration fee, extension fee, legal charges etc. whosoever and whatsoever applicable.
- d). Concerned plot holders shall ensure to bring their unit(s) into production within 1year effective from the date of revival of this package.
- e). Plot holders covered under this package shall become eligible for de sale/transfer of their plot after running their unit minimum for a period of 3 years.

- f). The above concessions may be given to the defaulter allottees of Goindwal Industrial Complex as a last opportunity. In these cases where defaulter allottees fail to avail the concessions and do not discharge their liability to square up the accounts within the stipulated period, PSIEC will proceed ahead to evict unauthorized occupant (s) from the Govt. premises under appropriate provisions of law to obtain possession of land.

ਮਿਤੀ: 03.01.2017

(ਅਨਿਰੁੱਧ ਤਿਵਾਰੀ)
ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ
ਉਦਯੋਗ ਅਤੇ ਕਮਰਸ ਵਿਭਾਗ

ਪਿੱਠ ਅੰਕਣ ਨਾ ਉਸ ਕੰਪੀ.ਐਸ.ਸੀ/2017/

ਮਿਤੀ: 03.01.2017

ਉਪਰੋਕਤ ਦੀਆਂ ਦੋਕਾਪੀਆਂ ਕੰਟਰੋਲਰ ਪ੍ਰਿਟਿੰਗ ਅਤੇ ਸਟੇਸ਼ਨਰੀ ਵਿਭਾਗ, ਪੰਜਾਬ ਚੰਡੀਗੜ੍ਹ ਨੂੰ ਰਾਜ ਸਰਕਾਰ ਦੀ ਐਕਸਟਰਾ ਆਰਡਨਰੀ ਗਜ਼ਟ ਵਿੱਚ ਇਸ ਨੋਟੀਫਿਕੇਸ਼ਨ ਦੇ ਪ੍ਰਕਾਸ਼ਿਤ ਕਰਨ ਹਿੱਤ ਇਸ ਦੀ ਕਾਪੀ ਵਿਭਾਗ ਦੇ ਰਿਕਾਰਡ ਹਿੱਤ ਭੇਜਣ ਸਬੰਧੀ।

ਵਿਸ਼ੇਸ਼ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ
ਉਦਯੋਗ ਅਤੇ ਕਮਰਸ ਵਿਭਾਗ

(35) Special package for allottees of Industrial Focal Point, Malout

35(a) Punjab Govt. Notification dated 24.08.2010

Description: Regarding rehabilitation the existing units/entrepreneurs/workshop holder/ancillary shops and services affected due to construction of road for National Highway and beautification plan of Malout City District Mukatsar.

**GOVERNMENT OF PUNJAB
DEPARTMENT OF INDUSTRIES AND COMMERCE, PUNJAB,
CHANDIGARH**

NOTIFICATION

DATED
The August 24, 2010

No. Intra/Vacant Place

Malout/Muktsar/147/13148-A. With a view to rehabilitate the Existing units/entrepreneurs/workshop holders/ ancillary shops and services affected due to construction of road for National Highway and beautification plan of Malout City District Muktsar, the Governor of Punjab is pleased to notify a scheme for allotment of industrial plots available in the Focal Point, Malout, District Muktsar as under:-

- i. Existing units/entrepreneurs/workshop holders/ ancillary shops and services affected due to the construction of road for National Highway and beautification plan of Malout City duly identified and verified by a committee under the chairmanship of Deputy Commissioner, Muktsar, and comprising of General Manager, District Industries Centre, Muktsar Sub Divisional Magistrate, Malout, and District Town Planner, Muktsar shall be eligible to apply for the allotment of industrial plots in the Focal Point Malout, District Muktsar. The Committee will assess the eligibility of such applicants on the basis of permanent SSI registration with General Manager, District Industries Centre, Mukatsar and/or, electricity bills etc.
- ii. The committee headed by Deputy Commissioner, Mukatsar as per (i) above shall scrutinize and verify the applications for allotment of plots under this scheme.
- iii. The application for allotment of industrial plots in Focal Point Malout in this scheme shall be invited by the office of General Manager, District Industries Centre, Mukatsar by giving local publicity from the identified persons/enterprises in accordance with the scheme. The applications shall be received in the office of General Manager, District Industries Centre Mukatsar.

- Applicants found eligible by the District Level Committee as at Sr. No. (i) above shall be eligible to apply only.
- iv. The committee headed by Deputy Commissioner Mukatsar as per (i) above shall scrutinize & verify the applications as per eligibility provisions of the scheme and finalize the decision of allotment. The list of recommended/successful applicants shall be sent by Deputy Commissioner Mukatsar to PSIEC for issuance of allotment letters as per provisions of the scheme.
 - v. If the number of eligible applicants exceeds the number available plots in respective category/size. Allotment of plots shall be held through draw of lots.
 - vi. 15% of the plots covering the size 500 sq yards and 1000 sq yards out of overall availability shall be **earmarked** for allotment under Off the Shelf Scheme in accordance with the provisions of land allotment policy of State Government dated 9.4.2008.
 - vii. The concerned Existing Units/ entrepreneurs/ workshops holders/ancillary shops shall shift their activities /business on the allotted plot and start production/commence business within a period of one year from the date of allotment failing which the allotment would be deemed to have been cancelled.
 - viii. The land/plot allotted under this policy will not be transferable.
 - ix. The other terms and conditions of allotment will remain the same as contained in the land allotment policy notified by the State Government on 9.04.2008

The notification is being issued in supersession of the notification earlier issued vide No. 16392-B to 16397-B dated 16.7.2010

Place: Chandigarh

August 23, 2010

S.S.CHANNY, IAS
Principal Secretary to Govt. Punjab
Department of Industries & Commerce

Endst. No: Infra/Vacant Place/IFP Malout/Muktsar/147/13149-A Dated:24.8.2010

Two copies are forwarded to the Controller, Printing & Stationary, Punjab, Chandigarh for publication of this notification in the Extra Ordinary Gazette of the State Government and supply 100 spare copies thereof to this Department for record.

Additional Secretary to Government of Punjab
Department of Industries & Commerce Punjab.

Endst. No. Infra/Vacant Place/IFP Malout/ Murtsar/147/13150-52A Dated:24.8.2010

A copy is forwarded to the following for information

1. The Director of Industries & Commerce Punjab, Chandigarh.

2. The Managing Director
Punjab Small Industries & Export Corporation, Chandigarh.
3. The Managing Director,
Punjab Information & Communication Technology Corporation,
Chandigarh.

Sd-
Additional Secretary to Government of Punjab
Department of Industries & Commerce Punjab

Endst. No. Infra/Vacant Place/IFP Malout/Muktsar/147/13153-A Dated: 24.8.2010

A copy is forwarded to the Principal Accountant General, Punjab (Audit and Entitlement) for information and necessary action.

-Sd-
Additional Secretary to Government of Punjab
Department of Industries &
Commerce Punjab

35(b) Punjab Govt. Notification dated 16.03.2016.

Description: Modification of Punjab Govt. Notification dated 24.08.2010 regarding rehabilitation of the Existing Units/ Entrepreneurs/Workshop Holders/Ancillary Shops and Services affected due to construction of Road for National Highway and Beautification Plan of Malout City, District Muktsar.

**GOVERNMENT OF PUNJAB
DEPARTMENT OF INDUSTRIES AND COMMERCE, PUNJAB,
CHANDIGARH
(INFRA SECTION)**

NOTIFICATION

DATED

The March 16/3 2016

No. Infra/Vacant Place/IFP Malout/Muktsar/147/-3105A

In partial modification of the notification issued vide No. Infra/Vacant Place/IFP Malout/Muktsar/147/13148-A dated 24.8.2010, relating to re-habilitation of the Existing Units/ Entrepreneurs/Workshop Holders/Ancillary Shops and Services affected due to construction of Road for National Highway and Beautification Plan of Malout City, District Muktsar, the following expression be included in clause (vii) of the scheme with regard to the Industrial Plots allotted under the instant scheme in the Industrial Focal Point, Malout, District Muktsar notified by the State Government on 24.8.2010:-

vii) However, defaulter allottees of Industrial Plots at Industrial Focal Point, Malout whom allotment of plots were made under the Notification dated 24.8.2010 developed by PSIEC are allowed additional time period of 3 years for commencement of production on payment of extension fee chargeable @ 1% of the current Reserve Price per year of the plot/land fixed by the PSIEC in the Industrial Focal Point, Malout operative at the time of making payment. This extension of 3 years shall be reckoned from the date of expiry of last permissible/extended period, as the case may be".

Anirudh Tewari
Principal Secretary to Govt. of Punjab
Department of Industries & Commerce

Chandigarh the Dated 15, March 2016

Endst.No. Infra/Vacant-Place/IFP-Malout/Muktsar/147/3106 A Date:

Two copies are forwarded to the Controller, Printing & Stationary, Punjab, Chandigarh for publication of this notification in the Extra Ordinary Gazette of the State Government and supply 100 spare copies thereof to this Department for record.

-Sd-

Special Secretary to Government of Punjab
Department of Industries & Commerce

Endst No.Infra/Vacant-Place/IFP-Malout/Muktsar/147/ 3107A Date:

A copy is forwarded to the Director of Industries & Commerce, Punjab, Chandigarh for information

-Sd-

Special Secretary to Government of Punjab
Department of Industries & Commerce

Endst.No.Infra/Vacant-Place/IFP-Malout/Muktsar/147/3108 A Date:

A copy is forwarded to the Managing Director, Punjab Small Industries & Export Corporation, Chandigarh for information.

-Sd-

C/o Special Secretary to Government of Punjab
Department of Industries & Commerce

Endst No Infra/Vacant-Place/IFP-Malout/Muktsar/147/3109/A Date

A copy is forwarded to the Accountant General, Punjab (Audit Section) for information and necessary action.

-Sd-

C/o Special Secretary to Government of Punjab
Department of Industries & Commerce

35(c) Office Order dated 06.08.2021

Description: Extension in time period to the defaulter allottees of industrial plots of Focal Point Malout for the Commencement of Production: Office Order dated 06.08.2021

**Punjab Small Industries & Export Corporation Ltd.
Udyog Bhawan, Sector-17-A, Chandigarh**

OFFICE ORDER

Subject : Extension in time period to the defaulter allottees of Industrial plots of Focal Point Malout for the Commencement of Production.

With a view to mitigate the hardships being faced by the entrepreneurs in implementation of their projects, unprecedented crisis caused by second wave of COVID-19 and upon the persistent request of Focal Point Association Malout, Govt. of Punjab has decided to allow defaulter industrial plot holders of Focal Point Malout an extension in time period for achieving different milestones, where permissible/ extended time period already stand elapsed, as given hereunder:-

- 1) Defaulter industrial plot holders have been allowed to submit their building plans with PSIEC upto 30.10.2021.
- 2) Defaulter industrial plot holders to shall ensure to commence construction upto 30.11.2021 and to bring their unit into production upto 31.03.2022.
- 3) Defaulter plot holder(s) shall have to deposit applicable outstanding dues towards price of plot alongwith interest & penal interest and requisite extension fee on or before the cut-off dates mentioned below.-

Description	Cut Off Date(s)
25% payment of Outstanding dues against plot.	31.08.2021
Balance 75% Outstanding dues against plot in three equal installments	31.10.2021 (1st installment)
	31.12.2021 (2st installment)
	28.08.2022 (3rd installment)

Possession of plot would be offered by PSIEC on receipt of 25% outstanding dues against plot on or before 31.08.2021.

- 4) The above extension has been allowed as a last chance and in the event of failure of defaulter plot, holder(s) of Industrial Focal Point, Malout to achieve the milestones mentioned above, PSIEC would proceed ahead for cancellation / resumption of their sites as per terms of allotment.
- 5) Transfer/ Permission to sell of defaulter plot holders of Industrial Focal Point, Malout in those cases where permissible/ extended time period for commencement of production already stand expired shall be allowed, on payment of transfer fee chargeable equivalent to 10% of the current reserve price fixed by PSIEC operative at the time of seeking transfer/ permission to sell (This clause shall not be applicable to plot holders who have been allotted industrial plots in IFP Malout under Rehabilitation Scheme notified by Department of Industries & Commerce, Govt, of Punjab vide Endst no.: Infra/Vacant Place/IFP Malout/Muktsar/147/13149-A dated:24.08.2010 read with Infra/Vacant Place/IFP, Malout/Muktsar/147/3109-A dated: 16.03.2016).

Note:- This policy shall not be applicable to the cancelled plots which have already been re-allotted to other entrepreneur(s). Besides, the above policy shall also not cover those cancelled allotments where allottees⁷ have accepted/ got encashed the refund of admissible amount sent by PSIEC.

This policy is being issued with the approval of Industries & Commerce Minister, Government of Punjab.

-sd-

Managing Director

Endst. No. PSIEC/Estate/13374

Dated:- 06.08.2021

❖ A copy is forwarded to the following for information and necessary action:-

- 1 Secretary to Industries & Commerce Minister for kind information of Industries & Commerce Minister, Govt. of Punjab.
- 2 PS to PSIEC, Govt. of Punjab
- 3 PS to MD, PSIEC
- 4 PA to AMD, PSIEC
- 5 Chief Engineer
- 6 CGM (Planning)
- 7 CGM (Legal)
- 8 CGM (Estate)

-sd-

Estate Officer-III