

Capital of Punjab (Development & Regulation) Act, 1952 or on such terms and conditions, as it deems fit”.

5. In the said Rules, in Rule 9, for sub rule (vi), the following shall be substituted, namely:-

“The Administration may allot/auction such sites under the Chandigarh Estate Rules, 2007 as amended from time to time f4amed under the Capital of Punjab (Development & Regulation) Act, 1952 or on such terms and conditions as its deems fit”.

6. In the said Rules, for Rule 11, the following shall be substituted, namely:-

“(i) Unless otherwise specified, the sale of sites/buildings by allotment on leasehold basis shall be governed by the provisions as laid down under the Chandigarh Estate Rules, 2007”.

(ii) The Lessee shall be liable to pay charges for maintenance and for provision of amenities as determined by the Administration, from time to time.

(iii) In case of allotment of land in an area which has been notified s Special Economic Zone, the follwing procedure shall be followed:-

(a) The allotment shall be made on Lease Hold basis and the commencement and period of lease shall be as proscribed under Rule 11 of Chandigarh Estate Rulesl 2007 subject to the condition that the lease rights would cease to exist in case of expiry or cancellation of the Letter of Approval issued under Special Economic Zone Act, 2005 or rules framed thereunder.

(b) The intending lessee shall make an application for allotment of land in an Special Economic Zone in Form A of Chandigarh Estate Rules 2007, alongwith an affidavit attested by Oath Commissioner that the applicant fulfills the eligibility criteria as prescribed by these Rules.

- (c) The Estate Officer shall, subject to such directions as maybe issued by the Chief Administrator in this behalf, offer a site of the size applied for by issue of a provisional letter of allotment as required by the aforesaid Special Economic Zone Act or Rules framed thereunder, which will enable the applicant to seek a Letter of Approval from the competent authority.
- (d) Within a period of 30 days from the issue of Letter of Approval by the Competent Authority under the aforesaid Special Economic Zone Act or rules framed thereunder, the applicant will deposit 25% of the consideration money through demand draft drawn on any scheduled bank situated at Chandigarh in favour of Estate Officer, UT, Chandigarh and the Estate Officer shall call upon the applicant to execute an Agreement to Sell in prescribed Form B-I of Chandigarh Estate Rules in respect of the offered site within a period 30 days from the receipt of such communication (Letter of Approval issued by Competent Authority under the aforesaid Special Economic Zone Act or Rules framed thereunder. Failure on part of the applicant to respond to this offer shall result in cancellation of the allotment of the site.
- (e) The remaining 75% of the consideration money shall be deposited by the applicant as per the procedure prescribed under Chandigarh Estate Rules, 2007.
- (f) Notwithstanding any other condition in the lease deed where the lease rights ceases to exist in case of the expiry or cancellation of the Letter of Approval, the allottee shall have a right to transfer his rights to any other Company which has a valid letter of approval issued by the Competent Authority under the aforesaid Special Economic Act or rules framed thereunder subject to the condition that such transfer shall not be exercised withing 15 years from the date of execution of lease deed by the first less4eee or the date of

expiry of letter of approval issued by the competent authority under the SPECIAL ECONOMIC ZONE Act/Rules, whichever is earlier. The transfer of rights shall be subject to the provisions of Rule 7 of the Chandigarh Estate Rules, 2007.

7. In the said Rules, for Rule 12, the following shall be substituted, namely:-
- (a) Unless otherwise, specified, the existing allottee in Chandigarh Information Services Park, who has been allotted land on free hold basis in the said Park under the Allotment of Campus Sites in Chandigarh Information Services Park Rules, 2002(as amended upto date) prior to the notification of that area as Special Economic Zone, shall have an option to get his allotment of site converted from free hold basis into lease hold basis, which will be for a period of 99 years subject to the conditions that the lease rights shall cease to exist in case of expiry or cancellation of the Letter of Approval which has been issued by a competent authority under the said Special Economic Zone Act or Rules framed thereunder.

Provided that such allottee who exercises the above option shall also be liable to pay an annual ground rent @ Rs.1000/-per acre per annum till the expiry of the letter of approval for that Special Economic Zone or till the expiry of final lease period of 99 years as extended by the Estate Officer thereafter, as the case may be.

Provided further that after the expiry of the letter of approval for that Special Economic Zone area or when that area ceases to be any Special Economic Zone anymore for any reason whatsoever, such allottee, who had earlier exercised his option for conversion from free hold basis to lease hold basis under this rule, shall have another option within a period of six months of the date of expiry of the said letter of approval for that Special Economic

Zone area or from the date from which that area cease to be any Special Economic Zone area or from the date from which that area ceases to be any Special Economic Zone anymore for any reason, whatsoever to reconvert his allotment of site to free hold basis on a one time payment of Rs. 10000/- per acre and the Estate Officer shall allow re-conversion of the site to free hold basis without any other pre-conditions on the same terms and conditions as were prevalent before the date of exercise of the first option of the allottee for converting the site from free hold to lease hold tenure.

(b) Notwithstanding any other conditions in the lease deed where the lease rights ceases to exist in case of the expiry or cancellation of the Letter of Approval of the Competent Authority under the said Special Economic Zone Act or rules framed thereunder, the allottee who has exercised option under this rule, shall have a right to transfer his rights to any other company which has a valid letter of approval issued by the Competent Authority under the said Special Economic Zone Act or rules framed thereunder subject to the condition that such transfer shall be exercised within 5 years from the date of issued of the letter of approval.

(c) The other terms and conditions of allotment shall remain the same.

8. In the said Rules, in Rule 14, for sub-rule(a), the following shall be substituted, namely:-

“Transfer of campus sites by the Lessee shall be regulated as per provisions of rule 7 of the Chandigarh Estate Rules, 2007”.

9. In the said Rules, for Rule 15, the following shall be substituted, namely:-

“The Lessee shall be bound by the byelaws, rules, and regulations framed under the Capital of Punjab (Development a & Regulations) Act, 1952 specially for building plans, construction and use of buildings and sites. Failure to comply with the said byelaws, rules or regulations, shall without prejudice to the remedies available under the said byelaws, rules and

regulations, make the lessee/transferee also liable to be proceeded against under the provisions of the Chandigarh Estate Rules, 2007".

10 In the said Rules, for Rule 16, the following shall be substituted, namely:-

"The general provisions of the Capital of Punjab (Development & Regulations) Act, 1952 and the Chandigarh Estate Rules, 2007 as amended from time to time shall apply to the extent that specific provisions have not been made herein."

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