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PART I

Punjab Government Notifications and Orders

GOVERNMENT OF PUNJAB

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

(HOUSING II BRANCH)

NOTIFICATION

The 7th September, 2026

No.12023/20/26-5Hg2/I/1491713/2026.-

1. Whereas the Industrial Policy 2003 provided concessions for setting up Mega Housing Projects in the State as circulated by Department of Industries vide Memo. No.CC/JDP/Mega/Procedure/Manufacturing Projects/4146 dt. 29-10-2007. As per Mega Policy, Mega Housing Projects shall be eligible for concession under the Policy on fulfillment of conditions of agreement signed between Government and Promoter.
2. Whereas Mega Group Housing Project of M/S Omaxe Ltd., for an area of 42 acres falling in Villages Thakarwal & Dad, Tehsil & Distt. Ludhiana was approved by Empowered Committee in its meeting held on 28-02-2006. Accordingly, Letter of Intent was issued by the Chief Administrator, PUDA to the Promoter vide Memo No. PUDA/ACA(Pr.)2006/17360 dated 27-04-2006 and agreement was signed on behalf of the Government on 01-06-2006. Subsequently, supplementary agreement was signed on 29-10-2014 for an additional area of 14.613 acres, on 20-03-2018 for an area of 0.396 acres, on 06-03-2019 for an additional area of 2.421 acres, letter issued on 11.05.2020 with approval of Minister-in-charge Department of Housing and Urban development Punjab for an additional area of 4.9213 acres, supplementary agreement was signed on 14.12.2021 for an additional area of 6.175 acres, and supplementary agreement was signed on 22.07.2026 for an additional area of 3.265 acres amounting to a total area of 73.7913 acres. As per report of STP, GLADA, Ludhiana net planned area of the project as on today is 70.519 acres.
3. Whereas the Promoter has been granted change of land use for an area measuring 70.073 acres and revised layout plan, Drawing No. A0 dt. 09-01-2023 of net scheme area 70.519 acre has been approved by the STP, Ludhiana vide letter no. 118/STP(L)/MPL-29 dt. 20-01-2023.
4. Whereas an area of 62.938 acres has already been granted exemption under section 44(2) of PAPRA as per Notification No.CTP (Pb)MPR/3/109 Dated 03-01-2008 (36.000 acres) Notification No.18/17/13-5Hg2/47809/1 Dated 03-05-2013 (3.805 acres), Notification No.18/77/14-5Hg2/1322/1 Dated 10-03-2017 (7.829 acres), Notification No.18/13/18-5Hg2/ Dated 27-06-2018 (8.647 acres), Notification No. 18/4/20-5Hg2/1548 Dated

19.08.2020 (2.419 acres) and Notification No. 18/4/20-5Hg2/3077 Dated 16.12.2022 (4.238 acres).

5. Whereas the Promoter has deposited the Cancer Relief Fund of Rs. 1.0 Crore on 25-09-2016 with the Punjab State Cancer and Drug Addiction Treatment Infrastructure Board.

6. Whereas the Governor of Punjab is of the opinion that company has fulfilled all the conditions, which are required to be fulfilled before the grant of exemption under Section 44(2) of Punjab Apartment and Property Regulation Act, 1995 as amended from time to time.

7. Now, therefore in exercise of the powers vested in him under section -44 (2) of the Punjab Apartment and Property Regulation Act, 1995 (Punjab Act No. 14 of 1995) as amended from time to time and all the other powers enabling him to act in this behalf, the Governor of Punjab is pleased to exempt the balance 7.581 acres area in the Mega Group Housing Project of M/S Omaxe Ltd. from the provisions of the Punjab Apartment and property Regulation Act, 1995 (Punjab Act No. 14 of 1995) **except Section 5(9) (amended as 5(11)), Section 6 to Section 20, Section 32 and Section 36 to Section 39**, Subject to the following terms and conditions that:-

- (i) The development works shall be carried out in accordance with the revised layout plan sanctioned by the Chief Town Planner, Punjab (Competent Authority) keeping in view such general guidelines as the Department of Housing and Urban Development may issue in respect of such Housing Projects from time to time and shall obtain the required permission as specified in the CLU order and the order of approval of layout plan before undertaking any development at the site.
- (ii) The Promoter of the Mega Housing project shall strictly abide by the aforesaid legal agreement dt. 01-06-2006, Supplementary Agreement dt. 29-10-2014, Supplementary Agreement dt. 20-03-2018, Supplementary Agreement dt. 06-03-2019, letter dt. 11-05-2020, Supplementary Agreement dt. 14-12-2021 and Supplementary Agreement dt. 22-07-2026 as well as the policy decisions and various notifications issued by the Department of Housing and Urban Development enunciating and enumerating the policy parameters governing such projects.
- (iii) The Promoter shall deposit the entire amount in respect of the contribution towards the Punjab Urban Development Fund, created under Section 32 of the PAPR Act, 1995 (Punjab Act No. 14 of 1995) as amended from time to time. The Promoter shall pay all the charges such as External Development Charges, License/Permission fee, Cancer Relief Fund, Social Infrastructure Fund and any other charges/fees levied by the Government/Authority from time to time.
- (iv) After completion of development works, the Promoter shall obtain Completion/Partial Completion Certificate from the Competent Authority as per notification issued by the Department of Housing and Urban Development, Punjab vide no. 12023/50/2025-5Hg2/1/1259221/2025dt. 05-12-2025 or as amended from time to time.
- (v) The Promoter shall be bound to transfer site/sites reserved for EWS housing to the Concerned Urban Development Authority free of cost as per the notification dated 31.12.2013 issued by the Government of Punjab, Department of Housing and Urban Development.
- (vi) The Promoter shall acquire the ownership of project land in its name including land under agreement to develop and land under agreement to sell. The houses/plots falling under the land proposed to be acquired through the Government acquisition and through which revenue rasta passes shall not be developed and sold till these pockets are acquired and ownership is transferred in the name of Promoter.
- (vii) The Promoter shall be responsible for obtaining the final NOC from Punjab Pollution Control Board.
- (viii) Before starting the development over the land under the project, Promoter shall obtain environmental

clearance from the Ministry of Environment & Forest, Government of India as required under EIA notification dt. 14.09.2006 as well as consent to establish (NOC) from the Punjab Pollution Control Board.

- (ix) Promoter shall not use the underground water for construction purpose, in the areas notified by the Central Ground Water Board and will use alternative sources such as surface water source or treated sewage water from nearby Sewage Treatment Plant and shall comply the guidelines issued by the Nodal Agency/Government from time to time.
- (x) The Oustee Policy dated 08.05.2013 issued by the Government, as amended from time to time shall be applicable on acquisition of any land by the Government for critical gaps and the Promoter/Developer shall be bound to extend all benefits to the Oustees under the said policy.

8. The details of 7.581 acres of land for which PAPRA exemption is to be granted is as follows:

Village/Hadbast No./Tehsil/Distt.	Mustkil No.	Khasra No.	Area	
			K	M
Village - Thakkarwal, Hadbast No.280, Tehsil & District Ludhiana	11//	13/2	0	18
		18/1	1	7
		18/2/1	0	2
		18/2/2	0	2
	12//	6/1	4	9
		6/2	3	11
		7/1	3	0
		7/2	4	5
		14	8	0
		15/1	5	0
		15/2/1	0	8
		13//	9/2/1	2
	9/2/2		2	4
	10/1		4	14
	10/2		0	8
	10/3		2	18
	11/1/1		0	19
	11/1/2		0	3
	12/2/1		0	16
	22//	6/1	4	9
		6/2	0	9
		15/1	6	9
		15/2	0	12
		16/1/2	3	7
		25/1	0	1
Total			60	13
Area in Acres			7.581	

9. The Promoter shall abide by all the instructions/notifications issued by Department of Housing & Urban Development or Government from time to time relating to Mega Housing Projects.

VIKAS GARG, IAS

Chandigarh

Principal Secretary to Government of Punjab
Department of Housing and Urban Development