

**THE GREATER PUNJAB OFFICERS CO-OPERATIVE
HOUSE BUILDING SOCIETY LTD., MOHALI**
(Regd. No. 48 Dt. 8-1-2007)

Ref. No. 301

Dated 10.12.15

Dear Sir/ Madam,

We feel great pleasure to share with you that our long cherished dream of owning a house in New Chandigarh is being fulfilled and Draw of Lots for allotting plot numbers is being held on 10.01.2016 (Invitation Card enclosed herewith). You are requested to follow the time schedule given in the invitation card i.e.

For Members having plot size 350 Sqyd - 10.00 AM to 1.00 PM
For Members having plot Size 500 & 1000 Sqyd - 2.00 PM to 6.00 PM

The work for Development of infrastructure is in full swing and after completion of the infrastructure work, it is proposed to offer the possession of plots from November, 2016.

Procedure of Draw-

The eligible members will be considered for the draw of the lots for allotting plot numbers in their respective categories of plot sizes. There will be two boxes for each category of plot sizes. The one box will contain the slips having names and membership numbers and other box will have plot numbers of that particular category. The slip of name/membership number will be picked randomly from the box by a person from the team conducting draw and then the slip having plot number will be picked randomly from the other box by the same/other person of the team conducting draw. The membership number and plot number will be announced by the team conducting the draw.

Sufficient number of maps showing the layout of the society will be displayed at the venue of the draw and at the site of the society area.

RULES FOR ALLOTMENT

1. Preferential Location Charges (PLC):

Following plots will be considered for PLC:-

- Park facing Plots
- Plots on 60 feet wide road & above
- Corner Plots

The rate of PLC will be charged @4% of the total plot cost for first PLC and additional @ 2% each will be charged for a plot having more than one Preferential Location. So, if a plot is having three Preferential Locations then total PLC will be 4%+2%+2% i.e. 8% of the total cost of plot.

2. Irregular shape of plots:

Most of the plots in the layout of the society are of rectangular shape. However there are few plots at the ends of the roads having irregular shape. The area of irregular size will be considered in two parts. One part will have a rectangular portion which can be fitted in the irregular shape and rest of the irregular area will be considered in the second part. The rectangular part of the plot will be charged at the same rate and the excess area of irregular size will be charged at the rate of 50% of total cost of a plot.

As an example, if a plot is having front dimension of 47 feet, rear dimension of 55 feet and having depth 90 feet. The rectangular area of this plot will be 470 sq. Yard and the excess area of irregular size in the shape of triangle will be 40 Sq. Yard. Now out of total area of (470 + 40) 510 Sq. Yard, 470 Sq. Yard will be charged at the normal price and excess area of irregular shape of 40 Sq. Yard will be charged at 50% of the total cost.

3. Variation in the size of plots:

There are minor variations in the sizes of plots in certain pockets of the layout. As mentioned in earlier letters society has reduced the area by 5% in all categories of plot sizes. The actual size of plots is as under:

Nominal Size	Actual Size
350 Sqyd	333 Sqyd
500 Sqyd	475 Sqyd
1000 Sqyd	950 Sqyd

If a member is allotted a size more than the actual size (mentioned above) then he/she will be charged extra for that area as per his/her membership rate. If a member is allotted a plot of lesser size than actual size (mentioned above) then he/she will be charged lesser for the reduced area as per his/her membership rate.

As an example there are two members, one is allotted 333 Sq. Yard size and other is allotted 320 Sq. Yard size. The person having 333 Sq. Yard will be charged for 350 Sq. Yard and the person having 320 Sq. Yard will be charged for 337 Sq. Yard. Similarly if a member is allotted a bigger size of plot than given in the table above, he/she shall be charged extra for the excess area.

4. Exchange of Plot:

All the members will be considered for all type of locations and if a member is allotted a plot having preferential location and he/she is not interested to pay extra charges, then the same plot can be exchanged with any other member of the society with mutual consent.


Further, If a member is allotted a plot of bigger size in a draw than the standard size and he/she does not want to pay extra cost for bigger size then he/she can exchange with any member of the society with mutual consent.

5. Transfer of membership:

The members who want to transfer their membership can transfer membership to a person who is eligible to become the member of the Society as per the society bye - laws, by taking prior approval from the society.

Wishing you "Happy New Year - 2016"

With Regards


(Partap Singh)
Secretary