



RERA Regd. No. : PBRERA-SGR73-PM0050

# PDA 150 RESIDENTIAL PLOTS at PDA ENCLAVE, DHURI

Invites Applications  
for Allotment of

Scheme Opens  
**15-09-2022**

Own a plot in  
**DHURI**



Scheme Closes  
**14-10-2022**

For details and applying online visit : [www.pdapatiala.in](http://www.pdapatiala.in) or [www.puda.gov.in](http://www.puda.gov.in)

## IMPORTANT EVENTS AND DATES

List of applicants to be displayed on the Notice Board/Website	14-11-2022
Objections/Corrections to be intimated by applicants	18-11-2022
Display of final list of applicants	22-11-2022
Draw of lots to be held on	30-11-2022
Date of uploading the result on website (www.puda.gov.in & www.pdapatiala.in)	05-12-2022
Submission of documents by those successful in the draw of lots and those appearing in the waiting list	20-12-2022
Letter of Intent/Allotment letter to be dispatched by	20-01-2023
25% of allotment price of the plot to be deposited by	30 days from dispatch of Letter of Intent (LoI)

## DETAIL OF PLOTS OFFERED FOR ALLOTMENT

*Number of Plots	Approx. Size (Sq. Mtr.)	Rate / Sq. Mtr.. (In ₹)	Size (Sq. Yds.)	Rate / Sq. Yds. (In ₹)	Earnest Money (In ₹)	Tentative Price (In ₹) (2% Cancer Cess will be extra)
32	125.41	14,354/-	150	12000/-	1,80,000/-	18,00,000/-
56	167.22	14,354/-	200	12000/-	2,40,000/-	24,00,000/-
21	209.00	14,354/-	250	12000/-	3,00,000/-	30,00,000/-
4	250.83	16,747/-	300	14000/-	4,20,000/-	42,00,000/-
37	334.44	16,747/-	400	14000/-	5,60,000/-	56,00,000/-

**Application Money (Non refundable) : Rs. 1,000/- (To be deposited extra)**

\*Area or the number of plots can be increased or decreased.

**Registration Certificate under RERA for this scheme is obtained vide letter no. PBRERA-SGR73-PM0050.**

**Note:-** 2% of the total cost of plot shall be charged extra as Cancer Cess to be paid with 15% amount payable within 30 days from the date of issuance of LoI/Allotment Letter.

- Plots shall be allotted on "as is where is" basis. No person shall have any claim to an alternative plot due to any reason whatsoever.
- **10% extra price for all corner plots, park/play area facing plots will be charged 5% extra price, plots with both the features will be charged 15% extra.**

## CATEGORY WISE AVAILABILITY OF PLOTS (%AGE AND NUMBER OF PLOTS OFFERED)

Sr. No.	Category	SC Categor (1)			General Category (2)			Total No. of Plots Offered			
		% Re-serve	Plot Size	No. of Plots	% Re-serve	Plot Size	No. of Plots	Col. (1+2)			
1	Defence and Paramilitary forces I) Serving and Retired Defence Personnel & Paramilitary Forces, including war-widows of these Categories	1%	150	0	3%	150	1	4%	150	32	1
			200	1		200	2		200	56	3
			250	0		250	1		250	21	1
			300	0		300	0		300	4	0
			400	0		400	1		400	37	1
	ii) (a) 100% disabled soldiers of Punjab domicile b) 40% & aboved disabled soldiers of Punjab domicile (in case plots / houses are left out after considering the application received from 100% disabled soldiers).	1%	150	0	1%	150	0	2%	150	32	0
			200	1		200	1		200	56	2
			250	0		250	0		250	21	0
			300	0		300	0		300	4	0
			400	0		400	0		400	37	0
2	Gallantry Award Winners from Defence Services/Paramilitary forces, who have distinguished themselves by acts of bravery and valour in the defence of our country, both in war and peace time and Punjab Police Personnel awarded with President/Police Medals of Gallantry.	1%	150	0	1%	150	0	2%	150	32	0
			200	1		200	1		200	56	2
			250	0		250	0		250	21	0
			300	0		300	0		300	4	0
			400	0		400	0		400	37	0
3	Legal heirs(including war widows) of Army/Paramilitary forces, Punjab Police Personnel killed in action (war or on law & order duty)	1%	150	0	1%	150	0	2%	150	32	0
			200	1		200	1		200	56	2
			250	0		250	0		250	21	0
			300	0		300	0		300	4	0
			400	0		400	0		400	37	0
4	Riot affected and terrorist affected families	2%	150	1	3%	150	1	5%	150	32	2
			200	1		200	2		200	56	3
			250	0		250	1		250	21	1
			300	0		300	0		300	4	0
			400	1		400	1		400	37	2
5	Freedom Fighters	1%	150	0	1%	150	0	2%	150	32	0
			200	1		200	1		200	56	2
			250	0		250	0		250	21	0
			300	0		300	0		300	4	0
			400	0		400	0		400	37	0
6	Specified Disabilities: 1. Physical disability		150	0	1%	150	0	1%	150	32	0
			200	0		200	1		200	56	1
			250	0		250	0		250	21	0
			300	0		300	0		300	4	0
			400	0		400	0		400	37	0
	2. Intellectual disability		150	0	1%	150	0	1%	150	32	0
			200	0		200	1		200	56	1
			250	0		250	0		250	21	0
			300	0		300	0		300	4	0
			400	0		400	0		400	37	0

	3.Mental behavior disability		150	0		150	0		150	32	0
			200	0		200	1		200	56	1
			250	0	1%	250	0	1%	250	21	0
			300	0		300	0		300	4	0
			400	0		400	0		400	37	0
	4.Disability caused due to (a) Chronic neurological conditions, such as: (i) "multiple sclerosis"; (ii) "Parkinson's Disease" (b) Blood disorder:- (i) haemophilla" (ii) thalassemia" (iii) Sickle cell disease		150	0		150	0		150	32	0
			200	0		200	1		200	56	1
			250	0	1%	250	0	1%	250	21	0
			300	0		300	0		300	4	0
			400	0		400	0		400	37	0
	5. Multiple disabilities(more than one of the above specified disabilities)		150	0		150	0		150	32	0
			200	0		200	1		200	56	1
			250	0	1%	250	0	1%	250	21	0
			300	0		300	0		300	4	0
			400	0		400	0		400	37	0
7	Sports Person (As per Notification No.5/03/2013-1Hg1/1128 dt. 11th April, 2013 issued by Government of Punjab Department of Housing and Urban Development (Housing-1 Branch)		150	0		150	0		150	32	0
			200	1		200	1		200	56	2
		1%	250	0	1%	250	0	2%	250	21	0
			300	0		300	0		300	4	0
			400	0		400	0		400	37	0
8	Persons settled abroad		150	0		150	0		150	32	0
			200	1		200	1		200	56	2
		1%	250	0	1%	250	0	2%	250	21	0
			300	0		300	0		300	4	0
			400	0		400	0		400	37	0
9	Government Employees		150	0		150	1		150	32	1
			200	1		200	1		200	56	2
		1%	250	0	2%	250	0	3%	250	21	0
			300	0		300	0		300	4	0
			400	0		400	1		400	37	1
10	PUDA Employees		150	0		150	0		150	32	0
			200	1		200	1		200	56	2
		1%	250	0	1%	250	0	2%	250	21	0
			300	0		300	0		300	4	0
			400	0		400	0		400	37	0
11	Others		150	9		150	19		150	32	28
			200	7		200	22		200	56	29
		19%	250	6	50%	250	13	69%	250	21	19
			300	1		300	3		300	4	4
			400	10		400	23		400	37	33
<b>TOTAL</b>		<b>30%</b>		<b>45</b>	<b>70%</b>		<b>105</b>	<b>100%</b>		<b>150</b>	

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## ELIGIBILITY

The applicant must be a resident of India (**except “persons settled abroad”**) and must be at least 18 years old as on the last date of submission of the application.

For the applicants of all categories including reserved categories, first preference in allotment shall be given to senior citizens (**possessing age of 60 years for male and female as on the date of submission of application**) who do not possess any plot/house anywhere in country, then to women who do not possess any plot/house anywhere in country and only when their list will be exhausted then others will be considered for allotment against the plots.

## FOR RESERVE CATEGORIES

- 1.0 The applicants applying for allotment under the reserved categories (categories mentioned at Sr. No 1 to 11 as below excluding 50% General Category), should belong to the state of Punjab and they or their spouse/dependents should not possess any plot/house anywhere in the country.
- 2.0 The applicant/allotees who remain successful for the allotment of plots under the preferential or reserved categories shall not be permitted to transfer/sell the same for a period of 05 years from the date of issuance of Letter of Intent (LoI)/Allotment Letter, whichever is earlier.
- 3.0 Where sufficient numbers of applications are not received against SC category of other reserved categories such as Defence, Freedom Fighter, Riot Affected And Terrorist affected etc, then the available plots of these categories shall be considered in SC Category under Sr. no 11 below. **In case the plots are still available due to non-availability of applicants of SC category then the plots shall be considered in General Category**

## ELIGIBILITY CRITERIA/ DOCUMENTS REQUIRED FOR RESERVE CATEGORIES

Sr. No.	Category	Eligibility criteria / documents required
1	<b>Schedule Caste/Schedule Tribe</b>	A valid certificate issued by the Competent Authority as prescribed by the Govt. of Punjab.As per policy letter no. 1303-07 dt. 18.3.98.
2	<b>Defence and Paramilitary forces</b> i) Serving and retired Defence Personnel & Paramilitary Forces, ii) (a) 100% disabled soldiers of Punjab domicile. As per Policy letter no. 2136-49 dt. 11-8-2006. (b) 40% & above disabled soldiers of Punjab domicile (In case plots/houses are left out after considering the applications received from 100% disabled soldiers).	In case of serving and retired Defence Personnel & Paramilitary Forces and 100% disabled soldiers of Punjab domicile:- A valid certificate issued by Deputy Director, Distt. Sainik Board is required.  As per Policy letter no. 22013-18 dt. 24-10-2013.
3	<b>Gallantry Award Winners</b> from Defence Services/Paramilitary forces, who have distinguished themselves by acts of bravery and valour in the defence of our country, both in war and peace time and Punjab Police Personnel awarded with President/Police Medals for Gallantry.	a) The Gallantry award winners from the defence services, paramilitary forces who have distinguished themselves by acts of bravery and valour in the defence of our country, both in war and peace time and Punjab Police Personnel awarded with President Police medal for Gallantry and Police medal for Gallantry. They should not already have/possess any such discretionary quota plot/house/flat from any other scheme in any other part of country. b) In case of posthumous award, the next of kin shall be eligible to avail of this quota. The next of kin shall be construed as widow, if there is one, and in case the awardee was unmarried, the mother or father in that order.

		<p>The following order of precedence will be adopted</p> <ol style="list-style-type: none"> <li>i) Param Vir Chakra</li> <li>ii) Maha Vir Chakra</li> <li>iii) Vir Chakra</li> <li>iv) Ashoka Chakra</li> <li>v) Kirti Chakra</li> <li>vi) Shaurya Chakra</li> <li>vii) President Police Medal for Gallantry</li> <li>viii) Police Medal for Gallantry.</li> <li>ix) Sena Medal/Nau Sena Medal/Vayu Sena Medal</li> </ol> <p>The higher category awardee shall get precedence over the lower category awardees. As per policy letter no. 1940-51 dt. 9-7-2004.</p>
4	<p><b>Legal Heirs (including War Widows)</b> of Army/Paramilitary Forces, Punjab Police Personnel killed in action (war or on law &amp; order duty)</p>	<p>Legal heirs (<b>including War Widows</b>) of Army/Paramilitary Forces, Punjab Police Personnel killed in action (War or on law and order duty):- a valid certificate issued by the Deputy Director Distt. Sainik Board is required. In case of Punjab Police personnel, killed in action (war or law and order duty) a valid certificate issued by the D.G.P Punjab/D.C. as the case may be required. As per policy letter no. 22013-18 dt. 24-10-2013 &amp; letter no. 492-500 dated 7/1/19</p>
5	<p><b>Riot affected and terrorist affected families</b></p> <p>This quota is extended upto 31-12-2016 vide letter no. 24472-93 dt. 24-12-2011.</p>	<p>"Riot affected means, a person who migrated to the State of Punjab from any other part of the country who has been issued a Red Card by any Deputy Commissioner of a District of the State of Punjab and who has not been allotted a house under the Riot affected persons category at Delhi or any other place in the country.</p> <p style="text-align: center;">and</p> <p>Terrorist affected means a person who belongs to the State of Punjab holding valid certificate issued by any Deputy Commissioner of the State of Punjab and has not availed the benefit for allotment of house/plot under this category.</p> <p>A valid certificate issued by the concerned Deputy Commissioner regarding riots affected/terrorists affected is required as per Annexure A &amp; B.</p> <p>As per policy letter no. 2136-49 dt. 11-8-2006.</p>
6	<p><b>Freedom Fighters</b></p>	<p>Only those freedom fighters who are recipient of Freedom Fighter Reward Pension or Tamra Patra issued by Punjab Govt./Govt. of India for taking part in recognized movement shall be eligible to apply under this category. A valid certificate issued by the competent authority is required.</p> <p>As per Govt. letter no. 13/16/2010-3ff/959 dt. 28.7.2011.</p>
7	<p><b>Specified Disabilities:</b></p> <p><b>1. Physical disability</b></p>	<p><b>1. Physical disability:-</b></p> <p><b>A.</b> Locomotor disability ( a person's inability to execute distinctive activities associated with movement of self and objects resulting from affliction of musculoskeletal or nervous system or both), including-</p> <ol style="list-style-type: none"> <li>(a) "Leprosy cured person" means a person who has been cured of leprosy but is suffering from- <ol style="list-style-type: none"> <li>(i) Loss of sensation in hands or feet as well as loss of sensation and paresis in the eye and eye-lid but with no manifest deformity,</li> <li>(ii) Manifest deformity and paresis but having sufficient mobility in their hands and feet to enable them to engage in normal economic activity;</li> <li>(iii) Extreme physical deformity as well as advanced age which prevents him/her from undertaking any gainful occupation, and the expression "leprosy cured" shall construed accordingly;</li> </ol> </li> <li>(b) "cerebral palsy" means a group of non-progressive neurological condition affecting body movements and muscle coordination, caused by damage to one or more specific areas of the brain, usually occurring before, during or shortly after birth;</li> </ol>

	<p><b>2. Intellectual disability</b></p> <p><b>3. Mental behaviour</b></p>	<ul style="list-style-type: none"> <li>(c) “dwarfism” means a medical or genetic condition resulting in an adult height of 4 feet 10 inches (147 centimeters) or less;</li> <li>(d) “muscular dystrophy” means a group of hereditary genetic muscle disease that weakens the muscles that move the human body and persons with multiple dystrophy have incorrect and missing information in their genes, which prevents them from making the proteins they need for healthy muscles. It is characterized by progressive skeletal muscle weakness, defects in muscle proteins, and the death of muscle cells and tissue;</li> <li>(e) “acid attack victims” means a person disfigured due to violent assaults by throwing of acid or similar corrosive substance.</li> </ul> <p><b>B. Visual impairment-</b></p> <ul style="list-style-type: none"> <li>(a) “blindness” means a condition where a person has any of the following conditions, after best correction- <ul style="list-style-type: none"> <li>(i) Total absence of sight; or</li> <li>(ii) Visual acuity less than 3/60 or less than 10/200 (Snellen) in the better eye with best possible correction; or</li> <li>(iii) Limitation of the field of vision subtending an angle of less than 10 degree;</li> </ul> </li> <li>(b) “low-vision” means a condition where a person has any of the following conditions, namely:- <ul style="list-style-type: none"> <li>(i) Visual acuity not exceeding 6/18 or less than 20/60 upto 3/60 or upto 10/200 (Snellen) in the better eye with best possible corrections; or</li> <li>(ii) Limitation of the field of vision subtending an angle of less than 40 degree up to 10 degree.</li> </ul> </li> </ul> <p><b>C. Hearing impairment-</b></p> <ul style="list-style-type: none"> <li>(a) “deaf” means persons having 70 DB hearing loss in speech frequencies in both ears;</li> <li>(b) “hard of hearing” means person having 60 DB to 70 DB hearing loss in speech frequencies in both ears;</li> </ul> <p><b>D. “Speech and language disability”</b> means a permanent disability arising out of conditions such as laryngectomy or aphasia affecting one or more components of speech and language due to organic or neurological causes.</p> <p><b>2. Intellectual disability,</b> a condition characterized by significant limitation both in intellectual functioning (reasoning, learning, problem solving) and in adaptive behaviours which covers a range of every day, social and practical skills, including-</p> <ul style="list-style-type: none"> <li>(a) “specific learning disabilities” means a heterogeneous group of conditions wherein there is a deficit in processing language, spoken or written, that may manifest itself as a difficulty to comprehend, speak, read, write, spell, or to do mathematical calculations and includes such conditions as perceptual disabilities, dyslexia, dysgraphia, dyscalculia, dyspraxia and developmental aphasia;</li> <li>(b) “autism spectrum disorder” means a neuro-developmental condition typically appearing in the first three years of life that significantly affects a person's ability to communicate, understand relationships and relate to others, and is frequently associated with unusual or stereotypical rituals or behaviours.</li> </ul> <p><b>3. Mental behaviour-</b>“mental illness” means a substantial disorder of thinking, mood, perception, orientation or memory that grossly impairs judgement, behaviour, capacity to recognize reality or ability to meet the ordinary demands of life, but does not include retardation which is a condition of arrested or incomplete development of mind of a person, specially characterized by subnormality of intelligence.</p>
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	<p><b>4. Disability caused due to</b>  (a) chronic neurological conditions, such as-  (i) "multiple sclerosis";  (ii) "parkinson's disease."    (b) Blood disorder-  (i) "haemophilia"  (ii) "thalassemia"  (iii) "sickle cell disease"</p> <p><b>5. Multiple Disabilities</b> (more than one of the above specified disabilities)</p>	<p><b>4. Disability caused due to-</b>  (a) chronic neurological conditions, such as-  (i) "multiple sclerosis" means an inflammatory, nervous system disease in which the myelin sheaths around the axons of nerve cells of the brain and spinal cord are damaged, leading to demyelisation and affecting the ability of nerve cells in the brain and spinal cord to communicate with each other;  (ii) "Parkinson's disease" means a progressive disease of the nervous system marked by tremor, muscular rigidity and slow, imprecise movement, chiefly affecting middle-aged and elderly people and associated with degeneration of the basal ganglia of the brain and a deficiency of the neurotransmitter dopamine.  (b) Blood disorder-  (i) "haemophilia" means an inheritable disease, usually affecting only male but transmitted by women to their male children, characterized by loss or impairment of the normal clotting ability of blood so that a minor would may result in fatal bleeding;  (ii) "thalassemia" means a group of inherited disorders characterized by reduced or absent amounts of haemoglobin.  (iii) "sickle cell disease" means a haemolytic disorder characterized by chronic anaemia, painful events and various complications due to associated tissue and organ damage; "haemolytic" refers to the destruction of the cell membrane or red blood cells resulting in the release of haemoglobin.</p> <p><b>5. Multiple Disabilities</b> (more than one of the above specified disabilities) including deaf blindness which means a condition in which a person may have combination of hearing and visual impairments causing severe communication, developmental, and educational problems.  Any other category as may be notified by the Central Government.  As per THE RIGHTS OF PERSONS WITH DISABILITIES ACT, 2016</p>
8	<p><b>Sports person</b></p>	<p>The allotment to sports person shall be made in the order of preference as given under :-  (i) Medal winner of Olympic Games, World Cup and Asian Games &amp; Mountaineers, who have scaled Mount Everest.  (ii) First three position holders of Common Wealth Games, Afro Asian Games and Asian Championship.  (iii) Participants of Olympic Games, World Cup and Asian Games.  (iv) Participants of Common Wealth Games, Afro Asian Games, Asian Championships*, International Cricket Test Matches** International Cricket One Day Matches** &amp; International Cricket T-20 Matches**  *Provided that the sports persons falling under category (iii) and (iv) above shall be eligible only for plots measuring upto 250 sq.yds.  ** Provided further that the eligible sports persons shall produce certificate issued by the Competent Authority of Sports Department regarding the recognition of such championships.  *** Provided further that the eligible sports persons shall produce certificate issued by the Board of Control for Cricket in India (BCCI) regarding the recognition of such International matches.  **** In the case of Mountaineers, a certificate awarded by the Indian Mountaineer Foundation duly countersigned by the Ministry of Youth Affairs &amp; Sports, Government of India is required.  In case any plot of a particular size remains un-allotted for want of required number of applications or otherwise then unsuccessful applicants of a bigger</p>

		<p>size of plot shall have the right to opt for such smaller size of plot, whichever is left un-allotted in the Sports Category. Such option will be taken at the time of submission of application.</p> <p>The other eligibility conditions will be as under :-</p> <ol style="list-style-type: none"> <li>1. The applicant should be a resident of State of Punjab as notified by the Punjab Government vide No. 1/3/95-3PP1/9619 dated. 06-01-1996 and amended, thereafter, from time to time.</li> <li>2. The applicant should not have been allotted any plot or house earlier by the Directorate of Urban Estates, Punjab Housing Development Board, PUDA or other development authorities or any Improvement Trust or any other agency of the State Government or the Central Government anywhere in India, under the Sports Category.</li> <li>3. The applicant should not possess any plot or house in the Urban Estates of the city, for which the plot/house is being applied for.</li> </ol> <p>As per Govt. notification no. 5/03/2013/-1HG1/1128 dt. 11-4-2013.</p>
9	<b>Persons settled abroad</b>	<ol style="list-style-type: none"> <li>i) He/She is presently settled abroad and is a citizen of any other country.</li> <li>ii) He/she will be required to submit documentary proof regarding his/her, his/her father/mother, his/her grandfather/mother, his/her maternal grandfather/Maternal grandmother were original residents of State of Punjab in India. This documentary proof can be his/her birth certificate or birth certificate of his/her father/mother or his/her grandfather/mother, his/her maternal grand father/maternal grand mother to the effect that they were born in Punjab or it can be copy of their passport, driving license, Army License or any other such documents to show that they were original residents of the State of Punjab in India. Otherwise the applicant will be required to submit a certificate from the Sub-Divisional Magistrate which will be issued on the basis of agriculture property, house or plot of resident or any other ancestral property or documentary proof to this effect.</li> <li>iii) A person who is an Indian Passport holder but resides for 180 days or more in a year in any foreign country and is earning in that country would be eligible to apply under this category provided that the applicant submits income tax returns filed in that country for the last three years along with a copy of his/her passport.</li> <li>iv) The person applying under this category will have to remit the entire price of plot/house in foreign exchange. Only Euro, Pound sterling, US Dollars, Canadian Dollars and Australian Dollars will be accepted.</li> </ol>
10	<b>Government Employees</b>	<ol style="list-style-type: none"> <li>1. Employees of Punjab Government, Employees of Boards/ Corporations of Punjab Government, Employees of Punjab &amp; Haryana High Court, Employees/officials of the Apex institutions working under the Department of Cooperation of Government of Punjab like Markfed, Milkfed, Punjab State Cooperative Bank, Housefed etc., Employees of Universities funded by Punjab Government (Except Private Universities).</li> <li>2. The applicant should have completed at least 5 years of regular service or should have retired within the last 5 years from the date of commencement of the scheme.</li> <li>3. Persons on deputation in Punjab from Government of India or any other State will not be eligible to apply under this scheme.</li> <li>4. Allotment will be made to those applicants who do not own any plot / flat in his / her name or in the name of his/her wife / husband or dependent.</li> <li>5. The applicant should not have ever been allotted residential plot/ house under discretionary quota or on the basis of preference in any scheme.</li> <li>6. The applicant will submit the application with date of regular joining /retirement duly certifying him being in service from the concerned D.D.O of the department.</li> </ol>

11	<b>PUDA Employees</b>	<ol style="list-style-type: none"> <li>1. The applicant should be a regular employee of PUDA. The applicant should have completed at least 5 years of regular service or should have retired within the last 5 years from the date of commencement of the scheme. Persons on deputation in PUDA/Special Development Authorities from any department/Board/ Corporation/ Government of India or any other State will not be eligible.</li> <li>2. Allotment will be made to those applicants who do not own any plot / flat in his / her name or in the name of his/her wife / husband or dependent.</li> <li>3. The applicant should not have ever been allotted residential plot/ house under discretionary quota or on the basis of preference in any scheme or under the employee quota or under the schemes launched by PUDA for its employees for providing plots/houses.</li> <li>4. The applicant will submit the application with date of regular joining /retirement duly certifying him being in service from the concerned D.D.O of the department.</li> </ol>
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**The following order of preference in Riot Affected and terrorist Affected Families category, will be adopted :-**

- i) Those families who have not availed any benefit of any type of allotment due to Riots Affected / Terrorists Affected victims.
- ii) Those families who have been already allotted commercial sites being Riots Affected / Terrorists Affected victims. They will be considered only if the plots are left after allotment to the Sr. No. (i) Category.

**Note :**

1. Those families who have been allotted Plot / Flat / House being Riot Affected / Terrorists Affected victims shall not be eligible under this scheme.
2. The applicant seeking allotment of residential plot against reservation will not be entitled to apply in the General Category.
3. All plots declared surplus in any of the reserved categories or where sufficient applications are not received against the reserved category, (Except sports and disabled persons categories) shall stand transferred to the general category at the time of draw of lots.
4. The beneficiary will not be entitled for allotment of plot under the scheme once he has already availed the benefit for allotment under the reserved category in other schemes/station from any Government Agency.
5. Applicant under reserved category must be a domicile/resident of Punjab (Except **Persons settled abroad** Category) The applicant will have to submit Domicile Certificate/Residence Certificate issued by the concerned Tehsildar/Executive Magistrate of Punjab Govt. or any officer authorized by Punjab Govt.
6. The eligibility shall be determined as on the date of closing of scheme.
7. The Category/Sub Category once filled by the Applicant will not be changed at any stage.
8. If the Applicant has not filled the Specified Category/sub Category in Column then by default General Category will be Considered.
9. If as per Important date & Events any Applicant not submitting the Required documents in Timeline then the application of the Applicant will be rejected & Rs.10,000/- will be deducted from Earnest Money.

**PRICING AND EARNEST MONEY TO BE PAID WITH THE APPLICATION**

1. Application Money (To be deposited alongwith application form) and earnest money shall be payable either in the shape of Demand Draft in favor of Estate officer, PDA, Patiala payable at the stations mentioned in this brochure or shall be paid through online gateway/RTGS/NEFT mentioned on the PDA/PUDA's website.

2. In case, applicant seeks refund of his earnest money before draw of lots, the same shall be refunded with deduction of Rs. 10,000/- from the earnest money. However, no interest on the deposited amount shall be paid.
3. In case, applicant seeks refund of his earnest money after draw of lots but before issuance of Letter of Intent (Lol) the same shall be refunded with deduction of 1% amount of the total cost of the plot. However, no interest on the deposited amount shall be paid.
4. In case, applicant do not submit the requisite documents within the stipulated time even after giving notice of 30 days his plot will be cancelled and entire amount as EMD will be Forfeited.
5. In case, applicant seeks refund of his earnest money after issuance of Letter of Intent (Lol) but within 30 days from the date of issuance of Letter of Intent (Lol), the same shall be refunded with deduction of 5% amount of the total cost of the plot. However, no interest on the deposited amount shall be paid.
6. In case, applicant seeks refund of his earnest money after 30 days from the date of issuance of Letter of Intent (Lol), action for refund of amount shall be taken after cancelling the Lol and forfeiting the 10% amount of total consideration money of plot etc. as per the provisions of Section 45(3) of the Punjab Regional Town Planning and Development Act, 1995.
7. 5% price rebate is admissible in case of allotments under the Specified Disabilities category.
8. All corner face 10% extra amount or park / play area facing plots will be charged 5% extra price, plots with both the features will be charged 15% extra.
9. In case of additional price on account of increase in area of plot as per actual measurement being more than the indicated size, and /or enhancement in compensation of acquired land by court and / or increase in the cost of development works or otherwise due to delays beyond the control of PUDA/PDA, will be charged extra. In case reduction in area, the excess amount shall be refunded/adjusted as the case may be, on pro-rata basis.
10. In case of additional price on account of enhancement of compensation of the land by the courts, cost of development etc. shall be payable by the present allottee/transferee within 30 days of issue of the demand notice either in lump sum or in installments with 12% interest per annum. If present allottee/transferee opts for installments, then 25% of the additional price will be payable within 30 days of issue of demand notice and balance 75% shall be payable in 3 equal half yearly installments with @ 12% per annum interest with first installment becoming due after 6 months from the issue of demand notice. In case present allottee/transferee fails to pay the amount of installment of additional price in time, then penal interest @ 18% per annum will be charged on the default amount. This shall be without prejudice to the right of PDA/PUDA, to initiate action as per the provisions of The Punjab Regional and Town Planning and Development Act, 1995.
11. Construction, Zoning shall be regulated by Punjab Urban Planning and Development Authority (Building) Rules, 2021 and as amended from time to time.
12. Plots are allotted on “as is where is basis” and PDA shall not be liable to compensate for any extra expenditure that the allottee may have to incur to level the site.

## **MODE OF ALLOTMENT**

- a) In case, applications received are less than number of plots available in a category (Except Sports and Disabled categories) all the applicants will be issued Letter of Intent subject to their being eligible otherwise. In case, number of applications received is more than the number of plots available under a particular category, allotment would be made through draw of lots. Preference will be given to senior citizens & then to women as per clause 1.0 of eligibility reservation policy.
- b) For the purpose of draw, all applications received under this scheme shall be put in the draw of lots, category wise without scrutiny. The successful applicants who on the basis of documents submitted by them are found to be eligible as per eligibility criteria, will be issued Letter of Intent. If the successful candidates are not found eligible their application shall be rejected.

- c) Where the applications are more than the number of plots, waiting list in each category in order of priority, equal to 10% of the number of plots in that category or 5 plots whichever is more, valid only for a period of twelve months from the date of draw shall be maintained. The date of operation of the waiting list will not be extended under any circumstances. At the end of 12 months from the date of draw, Letter of Intent (LoI) will be issued in the order of priority, in one go. In case any plot becomes available on account of the applicants surrendering or not furnishing requisite documents, no piecemeal allotments shall be made. No requests to extend the period of operation of the waiting list shall be entertained.
- d) The waiting list will be valid for one year from the date of draw. However no interest shall be paid on Earnest Money to the applicants under waiting list.
- e) The applications of successful applicants shall be scrutinized on the basis of information given in the application form and declaration made therein. However, Letter of Intent shall be issued only after completion of requisite formalities furnishing of required documents and affidavit on non judicial stamp paper worth Rs, 50/- in the format as indicated in the brochure within period given in the brochure on page no. 1 (IMPORTANT EVENTS & DATES).
- f) Any applicant whose affidavit/documents are not found in order & according to IMPORTANT EVENTS & DATES, shall not be considered for allotment even if he/she has been found eligible after the scrutiny of the application form after date of draw.

#### **HOW TO APPLY, DRAW DATES, MODE OF INTIMATION AND WAITING LIST**

1. The application form along with self attested passport size photograph may be submitted to any of the branches of the banks mentioned in the brochure either in person or by post on or before the closing date along with earnest money in the shape of bank draft in favour of Estate Officer, PDA, Patiala payable at the place /city of respective bank branches. Applications found incomplete or defective in any respect or which is not duly signed by the applicant is liable to be rejected.
2. The brochure can be downloaded from the website of PDA [www.pdapatiala.in](http://www.pdapatiala.in) or [www.puda.gov.in](http://www.puda.gov.in) Online applications are also being accepted as per details available on website of PDA/PUDA.
3. An applicant can apply only in one category and one size. Multiple applications from a single applicant shall be deemed to be rejected ab-initio and PDA/PUDA shall not be liable to pay any interest in this regard.
4. Husband and wife and children(above 18 years), however, can apply separately. Only one plot will be allotted between husband and wife. Children above 18 years will be treated as independent individuals for the purpose of allotment. In case If husband and wife, both are Government/PUDA employees, then both can apply under Government/PUDA employees' category separately. However, if both are successful for allotment of plots, then they will be given only one plot of their choice and they will have to surrender the other one before issuance of Letter of Intent (LoI). In that case complete earnest money deposited by either of them shall be refunded without any deduction and interest. In case they do not exercise this option and allotment of two plots to husband and his wife is detected any time after the allotment, then entire deposited amount shall be forfeited besides initiating disciplinary as well as legal proceedings against them.
5. **No documents are to be submitted with the application form. However self certification in the application form is a must.**
6. If the information/documents supplied are found to be false or fabricated such allotment shall be cancelled and entire earnest money shall be forfeited along with institution of criminal proceedings against the applicant. Incomplete/unsigned applications will be summarily rejected without conveying reasons.
7. In case number of applications are more than the plots available, then Public draw of all

applications will be held and result of draw will be uploaded/declared on the website as mentioned in this brochure. No individual intimations will be sent to those successful in the draw.

8. **Submission of Documents:** Those applicants who are successful in the draw of lots will be required to submit documents with the Estate Officer, PDA, Patiala in person or through registered post by the date mentioned in the brochure. Any postal delay will not be entertained. The only proof of submission shall be the receipt issued by Estate Office, PUDA/PDA, Patiala Applications for which supporting documents are not submitted by the applicants in time will be rejected and next applicant in the waiting list will be allotted the plot. No claims, whatsoever, shall be entertained thereafter.
9. Those opting to be in the waiting list must also submit their documents by the date mentioned in this brochure.

### **SELF ATTESTED PHOTOCOPIES OF DOCUMENTS TO BE SUBMITTED TO ESTABLISH ELIGIBILITY**

#### **(PDA MAY ASK FOR THE ORIGINALS FOR VERIFICATION)**

##### **Compulsory documents (For all categories) :**

1. UID Card.
2. PAN Number OR Form 60A

##### **For Reserved categories :**

Residence certificate of Punjab issued by Competent Authority (Tehsildar concerned)

OR

3 out of the following 9 documents to establish residence of Punjab as on last date of application :

1. Birth certificate
2. Voter I-Card
3. Driving license
4. Indian Passport with address of Punjab
5. Matriculation Certificate
6. Proof of ownership of property in Punjab on the date of submission of application.
7. Electricity Bill
8. Landline Telephone Bill
9. Registration Certificate of a Vehicle.

##### **LETTER OF INTENT (LoI)**

1. The Letter of Intent to the successful applicants shall be dispatched through speed post as per schedule given under the column "IMPORTANT EVENTS & DATES" in this brochure. Allotment Letter shall be issued later on at time of offer of possession alongwith installment schedule.
2. Irrespective of the postal delays, it shall be the sole responsibility of the applicant to obtain a copy of Letter of Intent/Allotment Letter from the Estate Officer PDA, Patiala in time if he/she does not receive it through post.
3. The Letter of Intent (LoI) shall be transferable by way of sale, gift or otherwise with the prior permission of Estate Officer, PDA, Patiala after payment of 25% of the price of the plot and in addition a transfer fee @ 2.5 % of the price of the plot **or as decided by PUDA from time to time** plus processing fees and **G.S.T.** as applicable. However, the allottees under preferential or reserved categories shall not be permitted to transfer/sell the same for a period of 05 years from the date of issue of Letter of Intent (LoI).

##### **PAYMENT SCHEDULE**

###### **For Initial 25% :**

- i) 10% price of plot as earnest money is to be deposited along with application form.

- ii) 15% price of the plot is to be paid within 30 days of issue of the Letter of intent to complete 25% price of plot. 2% cancer cess is also payable at the time of depositing 15% amount.
- iii) In case of failure to make the 15% payment **along with 2% Cancer Cess** within stipulated period, allotment is liable to be cancelled. However, this period can be extended up to 180 days on making a written request within 30 days from the date of issue of Letter of Intent. Surcharge and penal interest for the delayed period will be charged as per policy.
- iv) Surcharge shall be @ 1.5% for 30 days, 2% for 60 days, 2.5% for 90 days and 3% for 180 days of delayed payment. In addition, penal interest shall also be charged @ 18% for the delayed period.

**For balance payment of 75%:**

- i) The balance 75% of the tentative price of plot, shall be payable from the date of issuance of allotment letter of the plot which can either be paid in lumpsum without any interest within 60 days from the date of issuance of allotment letter or in 7 equated half-yearly installments along with an interest @12% per annum. **First installment shall become due after Six months from the date of issuance of allotment letter.**
- ii) Allotment Letter shall be issued within one month from the date of offer of possession.
- iii) In case balance 75% payment is made in Lump-sum within 60 days from the date of issuance of allotment letter, a rebate @ 5% on this amount shall be admissible. However, in case payment of amount due is made in lump sum subsequently at any stage, a rebate of 5% on the balance principal amount shall be admissible.
- iv) In case of any advance payment, which is not less than the next due installment, remaining installments shall be rescheduled.
- v) In case of non-payment of installments by due date, allottee shall be liable to pay penalty on the amount due at the following rates for the delayed period.

**Period of Delay**

**Rate of Penalty**

- |  |   |
|--|---|
| 1. Up to One year period                 | Normal rate of Interest +3% P.A for the delayed period. |
| 2. If the delay is up to 2 years period  | Normal rate of Interest +4% P.A for the delayed period. |
| 3. If the delay is up to 3 years or more | Normal rate of Interest +5% P.A for the delayed period. |

However, before imposing penalty, Estate Officer shall issue a notice and provide an opportunity of being heard to the allottee, and pass an order in writing, provided that penalty so imposed shall not exceed the amount due including principal and the interest chargeable from the allottee.

- vi) The receipt from the allottee shall be adjusted first towards penalty, then towards interest and thereafter towards principal.
- vii) In case of reduction in area, the excess amount shall be refunded/adjusted, as the case may be, on pro-rata basis within a period of 60 days.
- viii) All payments shall be made by a bank draft drawn in favour of Estate Officer, PDA, Patiala. Payment by cheque shall not be accepted. Details of plot number, area, sector and urban estate should be indicated both in the forwarding letter and on the back of demand draft for avoiding any misuse.
- ix) No separate notice of payment of installment shall be sent.
- x) Receipt in respect of all payments received shall be issued within a period of 15 days.

**REFUND OF EARNEST MONEY / ACCEPTANCE / REFUSAL**

- 1) The earnest money of unsuccessful applicants shall be refunded through RTGS/NEFT in the bank account of the applicant within 90 days from closure of scheme. However, interest @ 5.5% per annum shall be allowed for the period beyond 91st day in case refund is made after 91 days from the date of close of the scheme.

- 2) No interest shall be paid to the applicant who are successful or are in the waiting list. However, the applicant in the waiting list can seek refund any time before issuance of Letter of Intent in which case deduction of Rs. 10,000/- from the earnest money shall be made.
- 3) In case the offer of Letter of Intent is acceptable, the applicant is required to send his/her acceptance by registered post along with a demand draft of 15% price of the plot within 30 days of issue of Letter of Intent (excluding date of issue).
- 4) In case of refusal to accept the allotment offer, made through Letter of Intent such refusal in writing through a registered post should be received within 30 days from the date of issue of Letter of Intent and in that case 10% amount of earnest money shall be forfeited. In the event, such refusal is received after a period of 30 days from the issue of Letter of Intent, entire earnest money deposited shall be forfeited.
- 5) Allotment shall be made through draw of lots. However, the waiting list of applicants shall be allotted plots on the basis of available plots as per seniority. The applicants, in waiting list, if not interested in the offered plot will be refunded their earnest money after deducting 10% amount, if the refusal is submitted within 30 days from the date of offer.
- 6) In case of surrender/refusal by the allottee at any stage after issue of Letter of Intent, it would be processed as per provisions of the Punjab Regional & Town Planning & Development Act 1995 and instructions and policies issued hereunder.

### **POSSESSION AND OWNERSHIP**

- I) Allotment shall be on free hold basis.
- II) The possession of the said plot shall be offered to the allottee after completion of development works at the site and at the time of issuance of Allotment Letter. No interest shall be charged from the allottees during the development period i.e. till the possession of plot is offered upon completion of development works. This period shall not exceed eighteen months. If possession is not taken by the allottee within the given period, it shall be deemed to have been handed over on the expiry of said date.
- III) The ownership of land shall continue to vest with PUDA/PDA until full payment of all outstanding dues in respect of said plot, is made.
- IV) Within 90 days of payment of entire money as per (iii) above, allottee shall be required to execute a Deed of Conveyance in prescribed form and prescribed manner. The expenses for registration and execution of Conveyance Deed shall be borne by the allottee.
- V) The allottee shall have no right to transfer by way of sale, gift, mortgage or otherwise the plot or any other rights, title of interest in the said plot except with the prior permission of Estate Officer, which may be granted subject to payment of such fee/ charges, as may determined from time to time.
- VI) The conditions given in the brochure are not exhaustive. The allottee shall abide by the terms and conditions to be mentioned in allotment letter, which are based on Punjab Regional and Town Planning and Development Act, 1995 & Rules & Regulations framed there-under and policies framed by the office from time to time.

### **CONSTRUCTION OF BUILDING**

- i) Construction over the plot shall be completed by the allottee within a period of 3 years from the date of issuance of allotment letter but after getting the building plans approved from the Estate Officer, PDA, Patiala.
- ii) Construction shall be carried out as per sanctioned building plans and as per the provisions of PUDA (Building) Rules 2021 and as amended from time to time.
- iii) Any construction carried out in violation of sanctioned building Plan/Building Rules shall be dealt as per policy laid down in this regard from time to time.



- iv) Before occupying the building, allottee would be required to obtain completion certificate / occupation certificate from the Estate Officer, PDA, Patiala.
- v) In the notified areas, declared by CGWA, underground water shall not be used for construction purpose. Alternate sources such as surface water or treated sewerage from nearby sewerage treatment plant shall be used for the purpose of construction at site.

### **EXTENSION FEES**

If the construction over the plot is not completed within the stipulated period, extension in construction period would be granted subject to payment of such extension fee, as is prescribed under the Rules.

### **GENERAL**

- I) The allotment shall be governed by the provisions of the Punjab Regional and Town Planning & Development Act, 1995, Rules and Regulations & Policies framed there under, as amended from time to time.
- II) Plot shall be used only for residential purpose and not for any other purpose whatsoever.
- III) Change of land use shall not be permitted.
- IV) Fragmentation/sub-division of plot or structure shall not be permitted.
- V) All general and local taxes, rate, fees and cesses, imposed or assessed on the said plot/building by any State Govt./ Govt. of India or their statutory authorities under any law shall be paid by the allottee.
- VI) PUDA/PDA shall have the full right, power and authority at all times to do through its officers and/or representatives, all acts and things which may be necessary and expedient for the purpose of enforcing compliance with all or any of the terms and conditions and restrictions imposed and to recover as first charge upon the said plot, the cost of doing all/any such act and things and cost incurred in connection thereof, or in any way relating therewith.
- VII) Any change in address must be immediately intimated to the Estate Officer, PDA, Patiala by registered post.
- VIII) In case of breach of any conditions(s) of allotment or regulations or non-payment of any amount due together with the penalty, the plot or building as the case may be, shall be liable to be resumed and in that case an amount shall be forfeited as per the provision of section 45(3) of the Punjab Regional and Town planning & Development Act, 1995 (herein after to be called the Act.)

### **DISPUTES :**

Subject to the provisions of the Act, all the disputes and/or differences which may arise in any manner touching or cornering this allotment shall be referred to an Independent Arbitrator, who shall be appointed in terms of provisions of Arbitration and conciliation (amendment) Act 2015 by the Chief Administrator, PDA, Patiala. Arbitration shall be governed by the Arbitration and Conciliation Act 1996, as amended from time to time. PDA, Patiala and the allottee shall be liable to share the fee of the arbitrator in equal proportion.

**CHIEF ADMINISTRATOR**

## LIST OF BANKS ASSOCIATED FOR SALE & RECEIPT OF APPLICATION FORMS

**HDFC BANK LTD. : (NODAL BRANCH) BASSI ROAD, NEAR JOYATI SWAROOP CHOWK, SIRHIND - 140406;** GAUSHALA ROAD, OPP. GRAIN MARKET, PARTAP NAGAR, SANGRUR - 148001; SHOP NO. 1 TO 3, KAULA PARK MARKET, SANGRUR - 148001; SANDHAUR, SANGRUR - 148020; SCF 1, THANDI SARA, SANGRUR - 148023; SCF 7, GRAIN MARKET RD, BHAWANIGARH - 148026; WD NO 16, NEW MANDI RD, SANGRUR - 148024; THE MALL, CHOTTI BARADARI, PATIALA - 147001; SIRHIND ROAD, DLF COLONY, PATIALA - 147004; LEELA BHAWAN MARKET, PATIALA - 147001; SHOP NO. 6, OLD GRAIN MARKET RD, BALMIKI BASTI, SUNAM - 148028; B 12/263, 64, PAKKA COLLEGE RD, BARNALA - 148101; KIKAR BAZAR RD, OLD CITY, BATHINDA - 151001; NO. Z3, GT ROAD, NEAR TINKONI, BATHINDA - 151001; GT ROAD, OPP. NEW BUS STAND, KHANNA - 141401; GRAIN MARKET, KHANNA - 141401; AMLOH ROAD, OPP DHIMAN STEEL AND ROLLING MILL, MANDI GOBINDGARH - 147301; HUKAMCHAND BUILDING, MAIL POST OFFICE ROAD, MANDI GOBINDGARH - 147301; PHUL, BATHINDA - 151104; CIVIL HOSPITAL ROAD, OPP SBOP, SADAR, MANSA - 151505; RAMAN CINEMARD, MANSA - 151505.

**CANARA BANK : (NODAL BRANCH) NO. 2, CHHOTI BARADARI, THE MALL, PATIALA-147001;** ; WARD NO.4, MALERKOTLA ROAD, DHURI-148024; DIWAN KATIA SQUARE, GROUND FLOOR, AMRIK SINGH ROAD, BATHINDA -151001; SUNAMI GATE, SANGRUR-148001; 349 B, BRS NAGAR, SARABHA NAGAR PO, LUDHIANA-141001; POST BOX NO.26, SCO-117-118-119, SECTOR-17C, CHANDIGARH-160017; SCO 311/312, SECTOR 35-B, CHANDIGARH-160022; OUTSIDE DELHI GATE, MALERKOTLA-148023.

**PUNJAB NATIONAL BANK : (NODAL BRANCH) URBAN ESTATE, PATIALA (073810) (9417005492);** THE MALL ROAD, PATIALA, 0175-2213052; MODEL TOWN, PATIALA, 0175-2200084; ZIRAKPUR, MOHALI, 01762286726; SECTOR 17 B, CHANDIGARH, 8288082680; PHASE 7, MOHALI, 0172-4388888; PHASE 1, MOHALI, 0172-4334102; DHURI MAIN, 8851180369; DHURI (059310), 9729525311; NABHA, 7087234016; MALERKOTLA MAIN, 8288022504; SANGRUR MAIN, 8053135151; SUNAM (063410), 8288022682; MANDI GOBINDGARH, 01765-252650; SIRHAND MAIN, 01763-222014; MANSA, 01652-220425; BHAWANIGARH, 01672-272707; AMARGARH, 01675-286087.

**ICICI BANK LTD. : (NODAL BRANCH) URBAN ESTATE, PATIALA;** AGGARSAIN CHOWK, NEAR RAJAN SAREES, AMBALA CITY, HARYANA; BHADARPUR ROAD, BARETA, DIST. MANSA, PUNJAB; SUNAM ROAD, BHIKI, DIST MANSA, PUNJAB; DHURI PIND ROAD, NEAR BDO OFFICE, DHURI, SANGRUR DIST., PUNJAB; DIRBA, DHURI PIND ROAD, NEAR BDO OFFICE, DHURI, SANGRUR DIST., PUNJAB; NEAR SATNAM FILLING STATION, NARWANA ROAD, KHANAURI, DIST- SANGRUR, PUNJAB; WARD NO.1, NEAR TELEPHONE EXCHANGE, OPP. MARKET COMMITTEE OFFICE, LEHRAGAGA, DISTRICT SANGRUR, PUNJAB; NEHRU SIDHANT KENDER TRUST BUILDING, FEROS GANDHI MARKET, LUDHIANA, PUNJAB; C145 A, FOCAL POINT, PHASE V, LUDHIANA, PUNJAB; SHOP NO. 140-148, OPP. SHANI MANDIR, G.T. ROAD, MANDI GOBINDGARH; SHIMLA COMPLEX WATER WORKS ROAD, MANSA, PUNJAB; GROUND FLOOR, SCF 12 13, IMPROVEMENT TRUST SHOPPING AREA, MOGA, PUNJAB; SCO 36, SECTOR 55, PHASE 1, MOHALI, PUNJAB; CHANDIGARH ROAD, OPPOSITE GRAIN MARKET, MOONAK, DIST. SANGRUR, PUNJAB; 2829, PREM HEIGHTS, AJIT NAGAR, NEAR

LEELA BHAVAN, PATIALA; B-17/423, SETHI COMPLEX, NEAR MODI COLLEGE CHOWK, OPP. POLO GROUND, LOWER MALL ROAD, PATIALA; SCO 121, URBAN ESTATE, PHASE 2, NR. SPENCERS STORE, PATIALA; GARG PLAZA, OPPOSITE ANAZ MANDI, JAKHAL ROAD, PATRAN, PUNJAB; JOHARI COMPLEX, SHOWROOM NO 3, GHAGGA ROAD, SAMANA, PUNJAB; JOLLY COMPLEX, RAILWAY CHOWK, GAUSHALA ROAD, SANGRUR, PUNJAB; AGGARSAIN CHOWK, MATA MODI ROAD, SUNAM, DIST SANGRUR, PUNJAB; ADJOINING AIRTEL STORE, AMBALA CHANDIGARH HIGHWAY, ZIRAKPUR, PUNJAB; SCO 415, SECTOR 8, PANCHKULA, HARYANA; LALA LAJPAT RAI MARKET, SCHEME NO. 3, OPPOSITE NEHRU PARK, ABOHAR, FEROZEPUR DIST., PUNJAB; SCF 16, 17, 18, COLLEGE ROAD, NEAR OLD BUS STAND, BARNALA; CALIBER MARKET, NEAR OVE RBRIDGE, PATIALA RAJPURA ROAD, RAJPURA, PUNJAB; SCO3, CRYSTAL PLAZA, CHOTI BARADARI, JALANDHAR, JALANDHAR DIST., PUNJAB; KOTKAPURA ROAD, NEAR MADDAN HOTEL, MUKTSAR, PUNJAB; SCO 7A-8, IMPROVEMENT TRUST MARKET, CHANDIGARH ROAD, HOSHIARPUR, PUNJAB; BATALA ROAD, OPP. PSEB, DERA BABA NANAK, DISTRICT GURDASPUR, PUNJAB; CIRCULAR ROAD, OPPOSITE DOULA GATE, WARD NO. 3, GIDDARBAHA, MUKTSAR DIST., PUNJAB; 8, THE MALL ROAD, OPP. TOWN HALL, FEROZPUR CITY, PUNJAB; VILL KHARAURI, SUB TEHSIL CHANARTHAL KALLAN, DISTT FATEHGARH SAHIB-140406; NEAR BDPO OFFICE, COLLEGE ROAD, MALERKOTLA, SANGRUR DIST., PUNJAB; 2928E/34, BIBIWLA CHOWK, OPP CLOCK TOWER, BATHINDA; SCO 99100, SECTOR 17 B, CHANDIGARH; 361, M.C INTERNATIONAL, THE MALL, AMRITSAR, PUNJAB.

### Annexure I

#### SPECIMEN OF CERTIFICATE OF SIKH RIOT AFFECTED

Certified that Sh./Smt. .... S/o/D/o/W/o Sh. ....  
R/o ..... is a riots affected person and his /her Red  
Card No. is .....He/ She has come to Punjab after the riots of 1984  
and now is residing in the Distt. .... He/She has not availed any  
benefit of House/Plot/Flat/ Commercial under Riot Affected Scheme. He/ She is eligible to apply in the  
scheme offering allotment of 150 residential plots at PDA Enclave, Dhuri launched by PDA as per the  
instructions of Govt. issued under letter No..... dt.....

or

Certified that Sh./Smt. .... S/o/D/o/W/o Sh. ....  
R/o ..... is a riot affected person and his/ her Red Card No. is.....  
He came to Punjab from ..... after the riots of 1984 and now is residing in  
the Distt..... He/she has already been allotted Commercial Site  
No ..... at .....

Deputy Commissioner  
.....

### Annexure II

#### SPECIMEN OF CERTIFICATE OF TERRORISTS AFFECTED

Certified that Sh./Smt. .... S/o/D/o/W/o Sh. ....  
R/o ..... is a terrorists affected person and his /her Red Card No. is  
..... He/ She has come to Punjab after the riots of 1984 and now is residing in  
the Distt. ....He/She has not availed any benefit of  
House/Plot/Flat/ Commercial under Terrorists Affected Scheme. He/ She is eligible to apply in the  
scheme offering allotment of 150 residential plots at PDA Enclave, Dhuri launched by PDA as per the  
instruction of Govt. issued under letter No..... dt.....

or

Certified that Sh./Smt. .... S/o/D/o/W/o Sh. ....  
R/o ..... is a terrorists affected person and his/ her red card No. is .....  
He came to Punjab from.....He/she has already been allotted  
Commercial Site No..... at.....

Deputy Commissioner  
.....

### Annexure III

#### **SPECIMEN OF UNDERTAKING TO BE SUBMITTED BY THE APPLICANT (FOR FREEDOM FIGHTER CATEGORY)**

I ..... S/o/D/o/W/o Sh. .... aged .....  
years, resident of ..... do hereby solemnly declare  
and affirm as under :-

1. That my date of birth is .....
2. That the information given in application form No.....  
for allotment of plot at PDA Enclave, Dhuri is true to the best to my knowledge and belief and  
nothing has been concealed therein.
3. I am recipient of Tamrapatra & Freedom Fighter reward pension.
4. I belong to Punjab.
5. I, my spouse or minor children or dependent children do not own any residential house/plot/flat  
anywhere in Country.
6. That I have not availed the benefit for allotment of plot in any other scheme/station under the  
reserve category from any Government Agency.

Date.....

Place .....

DEPONENT

#### **VERIFICATION**

Verified that the contents of the above affidavit are true and correct to the best of my knowledge and  
belief and nothing has been concealed therein.

DEPONENT

### Annexure IV

#### **UNDERTAKING (TO BE GIVEN BY THE APPLICANT WANTS TO TAKE A PREFERENCE IN RESERVE CATEGORY FROM Sr. No. 1 TO 11) (PLEASE SEE ELIGIBILITY CLAUSE)**

I, ..... S/o/D/o/W/o Sh. .... R/o ..... solemnly  
affirm and declare that I, my spouse or minor children or dependent children do not own any  
residential house/plot/flat anywhere in Country.

That if at any stage, the information provided by me is found to be incorrect or that I have concealed  
the facts which would make my application ineligible under this scheme, then the allotment made to  
me shall be cancelled and the amount deposited by me shall be forfeited and legal action against me  
shall be initiated.

(SIGNATURE OF APPLICANT)

**Annexure V**

**UNDERTAKING  
(TO BE GIVEN BY THE APPLICANT WHO WANTS TO TAKE A PREFERENCE  
IN GENERAL CATEGORY)**

(PLEASE SEE ELIGIBILITY CLAUSE)

I, ..... S/o/D/o/W/o Sh. .... R/o ..... solemnly affirm and declare that I, my spouse or minor children or dependent children do not own any residential house/plot/flat anywhere in Country.

That if at any stage, the information provided by me is found to be incorrect or that I have concealed the facts which would make my application ineligible under this scheme, then the allotment made to me shall be cancelled and the amount deposited by me shall be forfeited and legal action against me shall be initiated.

(SIGNATURE OF APPLICANT)

**Annexure VI**

**UNDERTAKING  
(TO BE GIVEN BY THE APPLICANT WHO WANTS TO TAKE A PREFERENCE AS  
GOVERNMENT EMPLOYEES / PUDA EMPLOYEES)**

I ..... S/o/D/o/W/o Sh. .... aged ..... years, resident of ..... do hereby solemnly declare and affirm that I, my spouse or minor children or dependent children do not own any residential house/plot/flat anywhere in Country.

That I, my spouse and my dependants have also not been allotted a residential house/flat/plot under Employees quota/Discretionary quota by Housing & Urban Development Department, Punjab/Directorate/PUDA or any other department or government agency and also not allotted a residential flat/plot under the scheme launched by PUDA for its employees.

That if at any stage, the information provided by me is found to be incorrect or that I have concealed the facts which would make my application ineligible under this scheme, then the allotment made to me shall be cancelled and the amount deposited by me shall be forfeited and legal action against me shall be initiated.

(SIGNATURE OF APPLICANT)

PATIALA URBAN PLANNING & DEVELOPMENT AUTHORITY PUDA COMPLEX, URBAN ESTATE PHASE-II, PATIALA										FORM NO.	
APPLICATION FOR ALLOTMENT OF RESIDENTIAL PLOT IN PDA ENCLAVE, DHURI (SUBMIT ONLY AT ONE OF THE BANKS MENTIONED IN BROCHURE)											
I, the undersigned certify that • I have carefully read and understood the terms and conditions given in the brochure of this scheme which I accept without exception. • I am fully aware that successful allottee of plot under the preferential or reserved category shall not be permitted to transfer/sell the same for a period of 5 years from the date of issuance of LOI. • The information furnished by me is true and correct and nothing has been concealed therein. • I am fully aware of the consequences, which include forfeiture of earnest money, cancellation of allotment and criminal prosecution in case the information furnished herein is found to be incorrect at any stage or the application is submitted in violation of the conditions mentioned in the brochure. • I also understand that incomplete/unsigned application will be rejected.											
Mention Size below (in Sq. yds.)			Mention category code below in which applying (see back side of form)				Whether applicant is applying under Senior Citizen preferential scheme		Whether applicant is applying under Women preferential scheme		
							Yes      No		Yes      No		
Name of Applicant								Affix Photo Here			
Father's/Husband's Name											
Address for Correspondence											
		PIN -									
DoB	D	D	M	M	Y	Y	Y	Y	Age		
PAN								UID			
Mobile (compulsory)								e-mail (compulsory)			
Details of the Nominee (i.e. who should get the plot in case of death of applicant before ownership is transferred to him/her)						Relation		Details of Earnest Money			
Name								Amount			
Father's Name								DD No.			
Address for correspondence								Date			
								Bank			
Retain my application and earnest money for 12 months after the draw in case my name figures in waiting list in the draw (Mention Yes/No in the box provided)											
Consider my application for smaller size of plot, which is left un-allotted (Only for applicants applying under Sports Category). (Mention Yes/No in the box provided)											
In case of bank finance, whether Letter of Intent (LoI) to be sent to bank or to the applicant								Applicant		Bank	
In case of refund, Bank details of the Applicant		Name of the Bank									
		IFSC Code				Account No.					
<b>In case of Government / PUDA Employee</b>											
Name of the Department :-											
Date of Joining on regular basis						Signature of the HOD/DDO			Official Stamp		
Date of Retirement											
Place :			Date :			Signature of Applicant					

- Note :-**
- PAN and UID Number are mandatory for successful applicant.
  - Cutting, tempering and overwriting in the application form will not be accepted.

Sr. No.	Category under which applying	Code to be mentioned in Application Form	
		SC Category	General Category
<b>1.</b>	<b>Defence and Paramilitary Forces</b>		
	(i) Serving and Retired Defence Personnel & Paramilitary Forces	<b>C1</b>	<b>C2</b>
	(ii) (a) 100% Disabled soldiers of Punjab domicile	<b>C3</b>	<b>C4</b>
	(ii) (b) 40% & above disabled soldiers of Punjab domicile (In case plots are left out after considering the application received from 100% disabled soldiers)	<b>C5</b>	<b>C6</b>
<b>2.</b>	<b>Gallantry Award Winners from Defence Services / Paramilitary forces who have distinguished themselves by acts of bravery and valour in the defence of our Country, both in war and peace time and Punjab Police Personnel killed in action (war or on law &amp; order duty)</b>		
	Gallantry Award Winners/Param Vir Chakra	<b>G11</b>	<b>G12</b>
	Gallantry Award Winners/Maha Vir Chakra	<b>G13</b>	<b>G14</b>
	Gallantry Award Winners/ Vir Chakra	<b>G15</b>	<b>G16</b>
	Gallantry Award Winners/Ashok Chakra	<b>G17</b>	<b>G18</b>
	Gallantry Award Winners/Kirti Chakra	<b>G19</b>	<b>G20</b>
	Gallantry Award Winners/Shaurya Chakra	<b>G21</b>	<b>G22</b>
	Gallantry Award Winners/President's Police Chakra	<b>G23</b>	<b>G24</b>
	Gallantry Award Winners/Police Medal	<b>G25</b>	<b>G26</b>
	Gallantry Award Winners (Sena/Nau Sena/Vayu Sena Medal)	<b>G27</b>	<b>G28</b>
<b>3.</b>	<b>Legal Heirs (including war widows) of Army/Paramilitary Forces, Punjab Police Personnel killed in action (war or on law &amp; order duty)</b>	<b>K1</b>	<b>K2</b>
<b>4.</b>	<b>Riot affected and Terrorist affected families</b>	<b>R1</b>	<b>R2</b>
<b>5.</b>	<b>Freedom Fighters</b>	<b>F1</b>	<b>F2</b>
<b>6.</b>	<b>Specified Disabilities</b>		
	1. Physical disability	<b>D11</b>	<b>D12</b>
	2. Intellectual disability	<b>D13</b>	<b>D14</b>
	3. Mental behaviour disability	<b>D15</b>	<b>D16</b>
	4. Disability caused due to: (a) chronic neurological conditions, such as- (i) "multiple sclerosis" (ii) "parkinson's disease" (b) Blood disorder- (i) "haemophilia" (ii) "thalassemia" (iii) "sickle cell disease"	<b>D17</b>	<b>D18</b>
	5. Multiple disabilities (more than one of the above specified disabilities)	<b>D19</b>	<b>D20</b>
<b>7.</b>	<b>Sports Person</b>		
	Medal Winners of Olympic Games, World Cup and Asian Games and Mountaineers, who have scaled Mount Everest.	<b>S1</b>	<b>S2</b>
	First three position holders of Common Wealth Games, Afro Asian Games and Asian Championship	<b>S3</b>	<b>S4</b>
	Participants of Olympic Games, World Cup and Asian Games	<b>S5</b>	<b>S6</b>
	Participation of Common Wealth Games, Afro Asian Games, Asian Championships, International Cricket Test Matches, International Cricket One Day Matches & International Cricket T-20 Matches	<b>S7</b>	<b>S8</b>
<b>8.</b>	<b>Persons settled abroad</b>	<b>I1</b>	<b>I2</b>
<b>9.</b>	<b>Government Employees</b>	<b>E1</b>	<b>E2</b>
<b>10.</b>	<b>PUDA Employees</b>	<b>P1</b>	<b>P2</b>
<b>11.</b>	<b>Others</b>	<b>B</b>	<b>A</b>





**PATIALA URBAN PLANNING & DEVELOPMENT AUTHORITY**  
**PUDA COMPLEX, URBAN ESTATE PHASE-II, PATIALA**

**ALLOTMENT OF 150 RESIDENTIAL PLOTS  
 AT PDA ENCLAVE, DHURI**

**ACKNOWLEDGEMENT**

FORM NO.

CATEGORY..... SIZE OF PLOT.....

Received application of Sh./Smt. ....

under PDA ENCLAVE, DHURI Scheme 150/2022 bearing the  
 number mentioned above for allotment of residential plot measuring

..... Sq. Yds. along with bank draft bearing No. ....

dated ..... amount ..... drawn on .....

.....

.....

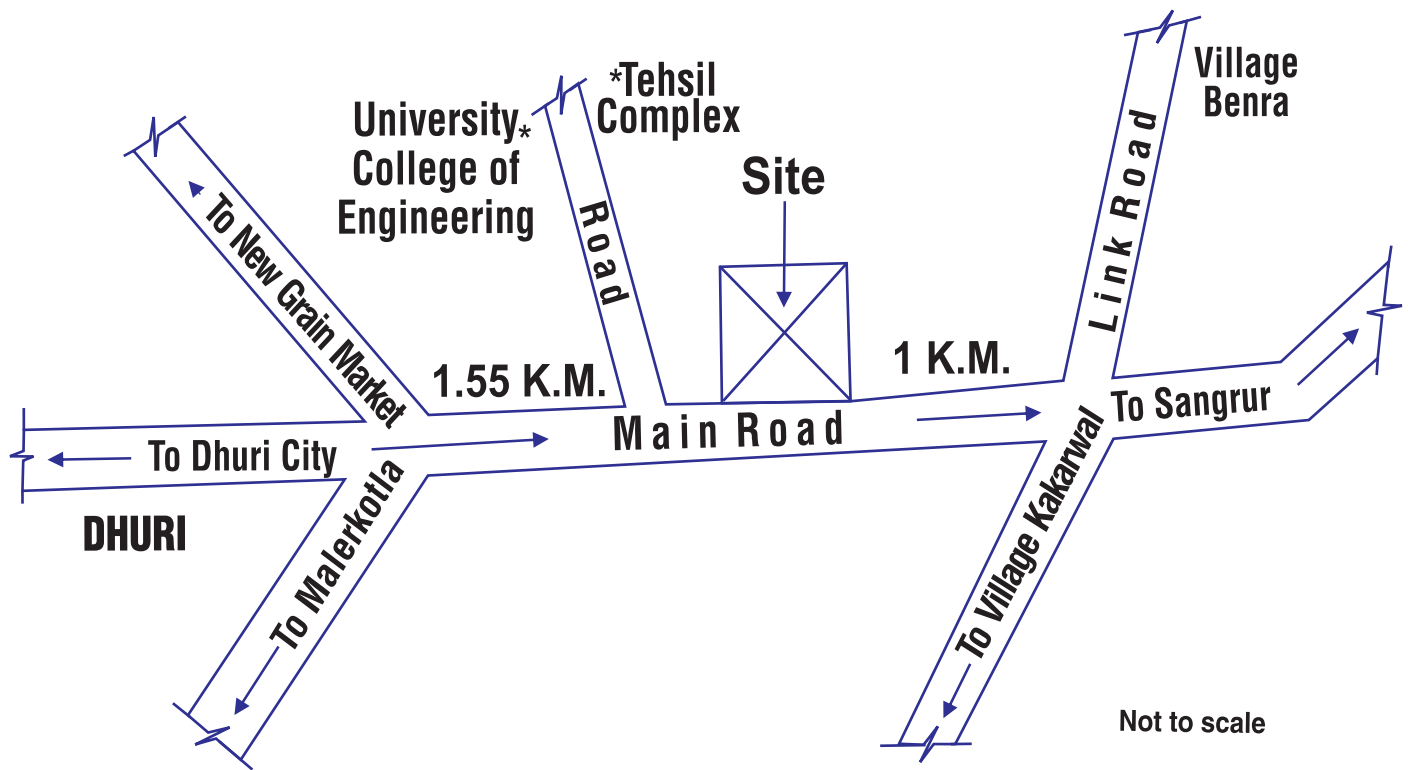
in favour of Estate Officer, PDA, Patiala.

Dated.....

Signature of the  
 Receipt Clerk with Seal



# LOCATION PLAN





# **PATIALA URBAN PLANNING & DEVELOPMENT AUTHORITY**

PUDA COMPLEX, URBAN ESTATE PHASE-II, PATIALA, PUNJAB

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