

AGENDA

for 24th Authority Meeting of GMADA



**GREATER MOHALI AREA DEVELOPMENT AUTHORITY
PUDA BHAWAN SECTOR-62, SAS NAGAR**

AGENDA FOR 24TH AUTHORITY MEETING GMADA**INDEX**

| ਮੱਦ ਨੰ: | ਵਿਸ਼ਾ | ਪੰਨਾ ਨੰ: |
|---------|---|----------|
| 24.01 | ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਟੀ (ਗਮਾਡਾ) ਦੀ 23ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦੀ ਪੁਸ਼ਟੀ ਕਰਨ ਬਾਰੇ। | 3-7 |
| 24.02 | ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਟੀ ਦੀ 23ਵੀਂ ਮੀਟਿੰਗ ਜੋ ਕਿ ਮਿਤੀ 11-10-2018 ਨੂੰ ਹੋਈ ਸੀ, ਵਿੱਚ ਲਏ ਗਏ ਫੈਸਲਿਆਂ ਤੇ ਕੀਤੀ ਗਈ ਕਾਰਵਾਈ ਦਾ ਮੱਦ-ਵਾਰ ਵਿਵਰਣ। | 8-10 |
| 24.03 | ਵਰਕਿੰਗ ਫਰੈਂਡਸ ਕੋਅਪਰੇਟਿਵ ਹਾਊਸ ਬਿਲਡਿੰਗ ਸੋਸਾਇਟੀ, ਸੈਕਟਰ 69, ਐਸ.ਏ.ਐਸ. ਨਗਰ ਨੂੰ ਭੌ ਦੀ ਰੀ-ਅਲਾਟਮੈਂਟ ਕਰਨ ਸਬੰਧੀ। | 11-16 |
| 24.04 | Annual Administrative Report For the year 2016-17 | 17-58 |
| 24.05 | ਪੂਰਬ ਪ੍ਰੀਮੀਅਮ ਅਪਾਰਟਮੈਂਟਸ, ਸੈਕਟਰ 88, ਐਸ.ਏ.ਐਸ. ਨਗਰ ਵਿਚ ਬਚਦੇ ਫਲੈਟਾਂ ਨੂੰ ਵੇਚਣ ਲਈ ਸਕੀਮ ਲਾਂਚ ਕਰਨ ਸਬੰਧੀ। | 59-90 |

ਅਜੰਡਾ ਆਈਟਮ ਨੰ .24.01

(ਤਾਲਮੇਲ ਸਾਖਾ)

ਵਿਸ਼ਾ: - ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਟੀ (ਗਮਾਡਾ) ਦੀ 23ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦੀ ਪੁਸ਼ਟੀ ਕਰਨ ਬਾਰੇ।

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਟੀ (ਗਮਾਡਾ) ਦੀ ਮਿਤੀ:

11.10.2018 ਨੂੰ ਹੋਈ 23ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਲਏ ਗਏ ਫੈਸਲਿਆਂ ਸਬੰਧੀ ਕਾਰਵਾਈ

(ਪ੍ਰੋਸੀਡਿੰਗ) ਪੱਤਰ ਨੰ: ਗਮਾਡਾ-ਤਾਲਮੇਲ ਸਾਖਾ/2018/33445-52 ਮਿਤੀ:

1.11.18 (ਅਨੁੱਲਗ-ਓ) ਰਾਹੀਂ ਅਥਾਰਟੀ ਦੇ ਮੈਂਬਰ ਸਾਹਿਬਾਨਾ ਦੀ ਸੂਚਨਾ ਹਿੱਤ

ਜਾਰੀ ਕਰ ਦਿੱਤੀ ਗਈ ਸੀ।

ਉਪਰੋਕਤ ਅਨੁਸਾਰ ਵਿਸ਼ੇ ਸਬੰਧੀ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦੇ ਸਬੰਧ ਵਿੱਚ

ਹੁਣ ਤੱਕ ਅਥਾਰਟੀ ਦੇ ਕਿਸੇ ਵੀ ਮੈਂਬਰ ਸਾਹਿਬਾਨ ਵਲੋਂ ਇਤਰਾਜ਼/ ਸੋਧ ਕਰਨ ਸਬੰਧੀ

ਕੋਈ ਤਜਵੀਜ਼/ ਸੁਝਾਓ ਦਰਜ ਨਹੀਂ ਕੀਤਾ ਗਿਆ ਹੈ। ਇਸ ਮੁਤਾਬਿਕ ਗਰੇਟਰ ਮੋਹਾਲੀ

ਏਰੀਆ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਟੀ ਦੀ 23ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਪੁਸ਼ਟੀ ਹਿੱਤ ਪੇਸ਼

ਹੈ ਜੀ।



ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਟੀ, ਐਸ.ਏ.ਐਸ ਨਗਰ।

ਸੇਵਾ ਵਿਖੇ

1. ਮੰਤਰੀ ਇੰਚਾਰਜ,
ਮਕਾਨ ਉਸਾਰੀ ਅਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ,
ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ।
2. ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ।
3. ਵਧੀਕ ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ,
ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ।
4. ਵਧੀਕ ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਸਥਾਨਕ ਸਰਕਾਰ ਵਿਭਾਗ, ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ।
5. ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਵਿੱਤ ਵਿਭਾਗ, ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ।
6. ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ/ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ
ਪੰਜਾਬ ਸਿਵਲ ਸਕੱਤਰੇਤ-1, ਚੰਡੀਗੜ੍ਹ।
7. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਗਮਾਡਾ, ਸਾਹਿਬਜ਼ਾਦਾ ਅਜੀਤ ਸਿੰਘ ਨਗਰ।
8. ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਪੰਜਾਬ,
ਪੁੱਡਾ ਭਵਨ, ਸੈਕਟਰ-62, ਸਾਹਿਬਜ਼ਾਦਾ ਅਜੀਤ ਸਿੰਘ ਨਗਰ।

ਨੰ: ਪੁੱਡਾ-ਤਾਲਮੇਲ ਸਾਖਾ-ਸ-1/2018/ 33445-52 ਮਿਤੀ:- 11/11/18

ਵਿਸ਼ਾ:- ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਟੀ (ਗਮਾਡਾ) ਦੀ 23ਵੀਂ ਅਥਾਰਟੀ ਮੀਟਿੰਗ ਨਿਸ਼ਚਿਤ ਹੋਣ ਬਾਰੇ।

ਇਸ ਦਫਤਰ ਦੇ ਪੱਤਰ ਨੰ. ਪੁੱਡਾ-ਤਾਲਮੇਲ ਸਾਖਾ-ਸ-1/2018/65-72 ਮਿਤੀ 9.10.18 ਦੀ ਲਗਾਤਾਰਤਾ ਵਿੱਚ ਸੂਚਿਤ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਕਿ ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਟੀ (ਗਮਾਡਾ) ਦੀ 23ਵੀਂ ਮੀਟਿੰਗ ਮਿਤੀ: 11-10-2018 ਨੂੰ 4.00 ਵਜੇ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਉਨ੍ਹਾਂ ਦੇ ਨਿਵਾਸ ਕੋਠੀ ਨੰ. 45, ਸੈਕਟਰ-2, ਚੰਡੀਗੜ੍ਹ ਵਿਖੇ ਹੋਈ ਸੀ, ਦੀ ਕਾਰਵਾਈ (ਪ੍ਰੋਸੀਡਿੰਗ) ਦੀ ਕਾਪੀ ਆਪ ਦੀ ਸੂਚਨਾ ਹਿੱਤ ਇਸ ਪੱਤਰ ਨਾਲ ਨੱਥੀ ਕਰਕੇ ਭੇਜੀ ਜਾਂਦੀ ਹੈ ਜੀ।

ਨੱਥੀ : ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ।

ਪਿੱਠ ਅੰਕਣ ਨੰ: ਪੁੱਡਾ-ਤਾਲਮੇਲ ਸਾਖਾ-ਸ-1-2018/

ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ ਸਮੇਤ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਨਿੱਜੀ ਸਕੱਤਰ/ਮੁੱਖ ਮੰਤਰੀ ਪੰਜਾਬ ਨੂੰ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ ਜੀ ਦੀ ਸੂਚਨਾ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ ਜੀ।

ਨੱਥੀ : ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ

ਸੁਪਰਡੈਂਟ (ਤਾਲਮੇਲ)

ਮਿਤੀ:- 11/11/18

ਸੁਪਰਡੈਂਟ (ਤਾਲਮੇਲ)



ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਟੀ, ਐਸ.ਏ.ਐਸ ਨਗਰ।

ਪਿੱਠ ਅੰਕਣ ਨੰ: ਪੁੱਡਾ-ਤਾਲਮੇਲ ਸਾਖਾ-ਸ-1-2018/ 33454 ਮਿਤੀ:- 1/11/18

ਪੱਤਰ ਦਾ ਉਤਾਰਾ ਸਮੇਤ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ ਨਗਰ ਜੀ ਦੀ ਸੂਚਨਾ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ ਜੀ।

ਨੱਥੀ : ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ।

ਸੁਪਰਡੈਂਟ (ਤਾਲਮੇਲ) 31/10
1/11/18

ਪਿੱਠ ਅੰਕਣ ਨੰ: ਪੁੱਡਾ-ਤਾਲਮੇਲ ਸਾਖਾ-ਸ-1-2018/ 33455 ਮਿਤੀ:- 1/11/18

ਪੱਤਰ ਦਾ ਉਤਾਰਾ ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ(ਵਿੱਤ ਤੇ ਲੇਖਾ), ਪੁੱਡਾ, ਐਸ.ਏ.ਐਸ ਨਗਰ ਜੀ ਦੀ ਸੂਚਨਾ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ ਜੀ।

ਨੱਥੀ : ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ

ਸੁਪਰਡੈਂਟ (ਤਾਲਮੇਲ) 31/10
1/11/18

ਪਿੱਠ ਅੰਕਣ ਨੰ: ਪੁੱਡਾ-ਤਾਲਮੇਲ ਸਾਖਾ-ਸ-1/2018/ 33456 -60 ਮਿਤੀ:- 1/11/18

ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ ਸਮੇਤ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ (ਪ੍ਰੋਸੀਡਿੰਗ) ਦੀ ਕਾਪੀ ਹੇਠ ਲਿਖਿਆਂ ਨੂੰ ਭੇਜ ਕੇ ਬੇਨਤੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਆਪਣੇ ਦਫਤਰ ਨਾਲ ਸਬੰਧਤ ਮੱਦ ਬਾਰੇ ਅਥਾਰਟੀ ਵਲੋਂ ਲਏ ਗਏ ਫੈਸਲੇ ਸਬੰਧੀ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਕਰਨ ਉਪਰੰਤ ਕੀਤੀ ਕਾਰਵਾਈ ਸਬੰਧੀ ਰਿਪੋਰਟ ਇਸ ਦਫਤਰ ਨੂੰ ਭਿਜਵਾਉਣ ਦੀ ਖੋਚਲ ਕੀਤੀ ਜਾਵੇ ਤਾਂ ਜੋ ਅਗਲੀ ਮੀਟਿੰਗ ਲਈ ਫੋਲੋ-ਅਪ ਸਬੰਧੀ ਅਜੰਡਾ ਤਿਆਰ ਕੀਤਾ ਜਾ ਸਕੇ ਜੀ:-

1. ਮਿਲਖ ਅਫਸਰ (ਪਲਾਟਸ), ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ ਨਗਰ।
2. ਮਿਲਖ ਅਫਸਰ(ਹਾਉਸਿੰਗ), ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ ਨਗਰ।
3. ਮੁੱਖ ਲੇਖਾ ਅਫਸਰ, ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ ਨਗਰ।
4. ਪ੍ਰਬੰਧਕ ਅਫਸਰ(ਪਾਲਿਸੀ), ਪੁੱਡਾ, ਐਸ.ਏ.ਐਸ ਨਗਰ।
5. ਸਹਾਇਕ ਲੋਕ ਸੰਪਰਕ ਅਫਸਰ, ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ ਨਗਰ।

ਨੱਥੀ : ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ

ਸੁਪਰਡੈਂਟ (ਤਾਲਮੇਲ) 31/10
1/11/18

Minutes of Meeting - 23rd Authority Meeting of GMADA

ਸਪਲੀਮੈਂਟਰੀ ਅਜੰਡਾ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 23.05

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਗੀਆ ਵਿਕਾਸ ਅਥਾਰਟੀ ਦੀ 22ਵੀਂ ਮੀਟਿੰਗ ਜੋ ਮਿਤੀ 01-09-2017 ਨੂੰ ਹੋਈ ਸੀ, ਦੀ ਕਾਰਵਾਈ ਦੀ ਪੁਸ਼ਟੀ ਕਰਨ ਬਾਰੇ ।

ਅਥਾਰਟੀ ਵਲੋਂ ਕੀਤੀ ਗਈ ਕਾਰਵਾਈ ਨੋਟ ਕੀਤੀ ਗਈ ਅਤੇ ਤਸੱਲੀ ਪ੍ਰਗਟਾਈ ਗਈ।

ਮੀਟਿੰਗ ਪੰਨਵਾਦ ਸਹਿਤ ਸਮਾਪਤ ਕੀਤੀ ਗਈ ।

GJS,

ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 23.01

ਗਰੇਟਰ ਸਿਹਾਣੀ ਟੇਰੀਆ ਵਿਕਾਸ ਅਥਾਰਟੀ ਦੀ 22ਵੀਂ ਮੀਟਿੰਗ ਜੋ ਮਿਤੀ 01-09-2017 ਨੂੰ ਹੋਈ ਸੀ, ਦੀ ਕਾਰਵਾਈ ਦੀ ਪੁਸ਼ਟੀ ਕਰਨ ਬਾਰੇ।

ਅਥਾਰਟੀ ਵਲੋਂ ਕਾਰਵਾਈ ਦੀ ਪੁਸ਼ਟੀ ਕੀਤੀ ਗਈ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 23.02

ਗਰੇਟਰ ਸਿਹਾਣੀ ਟੇਰੀਆ ਵਿਕਾਸ ਅਥਾਰਟੀ (ਗਮਾਡਾ) ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ 20ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਲਏ ਗਏ ਫੈਸਲਿਆਂ ਦੀ ਰੈਟੀਫਿਕੇਸ਼ਨ ਸਬੰਧੀ।

ਅਥਾਰਟੀ ਵਲੋਂ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੇ ਫੈਸਲੇ ਨੂੰ ਰੈਟੀਫਾਈ(ਸਤਿਆਪਨ) ਕਰਦੇ ਹੋਏ ਮੰਦ ਨੰ. 20.03 ਕੰਪਾਏਟਿਵ ਰਾਹੀਸ ਕਿਰਾਏਗ ਸੇਜਾਰੀਟੀਆਂ ਨੂੰ ਕਬੂ ਮੰਜਿਲੇ ਵਲੈਟਾਂ ਦੀ ਉਸਾਰੀ ਲਈ, ਤੋਂ ਅਲਾਟ ਕਰਨ ਸਬੰਧੀ ਪਾਲਿਸੀ ਬਾਰੇ ਅਜੰਡੇ ਨੂੰ ਮੁੜ ਘੋਖਣ ਉਪਰੰਤ ਅਗਲੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵਿੱਚ ਘੋੜ ਕਰਨ ਦੇ ਆਦੇਸ਼ ਦਿੱਤੇ ਗਏ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 23.03

ਸੈਕਟਰ 76-80 ਐਸ ਟੀ ਐਸ ਨਗਰ ਵਿੱਚ ਪ੍ਰਾਪਤ ਕੀਤੀ ਸਪੈਸ਼ਲ ਪੈਕਜ ਤਹਿਤ ਠੋਡ ਪੂਰਿੰਗ ਵਿਚ 2 ਐਸ ਸੀ ਐਸ. ਸਾਈਟ ਤੋਂ ਵੱਧ ਟਿਕਾਨੀਆਂ ਕਰਨ ਸਬੰਧੀ।

ਅਥਾਰਟੀ ਵਲੋਂ ਮੰਦ ਵਿੱਚ ਦਿੱਤੇ ਗਏ ਪ੍ਰਸਤਾਵ ਨੂੰ ਪ੍ਰਵਾਨਗੀ ਦਿੱਤੀ ਗਈ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 23.04

ਗਮਾਡਾ ਵਿੱਚ ਦਲ ਨੇ ਵਿਕਾਸ ਕਾਰਜਾਂ ਲਈ ਵੱਖ-ਵੱਖ ਬੈਂਕਾਂ ਤੋਂ ਲਏ ਗਏ ਕਰਜ਼ਿਆ ਸਬੰਧੀ।

ਅਥਾਰਟੀ ਵਲੋਂ ਮੰਦ ਵਿੱਚ ਦਿੱਤੇ ਗਏ ਪ੍ਰਸਤਾਵ ਨੂੰ ਪ੍ਰਵਾਨਗੀ ਦਿੱਤੀ ਗਈ।

ਚਰਚਾ ਪੰਨਾ _____

ਅਜੰਡਾ ਆਈਟਮ ਨੰ. 24.●2

(ਅਥਾਰਟੀ ਮੀਟਿੰਗ)

(ਤਾਲਮੇਲ ਸ਼ਾਖਾ)

ਵਿਸ਼ਾ:- ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਟੀ ਦੀ 23ਵੀਂ ਮੀਟਿੰਗ ਜੋ ਕਿ ਮਿਤੀ 11-10-2018 ਨੂੰ ਹੋਈ ਸੀ, ਵਿੱਚ ਲਏ ਗਏ ਫੈਸਲਿਆਂ ਤੇ ਕੀਤੀ ਗਈ ਕਾਰਵਾਈ ਦਾ ਮੱਦ-ਵਾਰ ਵਿਵਰਣ।

ਗਮਾਡਾ ਅਥਾਰਟੀ ਦੀ 23ਵੀਂ ਮੀਟਿੰਗ ਜੋ ਮਿਤੀ 11-10-2018 ਨੂੰ ਹੋਈ ਸੀ, ਦੀ ਕਾਰਵਾਈ ਵਿਚ ਲਏ ਗਏ ਫੈਸਲਿਆਂ ਤੇ ਦਫਤਰ ਵੱਲੋਂ ਕੀਤੀ ਗਈ ਕਾਰਵਾਈ ਬਾਰੇ ਮੱਦ-ਵਾਰ ਵਿਵਰਣ ਦਰਸਾਉਂਦੀ ਸਾਰਣੀ ਹੇਠਾਂ ਅਜੰਡਾ ਨੋਟ ਦੇ **ਅਨੁਲੱਗ-ੳ** ਤੇ ਕਮੇਟੀ ਅੱਗੇ ਸੂਚਨਾਂ ਹਿੱਤ ਰੱਖੀ ਜਾਂਦੀ ਹੈ।

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਅਥਾਰਟੀ ਦੀ 23 ਵੀਂ ਮੀਟਿੰਗ ਮਿਤੀ 11-1ੳ-2ੳ18 ਨੂੰ ਹੋਈ ਸੀ, ਵਿੱਚ ਲਏ ਗਏ ਫੈਸਲਿਆਂ ਤੇ ਕੀਤੀ ਗਈ ਕਾਰਵਾਈ ਦਾ ਮੱਦ-ਵਾਰ ਵਿਵਰਣ।

| ਅਜੰਡਾ ਨੰ | ਵਿਸ਼ਾ | ਅਥਾਰਟੀ ਦਾ ਫੈਸਲਾ | ਫੈਸਲੇ ਤੇ ਦਫਤਰ ਵਲੋਂ ਕੀਤੀ ਗਈ ਕਾਰਵਾਈ |
|----------|---|---|---|
| 23.01 | ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਟੀ ਦੀ 22ਵੀਂ ਮੀਟਿੰਗ ਜੋ ਮਿਤੀ ੳ1-09-2017 ਨੂੰ ਹੋਈ ਸੀ, ਦੀ ਕਾਰਵਾਈ ਦੀ ਪੁਸ਼ਟੀ ਕਰਨ ਬਾਰੇ। | ਅਥਾਰਟੀ ਵਲੋਂ ਕਾਰਵਾਈ ਦੀ ਪੁਸ਼ਟੀ ਕੀਤੀ ਗਈ। | ਫੈਸਲਾ ਨੋਟ ਕੀਤਾ ਗਿਆ। |
| 23.02 | ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਟੀ ਦੀ 21ਵੀਂ ਮੀਟਿੰਗ ਜੋ ਕਿ ਮਿਤੀ ੳ9-11-2016 ਨੂੰ ਹੋਈ ਸੀ, ਵਿੱਚ ਲਏ ਗਏ ਫੈਸਲਿਆਂ ਤੇ ਕੀਤੀ ਗਈ ਕਾਰਵਾਈ ਦਾ ਮੱਦ-ਵਾਰ ਵਿਵਰਣ। | ਅਥਾਰਟੀ ਵਲੋਂ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੇ ਫੈਸਲੇ ਨੂੰ ਰੈਟੀਫਾਈ(ਸਤਿਆਪਨ) ਕਰਦੇ ਹੋਏ ਮੱਦ ਨੰ. 2ੳ.ੳ3 ਕੋਆਪਰੇਟਿਵ ਹਾਊਸ ਬਿਲਡਿੰਗ ਸੋਸਾਈਟੀਆਂ ਨੂੰ ਬਹੁ ਮੰਜਿਲੇ ਫਲੈਟਾਂ ਦੀ ਉਸਾਰੀ ਲਈ, ਭੋਂ ਅਲਾਟ ਕਰਨ ਸਬੰਧੀ ਪਾਲਿਸੀ ਬਾਰੇ ਅਜੰਡੇ ਨੂੰ ਮੁੜ ਘੋਖਣ ਉਪਰੰਤ ਅਗਲੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵਿੱਚ ਪੇਸ਼ ਕਰਨ ਦੇ ਆਦੇਸ਼ ਦਿੱਤੇ ਗਏ। | ਅਥਾਰਟੀ ਦੇ ਫੈਸਲੇ ਅਨੁਸਾਰ ਮਿਸਲ ਕਾਰਵਾਈ ਅਧੀਨ ਹੈ। |

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|-------------------|---|--|---|
| 23.03 | ਸੈਕਟਰ 76-8● ਐਸ.ਏ.ਐਸ ਨਗਰ ਵਿੱਚ ਪ੍ਰਾਪਤ ਕੀਤੀ ਸਪੈਸ਼ਲ ਪੈਕਜ ਤਹਿਤ ਲੈਂਡ ਪ੍ਰਲਿੰਗ ਵਿਚ 2 ਐਸ.ਸੀ.ਓ. ਸਾਈਟ ਤੋਂ ਵੱਧ ਇਕੱਠੀਆਂ ਕਰਨ ਸਬੰਧੀ। | ਅਥਾਰਟੀ ਵਲੋਂ ਮੱਦ ਵਿੱਚ ਦਿੱਤੇ ਗਏ ਪ੍ਰਸਤਾਵ ਨੂੰ ਪ੍ਰਵਾਨਗੀ ਦਿੱਤੀ ਗਈ। | ਅਥਾਰਟੀ ਦੇ ਫੈਸਲੇ ਅਨੁਸਾਰ ਕਾਰਵਾਈ ਕਰ ਦਿੱਤੀ ਗਈ ਹੈ। |
| 23.04 | ਗਮਾਡਾ ਵਿੱਚ ਚਲ ਰਹੇ ਵਿਕਾਸ ਕਾਰਜ ਲਈ ਵੱਖ-ਵੱਖ ਬੈਂਕਾਂ ਤੋਂ ਲਏ ਗਏ ਕਰਜਿਆ ਸਬੰਧੀ। | ਅਥਾਰਟੀ ਵਲੋਂ ਮੱਦ ਵਿੱਚ ਦਿੱਤੇ ਗਏ ਪ੍ਰਸਤਾਵ ਨੂੰ ਪ੍ਰਵਾਨਗੀ ਦਿੱਤੀ ਗਈ। | ਅਥਾਰਟੀ ਵਲੋਂ ਦਿੱਤੀ ਪ੍ਰਵਾਨਗੀ ਨੋਟ ਕਰ ਲਈ ਗਈ ਹੈ। |
| ਸਪਲੀਮੈਂਟਰੀ ਅਜੰਡਾ। | | | |
| 23.05 | ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਟੀ ਦੀ 22ਵੀਂ ਮੀਟਿੰਗ ਜੋ ਮਿਤੀ 01-09-2017 ਨੂੰ ਹੋਈ ਸੀ, ਦੇ ਮੱਦਵਾਰ ਵਿਵਰਣ ਦੀ ਪੁਸ਼ਟੀ ਕਰਨ ਬਾਰੇ। | ਅਥਾਰਟੀ ਵਲੋਂ ਕੀਤੀ ਗਈ ਕਾਰਵਾਈ ਨੋਟ ਕੀਤੀ ਗਈ ਅਤੇ ਤਸੱਲੀ ਪ੍ਰਗਟਾਈ ਗਈ। | ਨੋਟ ਕੀਤਾ ਗਿਆ। |

ਅਜੰਡਾ ਆਈਟਮ ਨੰ. 24.●3

(ਅਥਾਰਟੀ ਮੀਟਿੰਗ)

ਮਿਲਖ ਦਫਤਰ

ਵਿਸ਼ਾ:- ਵਰਕਿੰਗ ਫਰੈਂਡਸ ਕੋਆਪਰੇਟਿਵ ਹਾਊਸ ਬਿਲਡਿੰਗ ਸੋਸਾਇਟੀ, ਸੈਕਟਰ 69, ਐਸ.ਏ.ਐਸ.ਨਗਰ ਨੂੰ ਭੌ ਦੀ ਰੀ-ਅਲਾਟਮੈਂਟ ਕਰਨ ਸਬੰਧੀ।

ਸੈਕਟਰ 69, ਐਸ.ਏ.ਐਸ. ਨਗਰ ਦੀ ਸਥਾਪਨਾ ਕਰਨ ਲਈ ਭੌ ਅਕਵਾਇਰ ਕੀਤੀ ਗਈ ਸੀ ਜਿਸ ਵਿਚ ਵਰਕਿੰਗ ਫਰੈਂਡਸ ਕੋਆਪਰੇਟਿਵ ਹਾਊਸ ਬਿਲਡਿੰਗ ਸੋਸਾਇਟੀ ਦੀ ਭੌ ਸੈਕਟਰ 69 ਵਿਚ ਜਿਸ ਦਾ ਰਕਬਾ ਲਗਭਗ 14.9● ਏਕੜ ਹੈ। ਭੌ ਪ੍ਰਾਪਤੀ ਵਿਰੁੱਧ ਸੋਸਾਇਟੀ ਵਲੋਂ ਮਾਨਯੋਗ ਹਾਈ ਕੋਰਟ ਵਿਖੇ ਸਿਵਲ ਰਿਟ ਪਟੀਸ਼ਨ ਦਾਇਰ ਕੀਤੀ ਸੀ ਅਤੇ ਮਾਨਯੋਗ ਹਾਈ ਕੋਰਟ ਵਲੋਂ dispossession of stay ਦੇ ਹੁਕਮ ਜਾਰੀ ਕੀਤੇ ਗਏ ਸਨ। ਮਾਨਯੋਗ ਹਾਈ ਕੋਰਟ ਵਲੋਂ ਗਮਾਡਾ ਦੇ ਹੱਕ ਵਿਚ ਫੈਸਲਾ ਦਿੱਤਾ ਗਿਆ । ਇਸ ਫੈਸਲੇ ਵਿਰੁੱਧ ਵਰਕਿੰਗ ਫਰੈਂਡਸ ਕੋਆਪਰੇਟਿਵ ਹਾਊਸ ਬਿਲਡਿੰਗ ਸੋਸਾਇਟੀ ਵਲੋਂ ਮਾਨਯੋਗ ਸੁਪਰੀਮ ਕੋਰਟ ਵਿਖੇ ਐਸ.ਐਲ.ਪੀ. ਦਾਇਰ ਕੀਤੀ ਗਈ ਸੀ। ਮਾਨਯੋਗ ਸੁਪਰੀਮ ਕੋਰਟ ਆਫ ਇੰਡੀਆ ਵਲੋਂ ਦਿੱਤਾ ਗਿਆ ਫੈਸਲਾ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਹੈ:-

Taking into account all the facts of the appeal as well as the consistent view taken by this court on several occasions, we have no hesitation in coming to the conclusion that acquisition proceedings in so far as the appellant is concerned lapsed with the enactment of the Act.

The judgment and order passed by the High Court is consequently set aside and it is held that the acquisition proceedings initiated by the notification dated 12th November 1992 and 21st July, 1993 followed by the Award dated 22nd February 1995 have lapsed only in so far as the appellant is concerned.

The appeal is dismissed.

ਵਰਕਿੰਗ ਫਰੈਂਡਜ਼ ਕੋਆਪਰੇਟਿਵ ਹਾਊਸਿੰਗ ਬਿਲਡਿੰਗ ਸੁਸਾਇਟੀ, ਸੈਕਟਰ -69, ਐਸ.ਏ.ਐਸ.ਨਗਰ ਦੀ ਬਾਊਂਡਰੀ ਰੈਸ਼ਨਲਾਈਜ਼ ਕਰਨ ਸਬੰਧੀ ਰਿਜ਼ਨਲ ਪਲੈਨਿੰਗ ਐਂਡ ਡਿਜ਼ਾਇਨ ਕਮੇਟੀ

ਵਲੋਂ ਗਠਿਤ ਕਮੇਟੀ ਜਿਸ ਵਿੱਚ ਮਿਲਖ ਅਫਸਰ (ਆਕਸਨ), ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਮੰਡਲ ਇੰਜੀਨੀਅਰ (ਸੀ-1), ਭੌ ਪ੍ਰਾਪਤੀ ਕੂਲੈਕਟਰ ਅਤੇ ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ ਦੇ ਨੁਮਾਇੰਦੇ ਵਲੋਂ ਮਿਤੀ: 10.08.2018 ਨੂੰ ਕੀਤੀ ਗਈ ਮੀਟਿੰਗ ਵਿਚ ਰਿਜਨਲ ਪਲੈਨਿੰਗ ਐਂਡ ਡਿਜਾਇਨ ਕਮੇਟੀ ਦੀ 59ਵੀਂ ਮੀਟਿੰਗ ਦੇ ਮੱਦ ਨੰਬਰ 59.03 ਵਿੱਚ ਲਏ ਗਏ ਫੈਸਲੇ ਅਨੁਸਾਰ ਵਰਕਿੰਗ ਫਰੈਂਡਜ ਕੋਆਪਰੇਟਿਵ ਹਾਊਸਿੰਗ ਬਿਲਡਿੰਗ ਸੁਸਾਇਟੀ, ਸੈਕਟਰ -69, ਐਸ.ਏ.ਐਸ.ਨਗਰ ਦੀ ਬਾਊਂਡਰੀ ਰੈਸ਼ਨਲਾਈਜ਼ ਕਰਨ ਅਤੇ ਪਲਾਟ ਨੰਬਰ 3072, 3074, 3083 ਅਤੇ 3021, 3138 ਸੈਕਟਰ 69 ਦੇ ਅਲਾਟੀ ਜਿਨ੍ਹਾਂ ਨੂੰ ਇਸ ਭੌ ਵਿੱਚ ਪਹਿਲਾਂ ਹੀ ਪਲਾਟ ਅਲਾਟ ਕਰ ਦਿੱਤੇ ਗਏ ਸਨ ਦੇ ਸਬੰਧ ਵਿੱਚ ਤਾਜਾ ਸਥਿਤੀ ਬਾਰੇ ਵਿਚਾਰ ਵਟਾਂਦਰਾ ਕੀਤਾ ਗਿਆ। ਜਿਸ ਤਹਿਤ ਕਮੇਟੀ ਵਲੋਂ ਇਨ੍ਹਾਂ ਅਲਾਟੀਆਂ ਨੇ ਬਦਲਵਾ ਪਲਾਟ ਦੇਣ ਅਤੇ ਵਰਕਿੰਗ ਫਰੈਂਡਜ ਕੋਆਪਰੇਟਿਵ ਹਾਊਸਿੰਗ ਬਿਲਡਿੰਗ ਸੁਸਾਇਟੀ, ਸੈਕਟਰ -69, ਐਸ.ਏ.ਐਸ.ਨਗਰ ਦੀ ਬਾਊਂਡਰੀ ਨੂੰ ਰੈਸ਼ਨਲਾਈਜ਼ ਕਰਨ ਸਬੰਧੀ ਤਜਵੀਜਤ 3 ਨੰਬਰ ਪਲਾਨ ਵਿਚੋਂ ਪਲਾਨ ਨੰਬਰ 3 ਨੂੰ ਇਸ ਕਾਰਣ ਕਰਕੇ ਢੁਕਵਾ ਦੱਸਿਆ ਕਿ ਕਿਉਂਕਿ ਸੈਕਟਰ 69 ਵਿਖੇ Excise & Taxation Office, Directorate, Research, Medical Education & Council, Mayo Hospital ਅਤੇ ਇੱਕ ਹੋਰ ਪਬਲਿਕ ਬਿਲਡਿੰਗ ਬਣਿਆ ਹੋਇਆ ਹੋਣ ਕਾਰਣ , ਆਮ ਪਬਲਿਕ ਨੂੰ ਪਾਰਕਿੰਗ ਲਈ ਬਹੁਤ ਦਿੱਕਤ ਆਉਂਦੀ ਹੈ ਅਤੇ ਲੋਕਾਂ ਵਲੋਂ ਗੱਡੀਆਂ ਨੂੰ ਸੜਕ ਤੇ ਪਾਰਕ ਕਾਰਣ ਟਰੈਫਿਕ ਦੀ ਸਮਸਿਆ ਬਣੀ ਰਹਿੰਦੀ ਹੈ।

ਕਮੇਟੀ ਵਲੋਂ ਦਿੱਤੀ ਗਈ ਤਜਵੀਜ ਨੂੰ ਮਿਤੀ 28-8-2018 ਨੂੰ ਗਮਾਡਾ ਦੀ ਰਿਜਨਲ ਪਲੈਨਿੰਗ ਐਂਡ ਡਿਜਾਇਨ ਕਮੇਟੀ ਦੀ 61 ਵੀਂ ਮੀਟਿੰਗ ਵਿਚ ਮੱਦ ਨੰ: 61.05 ਵਿਚਾਰਦੇ ਹੋਏ, ਆਰ.ਪੀ.ਡੀ.ਕਮੇਟੀ ਵਲੋਂ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ ਹੈ:-

ਇਸ ਮੱਦ ਸਬੰਧੀ ਮਿਤੀ 16-7-2018 ਨੂੰ ਹੋਈ ਆਰ.ਪੀ.ਡੀ. ਦੀ 59ਵੀਂ ਮੀਟਿੰਗ ਵਿਚ ਇਕ ਕਮੇਟੀ ਗਠਿਤ ਕੀਤੀ ਗਈ ਸੀ। ਜਿਸ ਵਿਚ ਮਿਲਖ ਅਫਸਰ, ਗਮਾਡਾ, ਭੌ ਪ੍ਰਾਪਤੀ ਕੂਲੈਕਟਰ, ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਐਸ.ਏ.ਐਸ.ਨਗਰ, ਸੀਨੀਅਰ ਲਾਅ ਅਫਸਰ, ਮੰਡਲ ਇੰਜੀਨੀਅਰ (ਸਿਵਲ-1), ਆਦਿ ਮੈਂਬਰ ਸਨ, ਇਸ ਕਮੇਟੀ ਨੂੰ ਸਾਰੇ ਪੱਖਾਂ ਦੀ ਪੜਚੋਲ ਕਰਨ ਉਪਰੰਤ ਆਪਣੀ ਰਿਪੋਰਟ ਇਕ ਹਫਤੇ ਦੇ ਅੰਦਰ-ਅੰਦਰ ਪ੍ਰਧਾਨ ਜੀ ਨੂੰ ਪੇਸ ਕਰਨ ਦੇ ਹੁਕਮ ਕੀਤੇ ਗਏ ਸਨ। ਗਠਿਤ ਕੀਤੀ ਗਈ ਕਮੇਟੀ ਵਲੋਂ ਤਿਆਰ ਕੀਤੀ ਗਈ ਰਿਪੋਰਟ ਨੂੰ ਮਿਲਖ ਅਫਸਰ (ਆਕਸਨ) ਵਲੋਂ ਕਮੇਟੀ ਮੈਂਬਰਾਂ ਅਗੇ ਪੇਸ ਕੀਤਾ ਗਿਆ। ਉਕਤ ਕਮੇਟੀ ਵਲੋਂ

ਆਪਣੀ ਰਿਪੋਰਟ ਵਿਚ ਵੱਖ-ਵੱਖ ਤਰ੍ਹਾਂ ਦੇ ਤਿੰਨ ਆਲਟਰਨੇਟਿਵ (ਝੰਡੀ ਓ) ਫੈਸਲੇ ਲਈ ਤਜਵੀਜ਼ ਕੀਤੇ ਗਏ। ਜਿਸ ਸਬੰਧੀ ਵਿਚਾਰ ਵਿਟਾਂਦਰਾ ਕਰਨ ਉਪਰੰਤ ਕਮੇਟੀ ਵਲੋਂ ਉਕਤ ਸੈਕਟਰ ਦੀ ਕੰਪਲੀਟ ਪਲੈਨਿੰਗ ਨੂੰ ਧਿਆਨ ਵਿਚ ਰਖਦੇ ਹੋਏ ਤਜਵੀਜ਼ ਨੰ:3 ਜੋਕਿ ਪਲੈਨਿੰਗ ਪਖੋਂ ਬਾਕੀ ਦੋ ਤਜਵੀਜ਼ਾਂ ਨਾਲੋਂ ਬਿਹਤਰ ਪਾਏਗੀ, ਨੂੰ ਯੋਗ ਮੰਨਦੇ ਹੋਏ ਇਹ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ ਕਿ ਤਜਵੀਜ਼ ਦੀ ਪ੍ਰਵਾਨਗੀ ਮੁੱਖ ਪ੍ਰਸਾਸਕ, ਗਮਾਡਾ ਜੀ ਪਾਸੋਂ ਲੈ ਲਈ ਜਾਵੇ, ਕਿਉਂਕਿ ਉਕਤ ਤਜਵੀਜ਼ ਨੂੰ ਪ੍ਰਵਾਨ ਕਰਨ ਦੇ ਅਧਿਕਾਰ ਆਰ.ਪੀ.ਡੀ. ਕਮੇਟੀ ਪਾਸ ਨਹੀਂ ਹਨ। ਉਪਰੰਤ ਕਿਉਂ ਜੋ ਤਜਵੀਜ਼ ਅਨੁਸਾਰ ਜਮੀਨ ਦੀ ਅਦਲਾ-ਬਦਲੀ ਕੀਤੀ ਜਾਣੀ ਹੈ, ਇਸ ਲਈ ਰੂਲਾਂ ਅਨੁਸਾਰ ਜਮੀਨ ਦੇ ਲੈਣ-ਦੇਣ ਸਬੰਧੀ ਪ੍ਰਵਾਨਗੀ ਗਮਾਡਾ ਅਥਾਰਟੀ ਦੇ ਪੱਧਰ ਤੇ ਵੀ ਪ੍ਰਾਪਤ ਕਰ ਲਈ ਜਾਵੇ ਅਤੇ ਨਾਲ ਹੀ ਜੇਕਰ ਇਹ ਤਜਵੀਜ਼ ਪ੍ਰਵਾਨ ਹੁੰਦੀ ਹੈ ਤਾਂ ਇਸ ਵਿੱਚ ਪੈਂਦੇ ਅਲਾਟਿਡ ਪਲਾਟਾਂ ਨੂੰ ਵੀ ਅਲਟਰਨੇਟਿਵ ਪਲਾਟ ਦੇਣ ਸਬੰਧੀ ਪ੍ਰਵਾਨਗੀ ਪ੍ਰਾਪਤ ਕਰ ਲਈ ਜਾਵੇ।

ਉਕਤ ਤਜਵੀਜ਼ ਨਾਲ ਸੋਸਾਇਟੀ ਵਲੋਂ ਆਪਣੇ ਪੱਤਰ ਅਨੁਲੱਗ "ਓ" ਅਨੁਸਾਰ ਸਹਿਮਤੀ

ਪ੍ਰਗਟ ਕੀਤੀ ਹੈ।

ਉਪਰੋਕਤ ਦਰਸਾਈ ਗਈ ਸਥਿਤੀ ਦੇ ਸਨਮੁੱਖ ਅਜੰਡਾ ਨੋਟ ਹੇਠ ਲਿਖੀਆਂ ਤਜਵੀਜ਼ਾਂ ਸਮੇਤ

ਅਥਾਰਟੀ ਅਗੇ ਵਿਚਾਰਣ ਉਪਰੰਤ ਫੈਸਲੇ ਹਿੱਤ ਪੇਸ਼ ਹੈ :-

1. ਵਰਕਿੰਗ ਫਰੈਂਡਜ਼ ਕੋਆਪਰੇਟਿਵ ਹਾਊਸਿੰਗ ਬਿਲਡਿੰਗ ਸੁਸਾਇਟੀ, ਸੈਕਟਰ -69, ਐਸ.ਏ.ਐਸ.ਨਗਰ ਦੀ ਬਾਊਂਡਰੀ ਰੈਸ਼ਨਲਾਈਜ਼ ਕਰਨ ਲਈ ਤਜਵੀਜ਼ਤ ਪਲਾਨ (ਝੰਡੀ "ਅ") ਦੀ ਪ੍ਰਵਾਨਗੀ।
2. ਸੈਕਟਰ 69 ਵਿਖੇ ਵਰਕਿੰਗ ਫਰੈਂਡਜ਼ ਕੋਆਪਰੇਟਿਵ ਹਾਊਸਿੰਗ ਬਿਲਡਿੰਗ ਸੁਸਾਇਟੀ ਦੀ ਰੈਸ਼ਨਲਾਈਜ਼ ਕੀਤੀ ਜਾ ਰਹੀ ਬਾਊਂਡਰੀ ਵਿੱਚ ਅਲਾਟਿਡ ਪਲਾਟਾਂ ਦੇ ਅਲਾਟੀਆਂ ਨੂੰ ਬਦਲਵੇਂ ਪਲਾਟ ਦੇਣ ਦੀ ਪ੍ਰਵਾਨਗੀ।
3. ਈ.ਡੀ.ਸੀ. ਦੀ ਰਕਮ 27.00 ਲੱਖ ਰੁਪਏ ਪ੍ਰਤੀ ਏਕੜ ਦੇ ਹਿਸਾਬ ਨਾਲ ਚਾਰਜ ਕਰਣ ਦੀ ਪ੍ਰਵਾਨਗੀ।

ਉਕਤ ਤਜਵੀਜ ਨਾਲ ਸੋਸਾਇਟੀ ਵਲੋਂ ਆਪਣੇ ਪੱਤਰ ਅਨੁਲੱਗ "ਉ" ਅਨੁਸਾਰ ਸਹਿਮਤੀ ਪ੍ਰਗਟ ਕੀਤੀ ਹੈ।

ਉਪਰੋਕਤ ਦਰਸਾਈ ਗਈ ਸਥਿਤੀ ਦੇ ਸਨਮੁੱਖ ਅਜੰਡਾ ਨੋਟ ਹੇਠ ਲਿਖੀਆਂ ਤਜਵੀਜਾਂ ਸਮੇਤ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਅਗੇ ਵਿਚਾਰਣ ਉਪਰੰਤ ਫੈਸਲੇ ਹਿੱਤ ਪੇਸ਼ ਹੈ :-

1. ਵਰਕਿੰਗ ਫਰੰਡਜ ਕੋਆਪਰੇਟਿਵ ਹਾਊਸਿੰਗ ਬਿਲਡਿੰਗ ਸੁਸਾਇਟੀ, ਸੈਕਟਰ -69, ਐਸ.ਏ.ਐਸ. ਨਗਰ ਦੀ ਬਾਂਊਡਰੀ ਰੈਸ਼ਨਲਾਈਜ਼ ਕਰਨ ਲਈ ਤਜਵੀਜਤ ਪਲਾਨ (ਝੰਡੀ "ਅ") ਦੀ ਪ੍ਰਵਾਨਗੀ।
2. ਸੈਕਟਰ 69 ਵਿਖੇ ਵਰਕਿੰਗ ਫਰੰਡਜ ਕੋਆਪਰੇਟਿਵ ਹਾਊਸਿੰਗ ਬਿਲਡਿੰਗ ਸੁਸਾਇਟੀ ਦੀ ਰੈਸ਼ਨਲਾਈਜ਼ ਕੀਤੀ ਜਾ ਰਹੀ ਬਾਂਊਡਰੀ ਵਿੱਚ ਅਲਾਟਡ ਪਲਾਟਾਂ ਦੇ ਅਲਾਟੀਆਂ ਨੂੰ ਬਦਲਵੇਂ ਪਲਾਟ ਦੇਣ ਦੀ ਪ੍ਰਵਾਨਗੀ।
3. ਈ.ਡੀ.ਸੀ. ਦੀ ਰਕਮ 27.00 ਲੱਖ ਰੁਪਏ ਪ੍ਰਤੀ ਏਕੜ ਦੇ ਹਿਸਾਬ ਨਾਲ ਚਾਰਜ ਕਰਣ ਦੀ ਪ੍ਰਵਾਨਗੀ।

160
38/3/19

X

21/02/2019

ਸੁਖਰੋ

25/2/19

20
25.2.19

ACPCG

25/2

CA(G)

- For kind approval of 'x' above.

25/2/19

ACS-MUD

25/2

CA (G)

25/2

ACPLS - E(P)

25/2

557
25.02.19
25.2.19



ਕਮਿਸ਼ਨ ਨੰ 2411

ਦੀ ਵਰਕਿੰਗ ਫਰੈਂਡਜ਼ ਕੋ-ਆਪਰੇਟਿਵ ਹਾਊਸ ਬਿਲਡਿੰਗ ਸੁਸਾਇਟੀ ਲਿਮਟਿਡ, ਮੋਹਾਲੀ

ਐਚ. ਐਮ 562, ਫੇਜ਼ 7, ਮੋਹਾਲੀ

ਖਿੱਚ ਨੰ _____

ਮਿਤੀ _____

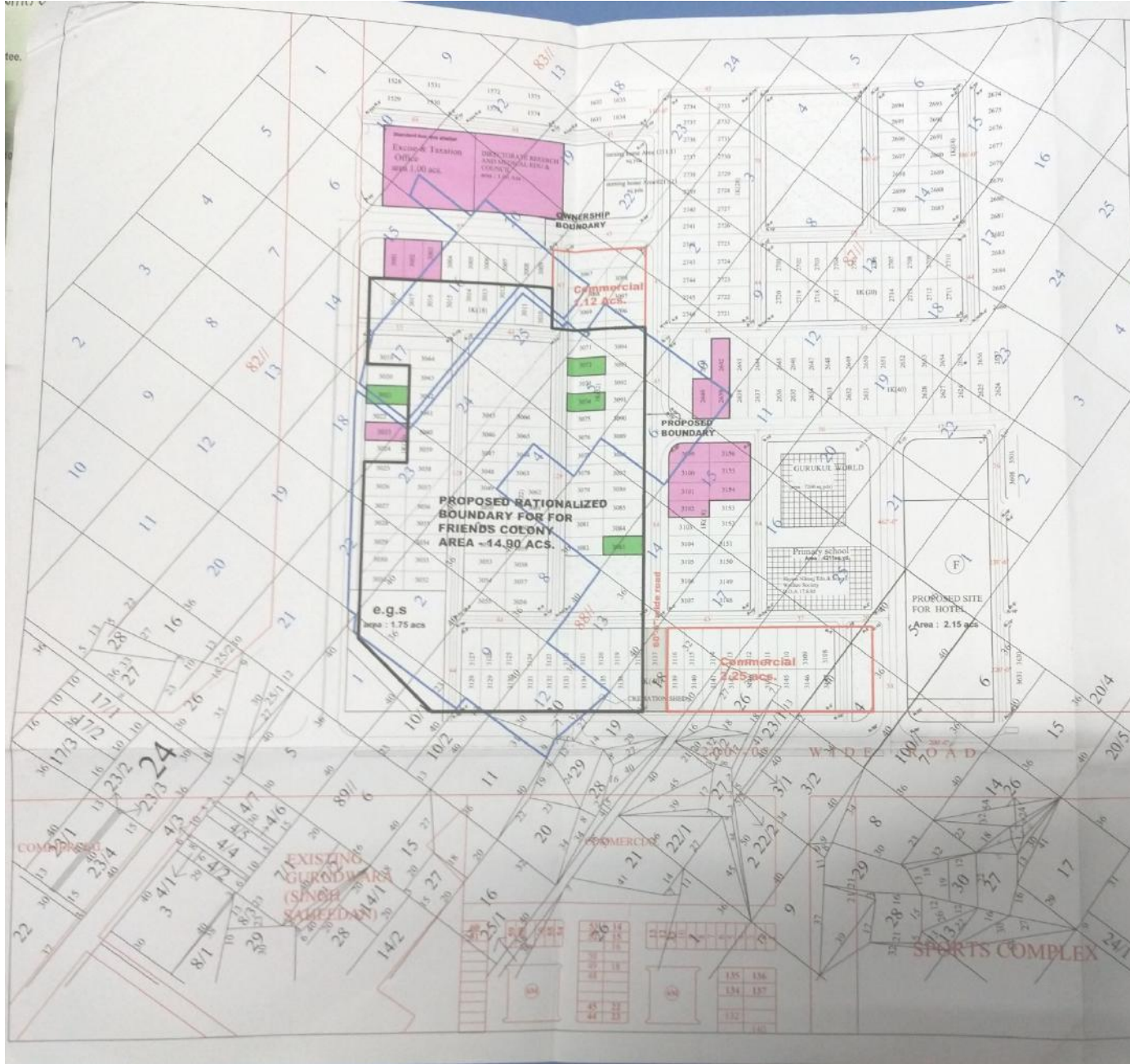
ਦਿੱਖਾ:- ਫੋਰੈਨ ਫ੍ਰਾਂਚਾਈਜ਼ਿੰਗ ਸਮੀਨ, ਦੀ ਵਰਕਿੰਗ ਫਰੈਂਡਜ਼ ਕੋ-ਆਪਰੇਟਿਵ ਹਾਊਸ ਬਿਲਡਿੰਗ ਸੁਸਾਇਟੀ ਦੀ ਸਾਈਟ ਸੈਕਿਊਰਿਟੀ ਨੰ 69 (ਐਚ. ਐਮ. 562, ਫੇਜ਼ 7, ਮੋਹਾਲੀ)

ਉਪਰੋਕਤ ਸਤੇ ਸੈਕਿਊਰਿਟੀ ਦੀ ਵਰਕਿੰਗ ਫਰੈਂਡਜ਼ ਕੋ-ਆਪਰੇਟਿਵ ਹਾਊਸ ਬਿਲਡਿੰਗ ਸੁਸਾਇਟੀ ਦੀ ਭੇਂ ਦੀ ਫੋਰੈਨ ਫ੍ਰਾਂਚਾਈਜ਼ਿੰਗ ਸੈਕਿਊਰਿਟੀ ਬਣਾਏ ਗਏ ਸਾਈਟ ਪਲਾਨ ਨੰ: 3 (ਆਪਰੇਟਿਵ ਨੰ:) ਨਾਤ ਸੱਭਾ ਦੇ ਕਾਰਜਕਾਰੀ ਮੈਂਬਰ ਸਤਿਸਤ ਹਨ।







ਬਦਲੀ ਆਗਾਫੀ ਕਾਰਜਕਾਰੀ ਕਰਦੇ ਕਰਨ ਦੀ
ਪ੍ਰਿਯਾਤਨਾਂ ਕੀਤੀ ਜਾਵੇਗੀ।
ਧੰਨਵਾਦ ਸਾਹਿਬ।

ਆਪ ਨੀ ਦੇ ਕਾਰਜਕਾਰੀ
(Signature)
(M.S.BRR)

(Signature)
Lem Singh
(Signature)



Legend

-  Ownership Boundary as per L.A.C. Office
-  Proposed Rationalised Boundary
-  Constructed House/Building
-  Allotted but not constructed
-  Proposed Commercial
-  Proposed Road

PROPOSED RATIONALIZED BOUNDARY FOR FOR FRIENDS COLONY SEC. -69 AREA - 14.90 ACS.

Handwritten signatures and initials:
 [Signature]
 [Signature] SOE(R)
 [Signature] [unclear]
 [Signature] [unclear]

OPTION-3

AGENDA ITEM NO 24.04

AGENDA ITEM NO.24.04
(Authority Meeting)
(Public Relation Branch)

Subject : Annual Administrative Report for the year 2016-17

As provided in Section 54 of the Punjab Regional & Town Planning & Development Act 1995 read with rule 21, it is mandatory that the Authority shall prepare an annual report on the activities & achievements of GMADA and submit that report to the State Government.

In view of the said provision, report for the year 2016-17 has been prepared on the basis of information received from various branches of GMADA (Draft of Annual Report 2016-17 attached).

Therefore, Annual Report for the year 2016-17 is submitted for approval in the forthcoming meeting of Executive Committee/Authority before it is sent to the Government for its placement on the table of the House.

Draft of Agenda submitted for approval of the Authority please.

ANNUAL REPORT

Under Section 54 (i) of the Punjab Regional & Town Planning & Development Act 1995 read with rule 21)

For the Year

2016-2017

**GRATER MOHALI
AREA DEVELOPMENT
AUTHORITY**

1. HIGHLIGHTS

During the year under report various schemes were launched. Applications were invited from general public for allotment of 750 residential plots in IT City, SAS Nagar. The scheme got thumping response as more than 14000 applications were received. Another scheme for allotment of 200 industrial plots in IT City was launched, which also was a success. Besides, scheme for allotment of multi-storey apartments in different sectors of SAS Nagar and Eco City-2, New Chandigarh was launched exclusively for Punjab Government Employees. Other than this, schemes were there for allotment of sites to Co-operative Societies for construction of multi-storey flats in Sector 66 and 88, SAS Nagar and ECO City, Phase-2, Extension and for allotment of 615 Purab Premium Apartments, Sector 88, SAS Nagar to Financial Institutions/Institutions/Bank/Companies etc.

A 2.0 Acres site was allotted in Aero City to Chairman, Kissan Vikas Chamber, Punjab, Punjab Mandi Board for setting up Kissan Vikas Chamber. For the purpose of setting up a Research Treatment Centre for AUTISTIC Patients, a 2.06 site located in Sector 79 was allotted to Director, Research & Medical Education, Punjab Government. A sum of Rs. 161.32 crore was received on account of EDC and License Fee from the promoters of mega projects. An amount of Rs. 272.87 crore was spent on development of various Urban Estates and Housing Projects.

Total of 4275 residential plots were carved out and 4028 plots were allotted during the year in various urban estates. An outdoor advertisement policy for allotment of sites under jurisdiction of GMADA was formulated. Amendments were made in the policy permitting installation of communication towers and laying of under ground cables.

2. GENESIS

GMADA constituted under the Punjab Regional and Town Planning and Development Act, 1995 was notified by the Government and made effective from 14.8.06. The Authority has been constituted for the execution of plans and programmes under the Act and shall work under the directions of the Punjab Regional and Town Planning and Development Board. The Authority has been empowered to acquire, hold and dispose of property, both moveable and immoveable and to contract.

3. FUNCTION

Planning, development and regulation of Urban Estates are the main functions of GMADA. The initiative for the development of an Urban Estate is taken by the Additional Chief Administrator, Mohali and a proposal is submitted in which alternate sites are suggested. Such proposals could be sent by the Town & Country Planning Department also. The proposal is sent to the District Site Selection Committee for the selection of site from amongst the proposed sites. Thereafter, No Objection Certificate (NOC) is obtained from the Deputy Commissioner concerned. In view of the viability of the site, approval for setting up an Urban Estate is obtained from Executive Committee of GMADA. The proposal is then sent to the State Land Acquisition Board (SLAB) for obtaining NOC. Therewith notification proposing acquisition of land is issued under Section 4 of the Land Acquisition Act 1894. Subsequently, approval of the objections raised by the land owners is sought from the Revenue Department and the land is notified for acquisition. Finally, the award is announced for payment of compensation and possession of the land is acquired. Development Plans are prepared by the Town Planning Wing and got approved from the Planning & Design Committee of GMADA. The land acquired is then handed over with plans to the Engineering Wing for its development. The Engineering Wing prepares estimates for the development works and on the basis of these estimates administrative approval/technical sanction is sought. After the technical sanction is secured, the work is allotted to contractual agencies after inviting tenders through press.

Besides Urban Development, House Building is another function of the Authority. The work of development of land and construction of houses is being carried out by GMADA or by private agencies/co-operative societies, house builders.

Proposals for housing schemes are prepared at the level of ACA, Mohali . The schemes are submitted to the Engineering Wing after these are approved by the Regional Planning & Design Committees. Schemes mention about category, number of houses, number of stories, plinth area, covered area on each floor etc. The architectural designs are prepared in house or by private architects. At this stage, the scheme is processed in the planning wing and the same is submitted to HUDCO or other financial institutions for raising finance. Simultaneously the scheme is processed for administrative approval/technical sanction. Thereafter the work is allotted through tenders.

GMADA is also responsible for the implementation & regulation of various laws pertaining to Urban Development. These are the Punjab Regional & Town Planning & Development Act, 1995, the Punjab Apartment & Property Regulation Act 1995, and the New Capital (Periphery) Control Act, 1952.

4. ORGANISATIONAL STRUCTURE

Section – 29 (i) of the Punjab Regional & Town Planning & Development Act, 1995 provides for establishment and constitution of special Urban Planning and Development Authority for any area or group of areas together with such adjacent area as may be considered necessary will be best served by entrusting the work of development or redevelopment thereof to a Special Authority, instead to the Punjab Urban Planning and Development Authority. The Authority established under sub-section (i) may consist of the following members to be appointed by the State Government namely:-

- i) Chairman
- ii) Chief Administrator who shall be appointed from amongst the officers of the Government of Punjab having such qualifications and experience as may be prescribed , and
- iii) Other members not exceeding ten to be appointed by the State Government.

“Provided that out of the aforesaid members, the State Government may appoint a Co-Chairman and a Vice –Chairman:

Provided further that out of the said members, at least three members will be members of the local authority or authorities functioning in the area of jurisdiction of the Special Urban Planning and Development Authority.”

The Punjab Government vide notification bearing No. 13/52/2006-1HG2/7443, dated 14-08-06 has constituted the GMADA Authority under Section 29 of the Punjab Regional and Town Planning and Development Act, 1995 (Punjab Act No. 11 of 1995) and nominated its official members namely:-

- | | |
|--|-----------------|
| 1. Chief Minister, Punjab | Chairman |
| 2. Housing and Urban Development Minister | Member |
| 3. Chief Secretary | Member |

| | | |
|----|---|---------------|
| 4. | Principal Secretary to Chief Minister | Member |
| 5. | Principal Secretary, Finance | Member |
| 6. | Secretary, Housing and Urban Development | Member |
| 7. | Secretary, Local Government | Member |
| 8. | Chief Town Planner, Punjab | Member |
| 9. | Chief Administrator, GMADA | Member |

Government of Punjab vide their notification issued under Endst. No. 13/76/06-1HGII/12700 dated 19-12-2006 have appointed Principal Secretary, Housing and Urban Development Department, Punjab as Vice Chairman of GMADA Authority.

Apart from above, Government of Punjab vide their Notification issued under Endst. No. 13/76/06-IHGII/P.F.II/3170 dated 20-07-2012 have appointed Minister Incharge, Housing and Urban Development Department as Co-Chairman of Special Authorities.

Organizational chart may be seen at Appendix-I

List of members of the authority who worked during this period is placed at Appendix-II

5. MAJOR ACTIVITIES

5.1 Urban Estates

Largest Urban Estate of the State has been developed at SAS Nagar. The Sectoral grid of the Urban Estate has been extended to 127 sectors by Planning and developing new sectors. Cumulative position of land in the Urban Estate is as under:-

a) Land acquired upto 31-03-2017 11299.01647 Acre

Position of plots upto 2016-17

| Name of Urban Estate | Total Plots Carved Out | | | | | Total Plots Alloted | | | | |
|----------------------|------------------------|------------|---------------|------------|---------------|---------------------|------------|---------------|------------|---------------|
| | Residential | Commercial | Institutional | Industrial | Group Housing | Residential | Commercial | Institutional | Industrial | Group Housing |
| SAS Nagar | 33,854 | 4517 | 215 | 308 | 07 | 30,543 | 2718 | 214 | 245 | 03 |

Plots allotted during the year 2016-17

| Name of the Urban Estate | Total Plots Carved Out | | | | | Plots Alloted | | | | |
|--------------------------|------------------------|------------|---------------|------------|---------------|---------------|------------|---------------|------------|---------------|
| | Residential | Commercial | Institutional | Industrial | Group Housing | Residential | Commercial | Institutional | Industrial | Group Housing |
| SAS Nagar | 4275 | - | - | - | - | 4028 | - | - | 7 | - |

5.1.1 New Urban Estates

5.2 Housing

Position of houses constructed and allotted up to March 2017

| Site & Service | | EWS | | LIG | | MIG | | HIG | |
|----------------|-----------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Constructed | Allotted | Constructed | Allotted | Constructed | Allotted | Constructed | Allotted | Constructed | Allotted |
| 40 | 40 | 1736 | 1736 | 5236 | 5121 | 4216 | 4182 | 4182 | 1176 |

| EWS | | LIG | | MIG | | HIG | |
|-----------|---|-----------|---|-----------|---|-----------|---|
| Sector | Un-authorized occupied by Riot victims/ Sikh migrants | Sector | Un-authorized occupied by Riot victims/ Sikh migrants | Sector | Un-authorized occupied by Riot victims/ Sikh migrants | Sector | Un-authorized occupied by Riot victims/ Sikh migrants |
| 55 | 1 | 55 | 1 | 70 | 6 | 63 | 1 |
| | | 55 | 7 | 64 | 4 | 48 | 2 |
| | | 57 | 7 | 66 | 1 | | |
| | | 70 | 1 | 63 | 4 | | |
| | | 66 | 3 | 64 | 1 | | |
| | | 64 | 35 | 65 | 1 | | |
| | | | | | | | |

Position of Purab Premium Apartments Project up to March 2017

| Name of Urban Estate | Total Constructed | | | Total Allotted | | |
|----------------------|-------------------|--------------------|---------------|----------------|--------------------|---------------|
| | Residential | Commercial | Institutional | Residential | Commercial | Institutional |
| SAS | 1620 | 52 Built up | - | Type 1 | 6- Built up | - |

| | | | | | | |
|-------|--|---------------|--|--|---------------|--|
| Nagar | | Booths | | =175 Type 2 =405 Type 3 =507 Total = 1087 | Booths | |
|-------|--|---------------|--|--|---------------|--|

Note:- Scheme for allotment of 615 houses has been launched

Position of Booths Constructed and allotted up to March 2017

| Name of Urban Estate | Total Booths carved out | Total Booths allotted |
|----------------------|-------------------------|-----------------------|
| S.A.S Nagar | 200 | 191 |

5.2.2 Development of Urban Estates

1 List of development works completed during 2016-17:-

| Sr No. | Name of work | <i>Estimated Cost</i> (In lacs) | <i>Expenditure Incurred</i> (In lacs) |
|---------------|--|---|---|
| 1 | Construction of 200' wide (PR-4) road from village Togan to Boothgarh in New Chadigarh area at SAS Nagar | 4246.00 | 3191.8 |
| 2 | Construction of service roads both side of 200' wide Mullanpur road in New Chandigarh | 4054.00 | 2870.00 |
| 3 | Construction of 100' wide road from Kurali-Siswan T-junction to village Pallanpur road in New Chandigarh | 636.5 | 489.00 |
| 4 | Construction of Laboratory block in Meritorious School, Sector-70, SAS Nagar | 82.7 | 71.00 |
| 5 | Providing & Fixing of view cutter facing towards Air force area above crash barrier on Flyover area above crash barrier on Flyover at Mullanpur, SAS Nagar | 70.00 | 64.00 |

Works under progress during 2016-17

| Sr No. | Name of work | <i>Estimated cost</i> (In lacs) | Expenditure incurred <i>(In lacs)</i> |
|---------------|---|---|---|
| 1 | Development of ECO City (Phase-1) at Mullanpur, SAS Nagar | 19468.00 | 352.57 |
| 2 | Construction of 1620 Nos. Purab Premium Apartments, Sector-88, SAS Nagar | 76900.00 | 6313.17 |
| 3 | Construction of 200' wide road from Mullanpur/UT boundary upto Kurali-Siswan T-junction at New Chandigarh, SAS Nagar | 7102.00 | 252.00 |
| 4 | Development of ECO City (Phase-2) at Mullanpur, SAS Nagar | 8313.00 | 831.31 |
| 5 | Development of Medicity (Phase-1 & 2) at Mullanpur, SAS Nagar | 3350.00 | 301.56 |
| 6 | Construction of 200' wide road from sector junction 78/79-86/87 to sector 105/106-108/109 upto Kharar, Banur road, SAS Nagar (22-22 feet wide carriageway civil works only) | 984.37 | 0 |
| 7 | Augmentation of water supply Phase-V & VI from Kajauli water works to WTP SAS Nagar | 20170.00 | 629.68 |
| 8 | Development of Aerocity (LHS), SAS Nagar | 13242.00 | 845.31 |
| 9 | Development of Aerocity (RHS), SAS Nagar | 14845.00 | 389.01 |
| 10 | Construction of Peripheral road Sector 88-89, SAS Nagar (PH work) | 4079.00 | 935.23 |
| 11 | Development of IT city, SAS Nagar | 39262.00 | 5145.61 |
| 12 | Construction of 200' wide road (PR-9), SAS Nagar | 9250.00 | 842.29 |
| 13 | Construction of 4 MLD capacity STP at Derabassi | 766.05 | 73.01 |
| 14 | Construction of 300' wide Airport road from Aerocity junction to International Airport, SAS Nagar | 11845.53 | 1003.29 |

6. Regulation and Implementation of Acts

6.1 PUNJAB NEW CAPITAL (PERIPHERY) CONTROL ACT, 1952:

| | | |
|----|--|-----|
| A. | Show Cause Notices issued | 291 |
| B. | Demolition orders issued after hearing | 64 |

6.2 Certificates issued to Promoters/Estate Agents under Section 21 of PUNJAB APARTMENT & PROPERTY REGULATION ACT, 1995:

| | | |
|----|--|-----|
| A. | Registration of Estate Agents | 88 |
| B. | Registration Certificate of Promoters | 25 |
| C. | NOC of plots in unauthorised colonies under regularisation policy. | 237 |

6.3 The Punjab Regional & Town Planning & Development Act, 1995

The Punjab Regional & Town Planning & Development Act is a comprehensive legislation to encourage planned development in the state which makes provision for better planning and development.

After notifying the Punjab Regional & Town Planning & Development Act 1995 and Punjab Urban Planning & Development Authority, Government has delegated powers to various functionaries to implement the provisions of the Act. Chapter 14 of this Act relates to the Scheduled Roads in the state of Punjab. This Act came into existence on 1.7.95. Earlier an Act namely Punjab Scheduled Roads and controlled Area (Restriction of unregulated Development) Act 1963 was implemented which was repealed and replaced by the new Act. As per the new Act, no construction is allowed in the following cases without getting approval from the competent authority:-

- 1. In a distance of 30 meters on either side of a scheduled road.**
- 2. In a distance of 100 meters on either side of bye-pass.**
- 3. In a distance of 5 meters, on either side of the road reservation of that part of scheduled road, which falls in the area of municipal corporation or class-I municipality.**
- 4. In a distance of 10 meters on either side of the road reservation of that part of a scheduled road, which falls in the area of any other municipality.**

Powers in this regard are vested with the Executive Engineers (concerned) of PWD (B&R) Punjab have been given powers of the Competent Authority to demolish the unauthorized construction on either side of the scheduled roads.

List of Scheduled roads is placed at Appendix III.

6.4 Punjab Apartment Ownership Act, 1995

Act contains provisions to protect interests of apartment owners. The Act provides for formation of Association with apartment owners as its members for administration of the affairs of the apartments, management, upkeep and maintenance of the building. The act provides for a simplified procedure for the settlement of disputes between promoters and apartment owners. Powers to implement the provisions of this Act have been delegated to Additional Chief Administrator, Mohali for the areas jurisdiction of GMADA, Mohali. This act has also been made operational by the State Government w.e.f. 21.6.2005.

7. ALLOTMENT POLICIES

ALLOTMENT POLICIES

1. Housing

Housing schemes in GMADA could be categorized as under :-

- i) **Own Schemes**
- ii) **Govt. Schemes**
- iii) **Deposit works**

Own Schemes : All social housing schemes are GMADA's own schemes. These formed a major part of the housing activity in the organization. These schemes are fully financed by GMADA and allotment of houses constructed under own schemes is done by GMADA in the light of allotment policies applicable.

Govt. Schemes: These are housing schemes entrusted to GMADA by the State Government. These schemes are prepared and processed in GMADA. State Government contributes some money in the shape of seed money and balance amount is raised from HUDCO as loan against seed money. After completion, houses are handed over to the Government for allotment to the beneficiaries.

Deposit Works : Under these schemes, GMADA performs as an executing agency. For the execution of such works. GMADA claims administrative charges at a rate indicated in the agreement with client department. GMADA does not contribute any finance and client department has to deposit money with GMADA in advance to get the work done.

2. 2.1 Social Housing

Social housing in GMADA includes following categories of houses. The categorization has been based on the income criteria fixed by HUDCO on the directions of the Planning Commission, Government of India.

| <u>Sr.No.</u> | <u>Category</u> | <u>Monthly Income</u> |
|---------------|---|---|
| 1. | Economically Weaker Sections (EWS) | Upto Rs. 1,00,000/- as household income per annum |
| 2. | Lower Income Group (LIG) | Rs. 1,00,001/- to Rs. 2,00,000/- as household income per annum |

(Issued vide notification no. DONoI-14012/59/2005.H-II/FTS-1465 dt 14-12-2012)

2.2 **HOUSE ALLOTMENT POLICY:**

Housing schemes offering houses to the general public under social housing are made public through print media by issuing press notes and advertisements.

2.3 MODE OF PAYMENT OF HOUSES ON HIRE PURCHASE BASIS

The mode of recovery under this category of allotment is as under: -

- 1. 10% of the total price of the house is paid by the applicant at time of submission of application.**
- 2. 15% of the cost less earnest money is paid within 60 days from the date of allotment letter to complete 25% of the total cost of the house required to be deposited at the time of allotment.**
- 3. Balance 75% of the total cost of the house is paid by way of 156 equal monthly installments with interest.**

3. PLOT ALLOTMENT POLICY

All residential plots in GMADA urban estates shall be allotted by draw of lots/by auction except the allotment to oustees category.

4. ALLOTMENT POLICIES

I PRIORITIES (For allotment of Plots and Houses)

To meet with the need of special categories on priority basis, reservations have been made. Reservation for different categories is as under:-

| | |
|--|------------|
| Scheduled Castes/Tribes | 15% |
| Freedom Fighters | 2% |
| <u>Persons with Disabilities</u> | |
| i) Disabled persons/physically handicapped/Mentally retarded. | 1% |
| ii) Disabled persons/Visually. | 1% |
| iii) Disabled persons/Deaf and Dumb. | 1% |
| i) Serving & Retired Defence Personnel & Para-military forces including war widows of these categories. | 4% |
| ii) 100% disabled soldiers of Punjab domiciles. | 1% |
| Gallantry award winners from the defence services and para- | 2% |

| | |
|---|------------|
| military 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 Medals for Gallantry and Police Medals for Gallantry. | |
| Legal heirs (Excluding war widows of serving and retired Defence Personnel & Paramilitary Forces) of Army /Paramilitary forces/Punjab Police, the personnel killed in action (war or on law and order duty) | 2% |
| Sports persons who are medal winners of Olympic, Commonwealth or Asian games, Mountainers who have scaled Mount Everest and possess the requisite certificate from the Competent Authority. | 2% |
| Riot affected and Terrorist Affected Families. Note: This reservation shall be applicable to this category till 31-12-2016. | 5% |
| A. Person of Punjab origin/NRI's settled abroad. B. Person of Punjab origin settled in other states. | 10% |

To avail of the reservation under any of the above categories, the applicant will be required to satisfy the following conditions/requirements as the basic eligibility criteria:-

| Sr.No | Category | Proposed eligible criteria / documents Required |
|--------------|---|--|
| 1. | Schedule Caste/Schedule Tribe | 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. | Defence and Paramilitary forces i) Serving and Retired Defence Personnel & Paramilitary Forces, including war-widows of these categories. ii) 100% Disabled soldiers of Punjab Domicile | In case of Serving and Retired Defence Personnel & Paramilitary Forces (including war-widows of these categories) and 100% disabled soldiers of Punjab domicile :- A valid certificate issued by Deputy-Director, Distt. Sainik Board is required. |
| 3. | 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 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 awarded was unmarried, the mother or father in that order. The following order of precedence will be adopted. |

| | | |
|----|--|--|
| | | <p>(i) Param Vir Chakra (ii) Maha Vir Charka (iii) Vir Chakra (iv) Ashoka Chakra (v) Kirti Chakra (vi) Shaurya Chakra (vii) President Police Medal for Gallantry (viii) Police Medal for Gallantry (ix) Sena Medal/ Nau Sena Medal/ Vayu Sena Medal The higher category awardee shall get precedence over the lower category awardees.</p> |
| 4. | <p>Legal Heirs (excluding war widows of serving and retired defense personnel and Paramilitary forces) of Army/Paramilitary forces, Punjab Police, Personnel Killed in action (war or on law & order duty)</p> | <p>Legal heirs (Excluding War Widows of Serving and Retired Defence Personnel & Paramilitary Forces 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.</p> <p>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.</p> |
| 5. | <p>Riot affected and Terrorist affected families.</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>And</p> <p>Terrorist affected means a person who belongs to 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 effected /Terrorists effected is required as per Annexure A&B.</p> |
| 6. | <p>Freedom Fighters</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> |

| | | |
|----|---|---|
| 7. | <p><u>Persons with Disabilities</u></p> <p>i) Disabled persons/ physically handicapped / Mentally retarded. 1%</p> <p>ii) Disabled persons/ visually. 1%</p> <p>iii) Disabled persons/ Deaf and Dumb. 1%</p> | <p>Under Section 2 (i) the Persons with Disabilities (Equal Opportunities, Protection of Rights and Full Participation Act, 1995) The persons suffering from following illnesses are involved :</p> <ul style="list-style-type: none"> i) Blindness ii) Low vision iii) Leprosy-cured iv) Hearing impairment v) Locomotor disability vi) Mental retardation vii) Mental illness <p>The eligibilities for above categories are as under:-</p> <p>i) Blindness "blindness" refers to a condition where a person suffers from any of the following conditions namely;</p> <ul style="list-style-type: none"> a) Total absence of sight. b) Visual acuity not exceeding 6/60 or 20/200 (Snellen) in the better eye with correcting lenses; or c) Limitation of the field of vision subtending an angle of 20 degree or worse. <p>ii) Low vision "Person with low vision" means a person with impairment of visual functioning even after treatment or standard refractive correction but who uses of is potentially capable of using vision for the planning or execution of a task with appropriate assistive device.</p> <p>iii) Leprosy cured " Leprosy cured person" means any person who has been cured of leprosy but is suffering from :</p> <ul style="list-style-type: none"> a. 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. b. Manifest deformity and paresis but having sufficient mobility in their hands and feet to enable them to engage in normal economic activity. c. Extreme physical deformity as well as advanced age which prevents him from undertaking any gainful occupation and the expression "leprosy cured" shall be construed accordingly. <p>iv. Hearing impairment " Hearing impairment" means loss of sixty decibels or more in the better ear in the conversational range of frequencies ;</p> <p>v. Locomotor disability " Locomotor disability " means disability of the bones, joints or muscles leading to substantial restriction of the movement of the limbs or any form of cerebral palsy.</p> <p>vi. Mental retardation " Mental retardation" means a condition of arrested or</p> |
|----|---|---|

| | | |
|----|----------------|--|
| | | <p>incomplete development of mind of a person which is specially characterized by subnormality of intelligence.</p> <p>vii. Mental illness " Mental illness" means any mental disorder other than mental retardation.</p> <p>A valid certificate issued by the Competent authority is required.</p> <p>Note: 5% rebate on the total cost of house/plot is also admissible to the disabled persons.</p> <p>(i) All such plots reserved for persons with disabilities which remain un-allotted for want of sufficient number of applications or otherwise, then such un-allotted plots shall be <u>re-advertised under the same scheme/U.E. for a second time, calling applications from such eligible disabled persons in accordance with this policy.</u></p> <p>Note: In case applications received under sub category 7(i) are more than the plots/houses available in this category and in other sub categories i.e. 7(ii) or 7(iii), there are insufficient applications against the available plots/houses, then the application received under 7(i) shall be considered for 7(ii) or 7(iii) as the case may be. Similarly if the applications are more than the plots/houses under sub category 7(ii) and there are insufficient applications under sub category 7(iii) or 7(i) then the applications received under category 7(ii) shall be considered for 7(iii) or 7(i) as the case may be. Similar formula shall apply if the applications are more than plots/house in category 7(iii). However, if there are still insufficient applications under this category of <u>person with disability</u>, then the plots/ houses shall be re-advertised, as stated above.</p> <p>(ii) In case any number of plots, which were re-advertised still remain un-allotted for want of applications or otherwise, then the said plots shall be transferred to the General Category.</p> |
| 8. | Sports Person. | <p>The Allotment to sports person shall be made in the order of preference as given under :-</p> <ul style="list-style-type: none"> (i) Medal winner of Olympic Games, World Cup and Asian Games & 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** & International Cricket T-20 Matches** |

| | | |
|--|--|---|
| | | <p>*Provided that the sports persons falling under category (iii) and (iv) above shall be eligible only for plots measuring upto 250 sq.yds.</p> <p>** Provided further that the eligible sports persons shall produce certificate issued by the Competent Authority of Sports Department regarding the recognition of such championships.</p> <p>*** 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.</p> <p>**** In the case of Mountaineers, a certificate awarded by the Indian Mountaineer Foundation duly countersigned by the Ministry of Youth Affairs & Sports Govt. of India is required.</p> <p>(A) In case any plot of a particular size remains un-allotted for want of required number of applications or otherwise then the unsuccessful applicants of a bigger 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>(B) All such plots reserved for sports persons, which remain un-allotted for want of sufficient number of applications or otherwise, then such un-allotted plots shall be re-advertised * under the same scheme/Urban Estate. for a second time, calling applications from such eligible sports persons, in accordance with this policy.</p> <p>(C) In case any number of plots, which were re-advertised still remain un-allotted for want of applications or otherwise, then the said plots shall be transferred to the General Category.</p> <p>The other eligibility conditions will be as under :-</p> <ol style="list-style-type: none"> 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. 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. 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. <p>As per Govt. notification no. 5/03/2013/-1HG1/1128 dt.</p> |
|--|--|---|

| | | |
|----|---|---|
| | | 11-4-2013. |
| 9. | A. Person of Punjab origin/NRI's settled abroad. | <p>i) 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 grandfather/maternal grandmother to the effect that they were born in Punjab or it can be copy of their passport, driving license, Arms License or any other such document 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.</p> <p>ii) 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.</p> |
| | B. Person of Punjab origin settled in other states. | <p>The person of Punjab living outside Punjab in other States of India subject to the condition that he/she was born in Punjab or their father/mother/grandfather/grandmother/ maternal grandfather/ maternal grandmother were born in Punjab or have been residents of Punjab. For this purpose the documentary proof such as his/her birth certificate or birth certificate of his/her father/mother/grandfather/ grandmother/maternal grandfather/ maternal grandmother or copy of their Passport, Driving license, Arms License and any other document which indicates that they have been resident of Punjab State in India, will be accepted.</p> <p>(Issued vide PUDA Policy Branch's Letter No. 7966-71 dated 30-03-2015.)</p> |

Applicants who have been allotted/allocated plots/houses under the reserved category, will not be entitled for allotment of plots/house in any other scheme/station under the reserved category.

II SPECIAL INCENTIVES IN CASE OF RESIDENTIAL HOUSES/PLOTS

- a) **Allottees making lump sum payment would be entitled to a rebate equivalent to 10% of the principal amount outstanding at the time of making such payment. This is applicable in the allotment of houses where allotments are made on monthly installments basis. 5% discount is applicable in case of residential plots where allotments are made on monthly installment basis. 5% discount is applicable in case of residential plots where allotments are made on annual/half yearly installment basis.**

- b) **5% concession in price is applicable in case of residential plots/houses allotted to Physical handicapped category.**
- c) **There is a provision to reserve ground floor houses for applicants who are 100% handicapped.**

III. ELIGIBILITY

All citizens of India are eligible for registration with GMADA for the purchase of house provided :-

- 1. **He/She is not less than 18 years old.**
- 2. **His/Her monthly income is within the limits prescribed in the advertisement got published by GMADA inviting applications for allotment of houses under a particular scheme.**
- 3. **He/ She or any of his/her dependent does not own a plot/house in the urban estate (except ancestral property) in which the house is being applied for.**

5 POLICY FOR ALLOTMENT OF PLOTS/ HOUSES TO THE OUSTEES :-

- 1. This policy shall be applicable in cases where land is acquired for setting up of any Residential, Institutional, Industrial, or Integrated Mixed-Land Use Estate irrespective of the use of land in the Urban Estate by any Development Authority constituted under the Punjab Regional & Town Planning and Development Act, 1995. It shall also apply for land acquisitions undertaken for filling up any critical gaps to facilitate the development of any Residential, Institutional, Industrial or Integrated Mixed Land Use Estate by any private developer.
- 2.1 A landowner whose land has been acquired for the purposes mentioned in Para 1 above, shall be eligible for being allotted a residential plot, on preferential basis as per the following table subject to such conditions as may be fixed by the Authority.:-

| Sr. | Quantum of land acquired | Approximate Size of plot for which eligible |
|------------|---------------------------------|--|
| a | From ½ acre to 1 acre | 83 sq. meters (100 Sq.Yds.) |
| b | Above 1 acre and upto 2 acres | 167 sq. meters (200 Sq.Yds.) |
| c | Above 2 acres and upto 3 acres | 250 sq. meters (300 Sq.Yds.) |
| d | Above 3 acres and upto 4 acres | 334 sq. meters (400 Sq.Yds.) |
| e | Above 4 acres | 418 sq. meters (500 Sq.Yds.) |

- 2.2 Where half an acre or more land of several joint owners has been acquired, each landowner of the land held under joint khaata shall be eligible for allotment of a separate plot or house, as the case may be, on preferential basis subject to his eligibility which shall be determined in view of his share in the land acquired. However, all the land owners or some of the land owners may jointly apply for a plot/house of bigger size subject to their eligibility, which shall be determined on the basis of their joint ownership.

Illustrations:-

- a) A, B & C are joint owners of 0.6 acre of land in equal shares. They can only apply jointly for an 83 sq. meters plot.

- b) A, B & C are joint owners of 2.1 acres of land in equal shares. They may apply separately for three 83 sq. meters plots or two of them may apply jointly for a 167 sq. meters plot and one may apply for an 83 sq. meters plot, or all three may jointly apply for a 250 sq. meters plot.
- 2.3 Notwithstanding anything in para 2.1 above, if the acquired land of a land owner includes a "dwelling unit" having a minimum covered area of 20 sq meters, wherein the land owner or his family ordinarily resides, he shall be eligible for allotment of one built up house in a group housing scheme or a plot on preferential basis as per the following table even if the land acquired is less than half an acre, provided that he or any member of his family does not own any other house in any Urban area in the State of Punjab: -

| Sr | Covered area of the dwelling unit acquired | Approximate Size/ category of plot/flat for which eligible. |
|----|--|---|
| a) | 20 sq meters- 40 sq meters | EWS flat in not less than 40 sq meters super area |
| b) | Above 40 sq meters- 80 sq meters | LIG flat in not less than 60 sq meters super area |
| c) | Above 80 sq meters- 150 sq meters | 83 sq meters plot |
| d) | Above 150 sq meters- 250 sq meters | 167 sq meters plot |
| e) | Above 250 sq meters or above | 250 sq meters plot |

An oustee who is eligible for allotment under Para 2.1 as well as under Para 2.3, may take the benefit either under Para 2.1 or under Para 2.3, but not under both.

Explanation :

- (i) "Dwelling unit" means a functional residential premises in a "Pucca structure" with a permanent domestic electricity connection taken before the date of notification u/s 4 of the Land Acquisition Act.
- (ii) "Family" means husband, wife and minor children, whether living together or separately.
- 2.4 Where the Authority/ Developer is required to provide Group Houses for the oustees under para 2.3 above, it shall be the obligation of the Authority/ Developer to construct the houses within two years from the date of taking possession of the land. This obligation shall be irrespective of the fact that the Authority/Developer does not have a scheme to provide Group Housing to the General Public in the Estate.
- 3.1 The concerned Authority/ Developer shall as far as possible allot the plots/flats to the oustees in the Sector/Estate for which the land has been acquired. However, if due to unavoidable circumstances, plots/flats cannot be allotted within the Sector/Estate, the Authority/ Developer shall as far as possible adjust the oustees in the nearest Sector/Estate developed or to be developed in future in the vicinity of the land acquired.
- 3.2 Where land is acquired for setting up of any Estate by any Development Authority, Plots/Flats shall be allotted to the eligible landowners by the concerned Authority at the price determined by such authority for general public prevailing at the time of allotment for the particular scheme, where the plots are being allotted to them. However, in case land is acquired for filling the critical gaps of an estate being developed by a private developer, plots/ flats shall be allotted to the eligible landowners by the private developer under supervision of the Authority having jurisdiction in the area.
- 3.3 In future, all the oustees whose land shall be acquired for setting up of Urban Estate by any Development Authority, shall be considered for allotment of plots in the residential estates to be developed by the Concerned Authority on preferential basis. However, apart from this, 5% quota of the total residential plots shall also be kept reserved to adjust the old pending applicants of Oustee category, whose land has been acquired vide awards announced on or after 07.05.2001 and this 5% quota shall continue till all the old pending applications are settled.
- 3.4 When making allotments to oustees in any sector/estate under this policy, first preference will be given to oustees whose land has been acquired for setting up that sector/estate. Thereafter, oustees of earlier land acquisitions who could not be adjusted in the sector/estate for which their land had been acquired will be adjusted in the chronological order of acquisition.

- 3.5 Allotments under this policy will be made by the Estate Officer of the concerned Authority. Grievances, if any shall be settled by the Chief Administrator of the Authority. In case the grievance is still not redressed the aggrieved party can prefer an appeal before the Govt. of Punjab, in the department Housing & Urban Development, which shall also be the final authority regarding the interpretation of this policy.
- 4.1 The concerned Authority shall endeavour to issue an Oustee Certificate to every land owner whose land has been acquired for the purposes mentioned in Para 1 above, within one month of taking possession of the land.
- 4.2 The persons eligible to be allotted plots or houses shall apply to the concerned Authority within six months of the issue of the Oustee certificate along with all other documents and application money as may be determined by the Authority. The Authority may, for reasons to be recorded in writing, extend the period for submission of applications through public notice as well as individual notices to the Oustees. However, in no case shall the period of extension be more than two years.
- 4.3 Any eligible landowner may, if he so desires, apply for a plot/house of a lesser size than the one he is entitled to.
- 4.4 Notwithstanding anything in the foregoing paras, not more than one plot/flat shall be allotted to one family under this scheme.
5. The land owners whose land has been compulsorily acquired will be entitled to take benefit under this scheme according to the quantum of land compulsorily acquired even if they have taken one or more plots under the land pooling scheme. However, the land acquired/purchased under the Land Pooling Scheme will not be included for determining the eligibility for allotment of a particular category of plot under this scheme.
6. Since the allotment of the plots/houses is in addition to the monetary compensation paid to the landowner under the Land Acquisition Act, the price chargeable for allotment of plots/houses by an Authority to the eligible landowners under this scheme would be the same as for general category. However, in case the allotment of plots/houses is to be done by a private developer, the price chargeable shall be determined by the Authority in consultation with the developer.
7. The allotment of plots/flats to the Oustees shall be by draw of lots wherein all the plots/flats of each category available at that time within the concerned Sector/Estate and which are to be sold through allotment as per policy of the Authority shall be included.
8. The LOI of plot/flat allotted under Oustee quota shall be transferrable, subject to payment of transfer fee and other charges under transfer policy of the Authority.
9. Other terms and conditions of allotment of plot/flat under this policy shall be the same as are prescribed for the applicants of General Category.
10. The Policy mentioned in the foregoing Paras shall be applicable to land acquisition awards to be announced after the date of issuance of this policy i.e 25-5-2011.
11. As regards the Oustees, whose land was acquired for an Urban Estate irrespective of the use of land, this policy shall also be applicable from the date of awards of such acquisitions announced on or after 07.05.2001.
12. As regards the Oustees whose land was acquired through land acquisition awards announced on or after 7-5-2001 but before the notification of policy, they shall continue to be governed by the policy hitherto in force. However, Para 2.2 and Para 5 of this policy shall also be applicable to such Oustees.

13. In view of the changes in existing policy for Oustees of Awards announced on or after 7.5.2001 as in para 11 above, a period of 6 months from the date of notification of this policy shall be given to them to apply afresh or to modify their applications.
14. The relocation policy proposed by the Executive Committee of GMADA in its 16th meeting held on 12.9.2011 vide Agenda Item No. 16.06, which has not been approved by the Government, is dispensed with and the applications received under the said proposed policy shall be considered, within the frame work of this oustee policy.

(Notification issued vide Govt. No. 10/38/2010-6Hg/49347/1 dated 08-5-2013.)

6.1 ALLOTMENT OF LAND TO INSTITUTIONS

The Authority may, out of institutional sites available in any Urban Estate, allot all or few sites/buildings to the institutions provided:

- a) **It directly serves the interest of the residents of the area in which the site or the building is situated;**
- b) **It is generally conducive to the planned development of the area;**
- c) **It is a society registered under the Societies Registration Act, 1860 or is an institution which is owned or controlled by the State Government or is constituted or established under any law for the time being in force;**
- d) **It is in possession of sufficient funds to meet with the cost of land and construction of building;**

Provided, the total area allotted to such institutions in each case shall be subject to the land use restrictions and zoning plans.

6.2 ELIGIBILITY

For allotment of institutional land by way of auction, the Trust and Societies Registered under the societies Registration Act 1860 and the Trust's Act 1882 respectively shall only be eligible for allotment and shall be permitted to participate in the auction through their duly authorized representatives. The entities of the Trust or Memorandum of Association or the Rules and Regulations as the case may be, must provide the main objective for which the site is to be taken. Individuals, Hindu un-divided Families (HUF), Association of Persons and Companies, whether public limited or private limited shall not be eligible.

However, in the case of allotment by way of selection, the Authority shall consider the case of each institution on its merits and shall have regard to the following principles in making the selection;

- (a) **The objectives and activities of the institution and the public cause served by it since its establishment;**
- (b) **The financial position of the institution; (Statement of Bank account for the preceding three years);**
- (c) **The present location of the institution;**
- (d) **The benefit likely to accrue to the general public of the locality by allotment of the institutional site;**

- (e) The bonafide and genuiness of the institution as made out in the annual reports, audit report etc;
- (f) The need of the institutional site by the institution for providing the necessary service in question;
- (g) Complete layout plan of the area required for allotment indicating all components including further sub components;
- (h) Constitution of the Society/Trust/ Association and list of executive members and their interrelationship among them, qualification and experience if any.

6.3 CONSTITUION OF SCRUTINY COMMITTEE

For the purpose of selection for making allotment of institutional land, the Authority may constitute a committee to be called Scrutiny Committee consisting of at least five senior officers at the headquarter as follows:--

- i) Chief Administrator, GMADA
- ii) Addl. Chief Administrator (F&A), GMADA
- iv) Addl. Chief Administrator, Mohali
- v) Chief Town Planner, GMADA
- vi) Addl. Chief Administrator (Policy), Member Secretary.

The committee shall examine each and every case on merit and subject to the approved policy guidelines. The recommendations of the committee shall be placed before the Finance and Accounts Committee and thereafter before the Executive Committee for consideration and approval.

6.4 CONSTITUTION OF COMMITTEE IN CASE OF ALLOTMENT BY WAY OF AUCTION:

The Auction shall be conducted by a Committee comprising following officers:

- | | | |
|------|--|-------------------|
| i. | Additional Chief Administrator, Mohali | Presiding Officer |
| ii. | Deputy Commissioner, concerned or his nominee (if the D.C. is himself present in person, he shall be the Presiding Officer of the Committee) | Member |
| iii. | Additional Chief Administrator (Finance) or his nominee | Special Member |
| iv. | Chief Town Planner, GMADA | Member |
| v. | Superintending Engineer | Member |
| vi. | Estate Officer | Member |

The acceptance of final bid by the Presiding Officer shall subject to the confirmation by the Chairman, GMADA who shall consider the auction record in its entirety, including the objections, if any, alongwith comments of Presiding Officer, Chief Administrator and Vice Chairman, GMADA before confirming or rejecting final bid.

6.5 Price of land

As determined by GMADA from time to time.

6.6 Letter of Intent:

In case of allotments made other than by way of auction, the Trusts and Societies approved by the Competent Authority shall be issued letter of intent for completion of formalities and necessary documents.

6.7 Mode of payment

i) The payment schedule of the institutional sites allotted by way of auction shall be in the following manners:

- a) The participant shall require to deposit participation fee equal to 5% of the total reserve price (Refundable / Adjustable).**
- b) 15% of the highest bid amount (after adjusting the participation fee) shall be deposited at the time of fall of hammer or within one additional calendar day as the Presiding Officer may permit.**
- c) 10% of the highest bid amount shall be deposited within 30 days from the date of auction. This period shall be extendable upto 3 months (only in respect of hardship cases on the written request of the allottee subject to payment of 3% surcharge on the amount due and interest @ 18% per annum for the delayed period, as per policy for condonation of delay).**
- d) The balance 75% payment amount can be paid either in lump sum with 10% rebate on the balance 75% amount within 60 days of issue of allotment letter or in 4 yearly equated installments with 12% per annum interest. In case of chunks sites, if the consideration amount exceeds Rs. 200 crore, the balance 75% amount can also be paid in 6 yearly installments at the same rate of interest. First installment will be due at one year from the date of auction.**

ii) The payment schedule of the institutional sites allotted by way of selection shall be in the following manners:

- (a) 10% of the total reserve price shall be deposited as earnest money (refundable/adjustable).**
- (b) 15% of the total reserve price shall be deposited within 90 days from the date of issue of Letter of Intent. However, this period shall be extendable upto 3 months (only in respect of hardship cases on the written request of the allottee subject to payment of 3% surcharge on the amount due and interest at the rate of 18% per annum for the delayed period as per policy for condonation of delay).**
- (c) Balance 75% payment shall be deposited in four yearly equal installment with interest at the rate of 12% per annum or as determined by the Authority. The first installment shall fall due after one year from the date of issue of allotment letter.**

6.8 Eligibility for allotment of land of Hospital/Super Specialty Hospitals /Nursing Home Sites to be sold by auction.

i) Hospitals/ Super Specialty Hospitals

A Firm, Society or Trust, a limited company which is running a Super Specialty hospital of minimum 100 beds for the last 1 year shall be eligible to participate in the auction for the allotment of site for Super Specialty hospital.

ii) Nursing Home Sites

1. An individual shall be a qualified Doctor possessing an MBBS degree and having at least three years experience in the medical profession.
2. A firm shall have as its major partner(s), holding at least 50% share of the firm, qualified doctor(s) holding an MBBS degree and having at least three years experience in the medical profession.
3. A society or trust shall be a non profit, charitable organization whose income is exempted from tax under the Income Tax Act. It shall either have as its major contributors worth over 50% contribution qualified doctor(s) possessing an MBBS degree and having at least three years experience in the medical profession or it shall have on rolls (with an employment contract of at least three years duration) at least one qualified doctor with an MBBS degree and having at least three years experience in the medical profession. Such society or trust shall have experience of running a dispensary, hospital or nursing home for at least three years.

6.9 Hotel sites.

Hotel sites are to be sold by way of auction.

6.10 Multiplex sites.

Multiplex sites are to be sold by way of auction.

6.11 ALLOTMENT OF LAND TO GOVT. DEPARTMENTS/PUBLIC SECTOR UNDERTAKINGS AND INSTITUTIONS OWNED AND MANAGED BY THE CENTRAL OR STATE GOVERNMENT.

On receipt of request from the public sector undertakings and institutions owned and managed by the central or state government for allotment of land, approval be taken from the Hon'ble Chief Minister, Punjab –cum- Chairman, GMADA and thereafter concerned department be asked to deposit 50% cost of the land within 90 days and no extension in time shall be given. On receipt of 50% amount respectively, allotment letter will be issued and concerned department will be asked to deposit balance 50% amount in installments or in lump sum as per the policy. In case the department refuses to accept the allotment or fails to make the payment of due amount within given date, the allotment of land shall be cancelled and amount shall be forfeited as per provisions of the Punjab Regional and Town Planning and Development Act, 1995.

6.12 Petrol Pump

POLICY REGARDING DISPOSAL OF RETAIL OUTLETS

1. Applicability :

This Policy shall be applicable to disposal of retail outlet sites leasehold basis for a period of fifteen years with sole option of the Authority (GMADA) with regard to further extension beyond 15 years.

2. Eligibility :

Government owned Oil Marketing Companies, Government Departments/Departments of State Government and Private Companies who have license issued by Indian Government for selling petrol, diesel and LPG/CNG would be eligible to bid under this policy subject to the condition that the intending bidder or its authorised retail outlet dealer, as the case may be, has cleared all its previous outstanding dues to the Authority (GMADA) before the designated date which shall be before the last date of receiving bids.

Government owned OMC's will be three companies namely Indian oil Corporation Ltd., Bharat Petroleum Corporation Ltd. and Hindustan Petroleum Corporation Ltd.

Apart from the Government owned OMC's, Departments of Central/state Govt. or private companies who have been issued license from the Central Government for the sale of petrol/diesel/CNG/LPG are also eligible for allotment of sites meant for Retail Outlets/CNG/LPG.

(Directions issued vide letter No. GMADA/POLICY/A1/2016/667-972 dated 05.01.2016.)

Appendix-IV

3. Mode of Disposal :

- (i) As and when the Authority intends to dispose off such retail outlet sites, a communication will be made to all the Government owned Oil Marketing Companies seeking bids over and above the reserve price of Rs 55/- per sq yard per month. The dimensions of the site would be annexed to such invitation to offer alongwith a layout plan of each site.
- (ii) While submitting the bid, the intending bidder will be required to deposit an amount equivalent to 5% of the reserved price as Earnest Money (refundable / adjustable) through a Demand Draft favouring Greater Mohali Area Development Authority payable at SAS Nagar.
- (iii) There shall be a condition precedent for clearance of all outstanding dues for any intending bidder OMC to be eligible for bidding. In case, any amount stands payable by any OMC or its authorised retail outlet dealer, to the Authority as on the last date of receiving bids, the bid of such OMC shall not be opened for evaluation.
- (iv) After the last date of receipt of bids, all valid bids shall be opened except any bid falling under clause (iii) and the said retail outlet site shall be allotted on lease to the highest bidder.

6.13 ALLOTMENT OF LAND FOR CHARITABLE INSTITUTIONS:

a. **Rs. 50,000/- as application fee shall be deposited with the application for allotment of sites where applications are invited through advertisement (to be refundable/adjustable).**

b. **Rates are as follows :**

| CHARITABLE INSTITUTIONS | PURPOSE | MODE OF DISPOSAL | RATE |
|--|---|------------------|---|
| Government Owned | Orphanages, Asylums, Nari Niketan, Pingalwara, Old Age Homes, Schools for disabled etc . | Allotment | Free of cost |
| Others- Government Aided or Private | for above purpose | Allotment | Allotment on Lease Hold basis with Lease Premium @ Rs. 1000 per sq yds and Annual |

| | | | |
|--|--|--|---|
| | | | Ground rent @ 10% of the lease premium with cumulative increase of 7% per annum. Permission to sub let an area of 5% on ground floor and 5% on first floor. Lease period for 30 years only. |
|--|--|--|---|

6.14 ALLOTMENT OF LAND FOR CULTURAL AND LITERARY ACTIVITIES:

- a. **Rs. 50,000/- as application fee shall be deposited with the application for allotment of sites where applications are invited through advertisement (to be refundable/adjustable).**
b. **Rates are as follows :**

| CULTURAL AND LITERARY ACTIVITIES | PURPOSE | MODE OF DISPOSAL | RATE |
|--|---|------------------|---|
| Government Owned | Cultural and literary activities | Allotment | Free of cost |
| Others- Government Aided or Private | for above purpose | Allotment | Allotment on Lease Hold basis with Lease Premium @ Rs. 1000 per sq yds and Annual Ground rent @ 10% of the lease premium with cumulative increase of 7% per annum. Permission to sub let an area of 5% on ground floor and 5% on first floor. Lease period for 30 years only. |

6.15 ALLOTMENT OF LAND FOR RELIGIOUS INSTITUTIONS:

- a. **Rs. 50,000/- as application fee shall be deposited with the application for allotment of sites where applications are invited through advertisement (to be refundable/adjustable).**
b. **Rates are as follows :**

| RELIGIOUS INSTITUTIONS | PURPOSE | MODE OF DISPOSAL | RATE |
|-------------------------|--|------------------|---|
| Government Owned | Religious purpose (The maximum area to be given for religious purpose not to exceed 1000 sq yds. per site. However, Chairperson, PUDA is authorized to consider request for enhancing area upto a maximum of 2000 | Allotment | Allotment on Free hold basis at 5% of the prevailing highest residential reserve price. 50% of the consideration money shall be deposited at the time of allotment and the balance can be deposited either in lumpsum or 4 |

| | | | |
|--|--|--|--|
| | sq. yds. as per agenda item No. 25.05/ 25-10-2000 | | equal annual installments along with prevailing rate of interest. |
|--|--|--|--|

6.16 ALLOTMENT OF LAND TO SERVICE DEPARTMENTS:

| SERVICE DEPARTMENTS | PURPOSE | MODE OF DISPOSAL | RATE |
|--|---|------------------|---------------------|
| Essential Services- Police, Fire and similar services | Police Station/Fire Station and other similar services | Allotment | free of cost |

6.17 PROCESSING FEE

Processing fee of Rs. 5000/- shall be deducted from the applicants who applied for allotment of institutional land under the scheme for inviting applications through advertisements.

6.18 REBATE ON FULL PAYMENT

Rebate of 5% shall be allowed if the 75% and 50% balance payment is made in lumpsum without any interest within 60 days from the date of issue of allotment letter by the Institutions, Govt. Departments/Public Sector Undertakings and institutions owned and managed by the Central or State Govt. respectively.

6.19 ISSUE OF ALLOTMENT LETTER

After the institution has paid requisite amount and executed the requisite agreement and completion of all other formalities, the allotment letter will be issued which shall specify the terms and conditions of allotment. However, in the case of Govt./Public Sector Undertakings and institutions owned and managed by the Central Govt. or State Govt., the allotment letter shall be issued on receipt of 50% amount of the total cost of land.

6.20 POSSESSION

After the completion of all required formalities by the institution, the possession of land shall be handed over within three months w.e.f. the issue of allotment letter to the institution, on the application made by the Institution.

6.21 OWNERSHIP

- i) **The ownership of land or any building constructed thereon shall vest in the Authority. The Authority shall however permit the allottee to mortgage, hypothecate the land to a financial Institution/Bank for the principle amount and interest to be accrued thereon to**

the extent the payment of the cost of land is made to the Authority for the purposes of raising loan for execution of construction of building.

- ii) The Institutional sites allotted on free hold basis by way of auction shall be made freely transferable to the Trust and Societies registered under the relevant Acts subject to the payment of a transfer fee equivalent to 9% (nine percent) of the total value of the site to GMADA.**
- iii) Full prescribed transfer fee shall be charged, if the majority of Trustees/Director/Board members are being changed.**

6.22 TIME FRAME FOR COMPLETION OF THE PROJECT

The entire project will have to be completed within three years in a phased manner from the date of taking possession of land by the institution.

6.23 CANCELLATION OF ALLOTMENT

The Authority, may, however, cancel the allotment, if in its opinion, enough progress has not been made. The allotment shall also be liable to be cancelled in case there is any violation of terms and conditions as decided by the Authority from time to time.

6.24 EXTENSION FEE & PENALTY FOR NON-COMPLETION OF THE PROJECT

The allottee shall have to complete the building within a period of three years and no extensions shall be allowed beyond this period except in exceptional cases for another two years for reasons to be recorded in writing, on payment of extension fee subject to such terms and conditions as may be determined by the Govt./Authority from time to time. In case of non-completion of the project in time, the allotment shall be liable for cancellation and the entire amount deposited shall be forfeited in favour of GMADA. However, no extension fee is chargeable from the Punjab Government Departments.

6.25 REGULATIONS OF CONSTRUCTION

- a) All development and construction will be done as per the regulations, bye laws & Zoning restrictions applicable to the area and as indicated by the Authority to the allottee.**
- b) All the development and building plans will have to be got approved in advance from the Authority and development will be done only as per the approved plans. However, to ensure that delays in the grant of approvals of any kind to the allottee do not cause undue delays in the execution of the project, the Authority will issue all required approvals promptly.**

6.26 INSPECTION BY AUTHORITY OFFICIALS

The allottee will permit the Authority functionaries to inspect any or all works connected with the execution of the project for ensuring that all terms and conditions proposed by the Authority at the time of allotment of land are being observed and that the development is being done strictly in accordance with the approved plans and the quality of works conforms to generally minimum specifications for such Project.

6.27 ARBITRATION

All disputes and differences arising out of it in any way touching or concerning the allotment or execution of the project shall be referred to the Chief Administrator as a sole Arbitrator or any other officer appointed by him on his behalf. The decision of such arbitrator shall be final and binding on both the parties.

These guidelines will apply in the Residential Urban Estates of GMADA and not Sectors/Urban Estates set up for the Institutions for which rates & mode of allotment will be decided separately.

7. POLICY FOR ALLOTMENT OF COMMERCIAL PLOTS

7.1 All commercial plots i.e. booths, SCOs, SCFs, special shops etc. are allotted by way of open auction after wide publicity through print media.

7.2 Payment Schedule for Commercial Plots:

- a) The intending bidders are required to deposit refundable/ adjustable participation fee mentioned in the advertisement which shall be paid by an account payees demand draft drawn in favour of Greater Mohali Area Development Authority payable or in cash, before the commencement of auction.
- b) 10% of the bid amount is required to be paid at the fall of hammer.
- c) 15% of the bid amount is required to be paid within 30 days from the date of auction.
- d) 75% of the bid amount is required to be paid within 60 days without interest or in four equated yearly installments with interest @12% P.A.

ACHIEVEMENTS OF POLICY/ADMIN BRNCH FOR THE YEAR 2016-2017

A Allotments of land to the following Departments/Boards/Corporations/Trusts/ Societies have been made:-

| Sr.No. | Name of Institution | Sector | Area | Purpose |
|--------|---|----------|------------|---|
| 1. | Chairman, Kisan Vikas Chamber Punjab, Mandi Bhawan, Punjab Mandi Board, Sector 65, S.A.S. Nagar | Aerocity | 2 Acres | Setting up Kisan Vikas Chamber at S.A.S. Nagar. |
| 2. | Principal Secretary, Punjab Government, Director of Research and Medical Education. | 79 | 2.06 acres | Setting up Research and treatment centre for autistic patients. |
| 3. | Sr. Superintendent of Police, S.A.S. Nagar | 89 | 1.00 acres | |
| | | 77 | 0.50 acres | |

| | | | | |
|----|--|----------|-----------------|-------------------------------|
| | | Aerocity | 0.92 acres | Setting up Police Stations |
| | | IT City | 2.00 acres | |
| | | Medicity | 1.00 acres | |
| 4. | Director, General of Police, Cyber Crime, Punjab Police Headquarter, Sector 9, Chandigarh. | 59 | 1769 Sq. Yds | Expansion of office building |
| 5. | Managing Director, Punjab Water Resources Management & Development Corporation Ltd. | 68 | 2364.52 Sq. Yds | Setting up of office building |
| 6. | Asst. P.F. Commissioner, Employee Provident Fund Organization, Chandigarh | 77 | 3000 Sq. Mtr. | Setting up of office building |

B. Policies formulated/amended:-

1. Policy for permitting installation of Communication Tower and laying of Underground Cables has been amended.
2. Advertisement Policy for the area falling under the Jurisdiction of GMADA has been framed. (Appendix-V)

8. ARCHITECT WING

1. Architectural Design for the multi-storied houses for different categories of Punjab Govt. employee have been prepared.
2. Architectural Design of community centres for Sector-66 and Sector- 78 at S.A.S. Nagar have been prepared.
3. Need Base Policy for houses constructed at S.A.S. Nagar by PUDA/GMADA has been prepared on the bases of the recommendation of Need Based Changes Committee constituted by GMADA.
4. Building Plans of residential, Commercial and Industrial Plots as received from E.O., GMADA scrutinized and architectural approved.
5. Blue prints of standard Architectural control of Residential, Commercial plots by PUDA/Housing Board issued to the allottees after taking the requisite fees during year 2016-17.
6. Blue Prints of Architectural drawings of GMADA projects demanded by engineering wing supplied during year 2016-17.
7. Standard Architectural Control designs of proposed commercial site at Aerocity have been prepared.

TOWN PLANNING

During the year 2016-17, 1 license was issued under the PAPRA 1995 to the following promoter for setting up residential colony in area under jurisdiction of GMADA:-

| Name of Promoter | Licence No. | Name of Colony | Area |
|--------------------|---------------|----------------|-------------|
| M/s Ambika Realcon | 26/19.08.2016 | Village Dhode | 10.461 acre |

| | | | |
|---|---------------|--------------------------------|--|
| Private Limited, SCO No. 64-65, 2 nd Floor, Sector 17-A, Chandigarh | to 18.08.2021 | Majra Master Plan Mullanpur | |
|---|---------------|--------------------------------|--|

9. FINANCE

Sources of Finance

- i) Loans
- ii) Internal Receipts
- iii) Receipts from the promoters of mega projects on account of EDC and License Fee etc.

i) Loans

It is laid down in Section 51(2) of the PUDA Act adopted by GMADA that the Authority may from time to time borrow money by way of loans, debentures or bond or from other financial institutions other than the State Govt. and on such terms and conditions as determined from time to time. GMADA has raised a loan of Rs. 171 crores during the year 2016-17 from banks for the acquisition of land & development of works.

GMADA has not been provided with any share capital by the State Government on its formation and the Authority solely depends upon internal resources as well as receipts from the promoters of mega projects on account of EDC and License Fee. The funds utilized for Land Acquisitions Schemes, Land Development Schemes and other urban estates development works are met from the internal resources as well as by taking loan from various banks.

ii) Internal Receipts

Monthly installments received from allottees on account of sale of residential plots/houses, commercial & institutional sites constitute a major part of internal receipts. The work pertaining to recovery of monthly installments for allottees is watched by the Estate Officer, GMADA who in these matters works under the overall control of ACA (Mohali). During the year 2016-17, a sum of Rs. 810.63 Crores was received on account of principal as well as revenue receipt.

III) Receipts from the promoters of mega projects

A sum of Rs. 161.32 Crores has been received from the promoters of mega projects on account of EDC and License Fee etc. as per detail given below:-

(Fig. Rs. in Crores)

| Sr. No. | Particulars | Amount received during 2016-17 |
|---------|--------------|--------------------------------|
| 1. | EDC | 141.94 |
| 2. | License Fee | 19.38 |
| | Total | 161.32 |

Expenditure

The expenditure on development works and land acquisition during the year 2016-17 is given below:-

(Fig. Rs. in Crores)

| Year of Expenditure | Exp. On development of Urban Estates/Housing | Expenditure on works executed out of EDC/License Fee | Exp. On Land Acquisition/Enhanced Compensation | Total Exp. |
|----------------------------|---|---|---|-------------------|
| 2016-17 | 272.87 | 84.84 | 360.21 | 717.92 |

Budget for the year 2016-17 and 2017-18

The details of the revised budget proposal for the year 2016-17 and budget proposed for the year 2017-18 are as under:-

(Fig. Rs. in crores)

| Sr. No. | Name of Scheme | Revised Budget provisions for the year 2016-17 | Budget provisions for the year 2017-18 |
|----------------|---|---|---|
| 1. | AUTHORITY'S OWN SCHEMES | | |
| i. | Acquisition of Land For Urban Estates, Grid Road, enhanced compensation for old Sectors. | 360.21 | 271.60 |
| ii. | Construction of Social Houses | 63.44 | 70.46 |
| iii | Development of urban estate at Aerocity, Ecocity, Medicity and maintenance of old sectors, Airport Road, Mullanpur Road, Grid Roads and other infrastructure roads. | 272.87 | 498.64 |
| iv | Works being executed out of EDC/License Fees | 84.84 | 105.22 |

10. PUBLIC RELATIONS

- 1 Drafting and release of Press Notes after approval of the Competent Authority. Maximum coverage/space has been secured in the leading newspapers.**
- 2 Supply of necessary information to the various government departments. The information pertains to Governor/Chief Minister/Finance Minister's Address in Vidhan Sabha, activities, achievements and future plans of GMADA etc.**
- 3 Processing of the advertisement bills pertaining to the advertisements released during the period and issue of release orders, sanction for necessary payment by the DDO concerned, after securing financial approval of the Competent Authority.**
- 4 Designing, printing of coloured brochures, banners, Annual Statement of Accounts/Annual Reports. Besides printing of D.O. pads, Visting Cards, Vouchers/Forms and other printed material used in various branches of GMADA.**

- 5 **Release of 124 advertisements after designing, copy writing, media planning, proof reading and approval of the Competent Authority.**
- 6 **Monitoring of the publication/positioning of the advertisements appeared in the press and necessary follow-up thereafter.**
- 7 **Supply of newspaper/magazines at the offices/residences of GMADA officers. This also involves purchase and supply of books/magazines/Journals.**
- 8 **Provided necessary information for the official website as and when required.**
- 9 **Separate record (other than files) of news items and advertisements is being maintained in the purposely devised registers.**
- 10 **Screening of daily newspapers and submission of news clippings to higher officials for information.**
- 11 **Monitoring and updating of the website of the organisation.**

12. HUMAN RESOURCE DEVELOPMENT

Promotional Role

In GMADA all officers/officials are working on deputation from PUDA and other departments. Their promotion cases are dealt by their parent department. There is no rule of GMADA for promotion of its own.

13. INFORMATION TECHNOLOGY AND COMMUNICATION

GMADA initiated the process of providing quick, efficient service to the citizens and its allottee by adopting and implementing various online schemes which are as follow:-

1. **Online Scheme Management:** It provides a facility to all development authorities to launch schemes online by which public can apply for various schemes online by paying Earnest Money through DEBIT/CREDIT card, NETABANKING & RTGS/NEFT and can check their online application status with the user name and password allocated to applicant.
2. **Grievance Redressal and Management System:** It provides a facility to general public to lodge grievance related to any office matter online on the Grievance Redressal and Management System and can check status of his/her rederssal.
3. **R.T.I System:** Public can check their RTI application status by the online application with the help of ref. id or application no.
4. **Property Management System:** Property Management System is very beneficial for the allottees. Allotte can check his property details by entering his house details.
5. **Single Window System:** People can check his application status by the online application with the help of ref. id or application no.
6. **Paperless GMADA and other Authorities:** In this regard a contract has been given to M/s WIPRO to prepare RFP regarding works done in GMADA & other authorities. After this a software will be prepared to make GMADA & other authorities paper less.

7. **Mobile Application:** It provides a facility to general public to check their property details, single window status, central diary status. Mobile application is under testing phase and live shortly.

A Data Centre has been setup at PUDA Bhawan where in data pertaining to various applications of all development authorities is stored/managed and E-Governance application of authorities is also being running by the data centre.

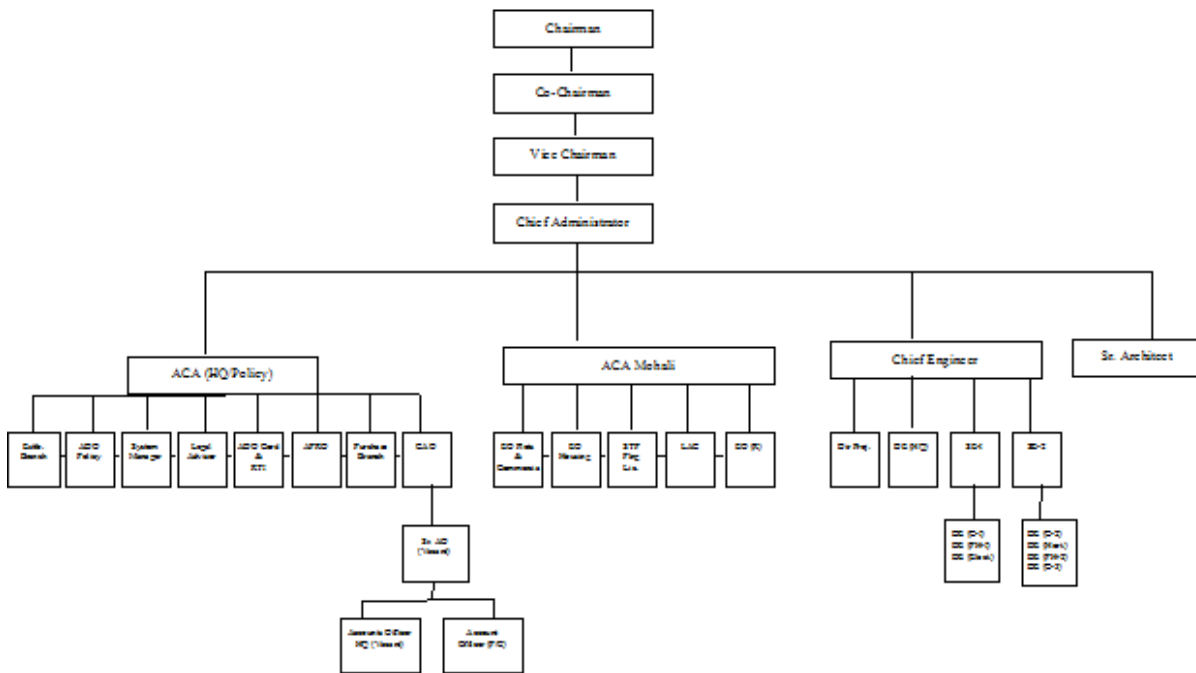
GMADA's official website <http://gmada.gov.in> in pursuit to avail the benefit of information technology in the continuously changing business services GMADA adopting/implementing the E-Governance initiative by various online services. GMADA official website has been redesigned and simplified to cater to the needs of general public. It reflects the latest information about Tenders, Notices, Auctions/Press notes, Licenses to Colonizers, Legal/Policies & Guidelines, Latest Notifications issued by the Punjab Government, RTI Information in respect of Department of Housing and Urban Development, 17 Manuals (under RTI Act) etc.

All the departments/branches have been provided with computers and other equipment for the smooth and efficient working in their departments and to maintain data bank. As on data approx. 186 nos. of computers along with its peripherals are installed at various branches at PUDA Bhawan. To maintain these computers and equipments required manpower has been engaged from PESCO, Chandigarh. These computer professionals have expertise in software/package/ solutions and troubleshooting.

PART- II

APPENDICES

Appendix- I (Para 4) Organisational Structure



Appendix- II

(Para 4)

MEMBERS OF THE AUTHORITY DURING THE YEAR (01.04.2016 to 31.03.2017)

| Sr. No. | Name Sarv Sh./Smt. | Designation | Period of Stay | |
|---------|--|---|--|--|
| | | | From | To |
| 1. | Parkash Singh Badal | Hon'ble Chief Minister Punjab-cum-Chairman GMADA. | 01.04.2016 | 11.03.2017 |
| 2. | Capt. Amrinder Singh | Hon'ble Chief Minister Punjab-cum-Chairman GMADA. | 12.03.2017 | 31.03.2017 |
| 3. | Sukhbir Singh Badal | Hon'ble Deputy Chief Minister-cum-Minister in charge, Housing & Urban Development Deptt. Punjab-cum-Co-Chairman, GMADA. | 01.04.2016 | 11.03.2017 |
| 4. | Sarvesh Kaushal, IAS | Chief Secretary, Govt. of Punjab | 01.04.2016 | 31.03.2017 |
| 5. | S.K. Sandhu, IAS | Principal Secretary/CM, Punjab | 01.04.2016 | 31.03.2017 |
| 6. | D.P. Reddy, IAS | Principal Secretary, Department of Finance, Government of Punjab | 01.04.2016 | 05.12.2016 |
| 7. | Satish Chandra, IAS | Principal Secretary, Department of Finance Government Punjab, Chandigarh. | 06.12.2016 | 31.03.2017 |
| 8. | Viswajeet Khanna, IAS | Principal Secretary, Department of Housing & Urban Development Deptt. Punjab-cum-Vice Chairman, PUDA | 01.04.2016 | 31.03.2017 |
| 9. | Vikas Pratap Singh IAS | Secretary, Department of Local Govt., Punjab. | 01.04.2016 | 06.06.2016 |
| 10. | A.K Sinha, IAS Amit Dhaka, IAS Varun Roojam, IAS | Chief Administrator, GMADA Chief Administrator, GMADA Chief Administrator, GMADA | 01.04.2016 06.06.2016 09.11.2016 | 02.06.2016 09.11.2016 31.03.2017 |
| 11. | Hernaik Singh Dhillion | Chief Town Planner Town & Country Planning Department, Government of Punjab, Chandigarh. | 01.04.2016 | 31.03.2017 |

Appendix- III

(Para 6.3)

List of scheduled roads in the State of Punjab is as under:-

| Sr. No. | Name of Scheduled Road |
|---------|--|
| 1. | GRAND TRUNK ROAD (FROM HARYANA BOUNDARY TO AMRITSAR AND ON THE BORDER WITH PAKISTAN) |
| 2. | JALANDHAR – TANDA – DASUYA – MUKERIAN – PATHANKOT ROAD UP TO BORDER WITH JAMMU AND KASHMIR STATE. |
| 3. | AMBALA – KALKA ROAD (PORTION FALLING IN THE TERRIORY OF THE STATE OF PUNJAB). |
| 4. | AMRITSAR – PATHANKOT ROAD. |
| 5. | CHANDIGARH – ROPAR – NANGAL – UNA – HOSHIARPUR – TANDA – AMRITSAR ROAD. |
| 6. | AMRITSAR – SARHALI – HARIKE – MAKHU – FEROZEPUR – FAZILKA ROAD. |
| 7. | ROPAR BALACHOUR – GARHSHANKAR – HOSHIARPUR – DASUYA ROAD. |
| 8. | MALOUT – FAZILKA ROAD. |
| 9. | CHANDIGARH – SAMRALA – LUDHIANA ROAD. |
| 10. | GURDASPUR – AMRITSAR – MAKHU – FEROZEPUR – FAZILKA ROAD. |
| 11. | JALANDHAR – MAKHU ROAD. |
| 12. | LUDHIANA – FEROZEPUR ROAD. |
| 13. | AMBALA – PATIALA – SANGRUR – BARNALA – BATHINDA ROAD. |
| 14. | BATHINDA – KOTKAPURA – FEROZEPUR ROAD. |
| 15. | GURDASPUR – AJNALA – CHUGAWAN – RAJATAL – CHABAL – KHEMKARAN ROAD. |
| 16. | HARIKE – KHALRA ROAD. |
| 17. | AJNALA – AMRITSAR ROAD. |
| 18. | PATIALA – PATRAN – NARWANA ROAD. |
| 19. | MOGA – KOTKAPURA ROAD. |
| 20. | CHANDIGARH - RAJPURA ROAD (COMMENCING FROM THE POINT WHERE THE PUNJAB BOUNDARY STARTS) |
| 21. | CHANDIGARH – AMBALA ROAD (COMMENCING FROM THE POINT WHERE THE PUNJAB BOUNDARY STARTS AND TOUCHES THE AMBALA – KALKA ROAD NEAR DERABASSI) |
| 22. | BHAWANIGARH – SUNAM – BHIKHI – KOTSHAMIR – BATHINDA ROAD. |
| 23. | BATHINDA – DABWALI ROAD UP TO PUNJAB BOUNDARY. |
| 24. | MORINDA – BELA ROAD. |
| 25. | JALANDHAR – HOSHIARPUR ROAD. |
| 26. | JALANDHAR – NAKODAR ROAD. |

| | |
|-----|---|
| 27. | MORINDA – KURALI ROAD. |
| 28. | MORINDA (FROM KM. 0.00 TO 6.783 WITH OFF TAKE AT KM. 61.816 AND MEETING AFTER CROSSING THE SIRHIND MORINDA RAILWAY LINE AT Km 67.800 OF LUDHIANA – CHANDIGARH ROAD i.e. NATIONAL HIGHWAY NO. 95 |
| 29. | KIRATPUR SAHIB – GARHA MORAH ROAD (PART OF N.H. 21). |
| 30. | KHARAR – BANUR – TEPLA ROAD UPTO HARYANA BORDER. |
| 31. | S.A.S. NAGAR – CHUNNI – SIRHIND GURUDWARA JYOTI SARUP – MADHOPUR CHOWK – PATIALA ROAD. |
| 32. | PATIALA – NABHA – MALERKOTLA – JAGRAON – NAKODAR ROAD. |
| 33. | GOBINDGARH – NABHA – BHAWANIGARH ROAD. |
| 34. | LUDHIANA – MALERKOTLA – SANGRUR – PATRAN – MUNAK ROAD UPTO HARYANA BORDER. |
| 35. | KHANNA – SAMRALA – MACHHIWARA – RAHON – NAWANSHEHAR ROAD. |
| 36. | PHAGWARA – BANGA – NAWANSHAHAR – BALACHAUR ROAD. |
| 37. | PHAGWARA (FROM KM. 79.85 TO Km. 89.385) i.e. TAKING OFF FROM PHAGWARA – BANGA ROAD TO NATIONAL HIGHWAY NO. 1. |
| 38. | HOSHIARPUR – PHAGWARA ROAD. |
| 39. | HOSHIARPUR ROAD UPTO HIMACHAL BORDER (N.H. 70). |
| 40. | NAKODAR – KAPURTHALA – BHULATH – TANDA ROAD. |
| 41. | RAYYA – BATALA – DERA BABA NANAK ROAD. |
| 42. | BATALA – SRI HARGOBINDGPUR ROAD. |
| 43. | GURDASPUR – KAHNOWAN – SRI – HARGOBINDPUR ROAD. |
| 44. | GURDASPUR – TIBBRI CANTT – PURANA SHALLA – NAUSHERA PATTAN – MUKERIAN ROAD. |
| 45. | NAKODAR – MOGA – BARNALA (PART OF N.H. 71) ROAD. |
| 46. | MAKHU – ZIRA – FARIDKOT ROAD (PART OF N.H. 15) ROAD. |
| 47. | MUKATSAR – KOTKAPURA ROAD. |
| 48. | FREOZEPUR – MUKATSAR – MALOUT – DABWALI ROAD UPTO HARYANA BORDER. |
| 49. | FAZILKA – ABOHAR ROAD. |
| 50. | KURALI – MAJRA – MULLANPUR – CHANDIGARH ROAD UPTO CHANDIGARH BORDER. |
| 51. | DERA BASSI – BHAGWANPUR – BARWALA ROAD UPTO HARYANA BORDER. |
| 52. | BHANKHAR PUR – MUBARAKPUR – RAMGARH ROAD UPTO HARYANA BORDER. |
| 53. | ROAD FROM SIRHING PATIALA ROAD PASSING THROUGH D.C.W. COMPLEX AND CONNECTING RAJPURA – PATIALA ROAD (WITH OFF TAKE AT Km. 4.149 AND MEETING WITH RAJPURA – PATIALA ROAD AT Km. 4.384) |

NOTE:

1. Scheduled roads from Sr. No. 1 to 24 have been shown as per the schedule of The Punjab Regional & Town Planning and Development Act, 1995.
2. Scheduled roads Jalandhar – Hoshiarpur and Jalandhar – Nakodar are added at Sr. No. 35 & 26 as per Punjab Govt. Notification No. 18/13/2000-1HG2/2045 dated 3.4.2002.

3. Scheduled road at Sr. No. 13 has been extended to Ambala – Patiala – Sangrur – Barnala – Bathinda – Malout – Abohar vide Punjab Govt. Notification No. 8/2/201-4HG-1/7778 dated 31.10.2002.
4. Scheduled roads Number 27 to 54 have been shown in the plan as per Punjab Govt. Notification No. 8/2/2001-4HG-1/14430 dated 23.12.2004.
5. **Scheduled road at Sr. No. 31 has been written as "S.A.S. Nagar – Chunni – Sirhind Gurdwara Jyoti Sarup – Madhopur Chowk – Patiala Road" as per Punjab Govt. Notification No. 8/2/2001-4HG-1/103800 dated 8.11.05.**

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਟੀ

ਸੇਵਾ ਵਿਖੇ

1. ਮਿਲਖ ਅਫਸਰ(ਪਲਾਟਸ/ਹਾਉਸਿੰਗ), ਗਮਾਡਾ, ਐਸ ਏ ਐਸ ਨਗਰ।
2. ਮੁੱਖ ਇੰਜੀਨੀਅਰ, ਗਮਾਡਾ, ਐਸ ਏ ਐਸ ਨਗਰ।
3. ਮੰਡਲ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਗਮਾਡਾ, ਐਸ ਏ ਐਸ ਨਗਰ।
4. ਮੰਡਲ ਨਗਰ ਯੋਜਨਾਕਾਰ (ਰੈਗੂਲੇਟਰੀ), ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ. ਨਗਰ।
5. ਮੁੱਖ ਲੇਖਾ ਅਫਸਰ, ਗਮਾਡਾ, ਐਸ ਏ ਐਸ ਨਗਰ।

ਨੰ:ਗਮਾਡਾ-ਪਾਲਿਸੀ/ਏ-1/2015/667-672

ਮਿਤੀ: 05-01-2016

ਵਿਸਾ: ਪੈਟਰੋਲ, ਡੀਜਲ ਅਤੇ ਐਲ.ਪੀ.ਜੀ./ ਸੀ.ਐਨ.ਜੀ. ਦੀਆਂ ਸਾਈਟਾਂ ਅਲਾਟ ਕਰਨ ਸਬੰਧੀ ਪਾਲਿਸੀ ਵਿੱਚ ਸੋਧ ਕਰਨ ਬਾਰੇ।

ਇਸ ਦਫਤਰ ਦੇ ਪੱਤਰ ਨੰ:15263-64 ਮਿਤੀ 21-06-2013 ਅਤੇ ਪੱਤਰ ਨੰ:16090 ਮਿਤੀ 05-07-2013 ਨਾਲ ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਟੀ ਦੇ ਅਧਿਕਾਰ ਖੇਤਰ ਵਿੱਚ ਆਉਂਦੇ ਵੱਖ ਵੱਖ ਸੈਕਟਰਾਂ/ਏਰੀਏ ਵਿੱਚ ਪੈਟਰੋਲ, ਡੀਜਲ ਅਤੇ ਐਲ.ਪੀ.ਜੀ. ਦੀਆਂ ਸਾਈਟਾਂ ਅਲਾਟ ਕਰਨ ਸਬੰਧੀ ਪਾਲਿਸੀ ਨਿਰਧਾਰਤ ਕੀਤੀ ਗਈ ਸੀ। ਹੁਣ ਅਥਾਰਟੀ ਦੀ ਮਿਤੀ 09-12-2015 ਨੂੰ ਹੋਈ 19ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਮੱਦ ਨੰ: 19.06 ਰਾਹੀਂ ਸਰਕਾਰੀ ਤੇਲ ਕੰਪਨੀਆਂ ਦੇ ਨਾਲ ਸਰਕਾਰੀ ਵਿਭਾਗ/ਰਾਜ ਸਰਕਾਰ ਦੇ ਅਦਾਰੇ ਅਤੇ ਪ੍ਰਾਈਵੇਟ ਸੰਸਥਾਵਾਂ ਜਿਹਨਾਂ ਕੋਲ ਭਾਰਤ ਸਰਕਾਰ ਵੱਲੋਂ ਪੈਟਰੋਲ, ਡੀਜਲ ਅਤੇ ਐਲ.ਪੀ.ਜੀ./ਸੀ.ਐਨ.ਜੀ. ਵੇਚਣ ਲਈ ਲਾਇਸੈਂਸ ਹੈ, ਨੂੰ ਵੀ ਪੈਟਰੋਲ, ਡੀਜਲ ਅਤੇ ਐਲ.ਪੀ.ਜੀ./ ਸੀ.ਐਨ.ਜੀ. ਦੀਆਂ ਸਾਈਟਾਂ ਅਲਾਟ ਕਰਨ ਲਈ ਯੋਗ ਕਰਨ ਦਾ ਫੈਸਲਾ ਲਿਆ ਗਿਆ ਹੈ। ਬਾਕੀ ਦੀਆਂ ਸਰਤਾਂ ਪਹਿਲਾਂ ਵਾਲੀਆਂ ਹੀ ਰਹਿਣਗੀਆਂ।

ਆਪ ਜੀ ਨੂੰ ਬੇਨਤੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਅਥਾਰਟੀ ਦੇ ਉੱਕਤ ਫੈਸਲੇ ਦੀ ਰੋਸ਼ਨੀ ਵਿੱਚ ਅਗਲੇਰੀ ਕਾਵਰਾਈ ਕਰਨੀ ਯਕੀਨੀ ਬਣਾਈ ਜਾਵੇ ਜੀ।

-ਸਹੀ-

ਪ੍ਰਬੰਧਕ ਅਫਸਰ (ਪਾਲਿਸੀ)

ਵਾ: ਮੁੱਖ ਪ੍ਰਸਾਸਕ

Appendix

Para 7.2 (B-2)

ਗਰੇਟਰ ਮੁਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਟੀ

ਪੁੱਤਾ ਭਵਨ, ਸੈਕਟਰ-62, ਐਸ.ਏ.ਐਸ. ਨਗਰ।

(ਪਾਲਿਸੀ ਸਾਖਾ)

ਦਫਤਰੀ ਹੁਕਮ

ਪੰਜਾਬ ਸਰਕਾਰ, ਸਥਾਨਕ ਸਰਕਾਰ ਵਿਭਾਗ ਵੱਲੋਂ ਆਉਟਰੋਰ ਅਡਵਰਟਾਈਜ਼ਮੈਂਟ ਬਾਇ ਲਾਅਜ਼-2014 ਸਬੰਧੀ ਜਾਰੀ ਕੀਤੀ ਗਈ ਨੋਟੀਫਿਕੇਸ਼ਨ/ਪਾਲਿਸੀ ਨੰ: DIR.T.-2014/1578 ਮਿਤੀ 28-08-2014 ਅਤੇ ਇਸ ਸਬੰਧੀ ਲਾਗੂ ਹੋਣ ਵਾਲੇ ਰੋਟਾ ਬਾਰੇ ਨੋਟੀਫਿਕੇਸ਼ਨ ਨੰ: 14/25/2005/LGI/6799 ਮਿਤੀ 17-05-2005 ਰਾਹੀਂ ਜਾਰੀ ਕੀਤੀ ਗਈ ਹੈ, ਨੂੰ ਗਰੇਟਰ ਮੁਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਟੀ (ਗਮਾਡਾ) ਦੇ ਅਧਿਕਾਰ ਖੇਤਰ ਵਿੱਚ ਆਉਂਦੇ ਰਕਬੇ ਵਿੱਚ ਹੋਣ substitutes ਨਾਲ ਲਾਗੂ ਕਰਨ ਦਾ ਫੈਸਲਾ ਲਿਆ ਗਿਆ ਹੈ:-

1. ਉੱਕਤ ਨੋਟੀਫਿਕੇਸ਼ਨਾਂ ਵਿੱਚ ਜਿਥੇ ਵੀ ਕਮਿਸ਼ਨਰ ਸਬਦ ਦਰਸਾਇਆ ਗਿਆ ਹੈ, ਦੀ ਥਾਂ ਤੇ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ ਪੜਿਆ ਜਾਵੇ।
2. ਅਡਵਰਟਾਈਜ਼ਮੈਂਟ ਰੈਗੂਲੇਸ਼ਨ ਕਮੇਟੀ ਦੀ ਬਣਤਰ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਕੀਤੀ ਜਾਂਦੀ ਹੈ :-
 1. ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ ਚੇਅਰਮੈਨ
 2. ਮੁੱਖ ਇੰਜੀਨੀਅਰ ਜਾਂ ਉਨ੍ਹਾਂ ਦਾ ਨੁਮਾਇੰਦਾ ਮੈਂਬਰ
 3. ਮਿਲਖ ਅਫਸਰ(ਪਲਾਟਸ/ਹਾਉਸਿੰਗ), ਗਮਾਡਾ ਮੈਂਬਰ
(ਆਪਣੇ ਆਪਣੇ ਏਗੇਂਟ ਲਈ)
 4. ਐਸ. ਟੀ. ਪੀ/ਡੀ.ਟੀ.ਪੀ/ਏ.ਟੀ.ਪੀ. , ਗਮਾਡਾ ਮੈਂਬਰ
 5. ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਐਸ ਏ ਐਸ ਨਗਰ ਮੈਂਬਰ
 6. ਐਸ. ਪੀ. ਟਰੇਫਿਕ, ਐਸ. ਏ ਐਸ ਨਗਰ ਮੈਂਬਰ
 7. NHAI/ PWD (B & R) ਦੇ ਨੁਮਾਇੰਦੇ ਮੈਂਬਰ
(ਜਿਥੇ NHAI / PWD ਦੀਆਂ ਸੜਕਾਂ ਹੋਣ)
 8. ਟਰੇਫਿਕ ਅਡਵਾਈਜ਼ਰ, ਪੰਜਾਬ। As special invitee
3. ਉੱਕਤ ਨੋਟੀਫਿਕੇਸ਼ਨਾਂ ਵਿੱਚ ਜਿਥੇ ਕਿਤੇ ਵੀ ਨਗਰ ਨਿਗਮ/ ਨਗਰ ਅਥਾਰਟੀ ਦਾ ਰੈਫਰੇਂਸ ਹੈ, ਉਸ ਨੂੰ " ਗਮਾਡਾ/ਗਮਾਡਾ ਅਥਾਰਟੀ " ਪੜਿਆ ਜਾਵੇ।
4. ਉੱਕਤ ਨੋਟੀਫਿਕੇਸ਼ਨ ਲੜੀ ਨੰ: 17.1 ਵਿੱਚ ਪ੍ਰਬੰਧਕੀ ਸਕੱਤਰ, ਸਥਾਨਕ ਸਰਕਾਰ ਦੀ ਥਾਂ ਤੇ " ਪ੍ਰਬੰਧਕੀ ਸਕੱਤਰ, ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ " ਪੜਿਆ ਜਾਵੇ।

ਇਹ ਹੁਕਮ ਮਾਨਯੋਗ ਵਧੀਕ ਮੁੱਖ ਸਕੱਤਰ, ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ ਜੀ ਦੀ ਪ੍ਰਵਾਨਗੀ ਨਾਲ ਜਾਰੀ ਕੀਤੇ ਜਾਂਦੇ ਹਨ।

ਮਿਤੀ:11-01-2017

ਵਰੁਣ ਕੁਜੁਮ, ਆਈ ਏ ਐਸ

ਐਸ ਏ ਐਸ ਨਗਰ

ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ

ਪਿੱਠ ਔਕਣ ਨੰ: ਗਮਾਡਾ/ਪਾਲਿਸੀ/2017/2855-68

ਮਿਤੀ 23-01-2017

ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ ਸਮੇਤ ਉੱਕਤ ਨੋਟੀਫਿਕੇਸ਼ਨਾਂ ਦੀਆਂ ਕਾਪੀਆਂ ਦੇ ਹੇਠ ਲਿਖਿਆਂ ਨੂੰ ਸੂਚਨਾਂ ਅਤੇ ਅਗਲੇਰੀ ਕਾਰਵਾਈ ਲਈ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ:-

1. ਮੁੱਖ ਇੰਜੀਨੀਅਰ, ਗਮਾਡਾ, ਐਸ ਏ ਐਸ ਨਗਰ।
2. ਮੁੱਖ ਲੇਖਾ ਅਫਸਰ, ਗਮਾਡਾ, ਐਸ ਏ ਐਸ ਨਗਰ।
3. ਮਿਲਖ ਅਫਸਰ(ਪਲਾਟਸ/ਹਾਉਸਿੰਗ/ਰੈਗੂਲੇਟਰੀ), ਗਮਾਡਾ, ਐਸ ਏ ਐਸ ਨਗਰ।
4. ਸੀਨੀਅਰ ਆਰਕੀਟੈਕਟ, ਗਮਾਡਾ, ਐਸ ਏ ਐਸ ਨਗਰ।
5. ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਗਮਾਡਾ, ਐਸ ਏ ਐਸ ਨਗਰ।
6. ਸਹਾਇਕ ਲੋਕ ਸੰਪਰਕ ਅਫਸਰ, ਗਮਾਡਾ, ਐਸ ਏ ਐਸ ਨਗਰ।
7. ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਐਸ ਏ ਐਸ ਨਗਰ।
8. ਟਰੇਫਿਕ ਅਡਵਾਈਜ਼ਰ, ਪੰਜਾਬ, Room No. 4, Second Floor, Punjab Police Complex, Sarovar Path, Phase VII, Sector 61, SAS Nagar.
9. ਐਸ. ਪੀ. ਟਰੇਫਿਕ, ਐਸ. ਏ ਐਸ ਨਗਰ।
10. ਮੁੱਖ ਇੰਜੀਨੀਅਰ, PWD (B & R), HO: Nirman Bhawan, DAC, Nabha road, Patiala.
11. National Highways Authority of India, C/o Regional Officer, Chandigarh Bays No. 35-38, 1st Floor, Sector-4, Panchkula-134112.
12. ਸਹਾਇਕ ਸਿਸਟਮ ਮੈਨੇਜਰ, ਗਮਾਡਾ ਨੂੰ ਦਫਤਰੀ ਹੁਕਮ ਸਮੇਤ ਨੋਟੀਫਿਕੇਸ਼ਨਾਂ ਦੀ ਕਾਪੀ ਗਮਾਡਾ ਦੀ ਵੈਬਸਾਈਟ ਤੇ ਅਪਲੋਡ ਕਰਨ ਹਿੱਤ।

- ਸਹੀ -

ਨਬੀ/ਉਪਰੋਕਤ ਅਨੁਸਾਰ।

ਪ੍ਰਬੰਧਕ ਅਫਸਰ (ਪਾਲਿਸੀ)

ਵਾ: ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ

ਅਜੰਡਾ ਆਈਟਮ ਨੰ.24.05

(ਮਿਲਖ ਅਫਸਰ (ਹਾਉਸਿੰਗ))

ਵਿਸ਼ਾ: - ਪੂਰਬ ਪ੍ਰੀਮੀਅਮ ਅਪਾਰਟਮੈਂਟਸ, ਸੈਕਟਰ 88, ਐਸ.ਏ.ਐਸ ਨਗਰ ਵਿਚ ਬਚਦੇ ਫਲੈਟਾਂ ਨੂੰ ਵੇਚਣ ਲਈ ਸਕੀਮ ਲਾਂਚ ਕਰਨ ਸਬੰਧੀ।

1. ਪੂਰਬ ਪ੍ਰੀਮੀਅਮ ਅਪਾਰਟਮੈਂਟਸ, ਸੈਕਟਰ 88, ਐਸ.ਏ.ਐਸ ਨਗਰ ਵਿਖੇ ਟਾਈਪ-1, 2 ਅਤੇ 3 ਦੇ 4500 ਫਲੈਟਾਂ ਨੂੰ ਦਸੰਬਰ 2011 ਵਿਚ ਸਕੀਮ ਉਲੀਕੀ ਗਈ ਸੀ। ਇਸ ਸਕੀਮ ਤਹਿਤ ਅਪਲਾਈ ਕਰਨ ਦੀ ਆਖਰੀ ਮਿਤੀ 21-01-2012 ਸੀ। ਇਸ ਸਕੀਮ ਨੂੰ ਸ਼ੁਰੂ ਵਿਚ ਕਾਫੀ ਅੱਛਾ ਹੁੰਗਾਰਾ ਮਿਲਿਆ ਸੀ ਅਤੇ ਵੱਖ-ਵੱਖ ਕੈਟਾਗਰੀਆਂ ਦੀਆਂ ਕੁੱਲ 11987 ਅਰਜੀਆਂ ਪ੍ਰਾਪਤ ਹੋਈਆਂ ਸਨ।

2. ਸਕੀਮ ਦੀਆਂ ਸ਼ਰਤਾਂ ਕਾਰਨ ਕਾਫੀ ਅਲਾਟੀਆਂ ਵੱਲੋਂ ਰਿਫੰਡ ਲੈ ਲਿਆ ਗਿਆ ਸੀ। ਲੱਗਭਗ 1400 ਬਿਨੈਕਾਰਾਂ ਨੂੰ ਮਈ 2012 ਵਿਚ ਐਲ.ਓ.ਆਈ ਜਾਰੀ ਕੀਤੇ ਗਏ ਸਨ। ਇਸ ਲਈ ਗਮਾਡਾ ਦੇ ਇੰਜੀਨੀਰਿੰਗ ਵਿਭਾਗ ਵੱਲੋਂ ਇਸ ਸਕੀਮ ਤਹਿਤ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ 1620 ਫਲੈਟ ਹੀ ਉਸਾਰੇ ਗਏ :-

| | |
|--------|------|
| ਟਾਈਪ-1 | 300 |
| ਟਾਈਪ-2 | 600 |
| ਟਾਈਪ-3 | 720 |
| ਕੁੱਲ | 1620 |

3. ਗਮਾਡਾ ਵੱਲੋਂ ਸਕੀਮ ਤਹਿਤ ਫਲੈਟਾਂ ਦੀ ਉਸਾਰੀ ਬਹੁਤ ਤੇਜ਼ੀ ਨਾਲ ਕਰਵਾਈ ਗਈ ਹੈ ਲੇਕਿਨ ਇਸ ਦੇ ਬਾਵਜੂਦ ਵੀ ਕਈ ਬਿਨੈਕਾਰਾਂ ਵੱਲੋਂ ਰਿਫੰਡ ਲੈ ਲਿਆ ਗਿਆ ਹੈ। ਜਿਸ ਕਰਕੇ ਉਸ ਸਮੇਂ ਬਾਕੀ ਬਚਦੇ 160 ਫਲੈਟਾਂ ਨੂੰ ਵੇਚਣ ਲਈ ਸਾਲ 2014 ਵਿਚ ਸਕੀਮ-2 ਲਾਂਚ ਕੀਤੀ ਗਈ। ਜਿਸ ਵਿਚ ਟਾਈਪ-1 ਦੇ 50, ਟਾਈਪ-2 ਦੇ 50 ਅਤੇ ਟਾਈਪ-3 ਦੇ 60 ਕੁੱਲ 160 ਫਲੈਟ ਰੱਖੇ ਗਏ ਸਨ। ਇਨ੍ਹਾਂ ਫਲੈਟਾਂ ਵਿਰੁੱਧ 112 ਅਰਜੀਆਂ ਪ੍ਰਾਪਤ ਸਨ ਅਤੇ 112 ਅਲਾਟੀਆਂ ਨੂੰ ਐਲ.ਓ.ਆਈ ਜਾਰੀ ਕਰ ਦਿੱਤੇ ਗਏ ਸਨ। ਜਿਨ੍ਹਾਂ ਵਿਚੋਂ 87 ਬਿਨੈਕਾਰਾਂ ਵੱਲੋਂ ਰਿਫੰਡ ਲੈ ਲਿਆ ਗਿਆ।

4. ਸਾਲ 2015 ਵਿਚ ਸਕੀਮ-3 ਪਹਿਲਾ ਆਓ ਅਤੇ ਪਹਿਲਾਂ ਪਾਓ ਦੇ ਆਧਾਰ ਤੇ ਸਕੀਮ ਲਾਂਚ ਕੀਤੀ ਗਈ ਸੀ। ਇਸ ਸਕੀਮ ਨੂੰ ਕੋਈ ਖਾਸ ਹੁੰਗਾਰਾ ਨਹੀਂ ਮਿਲਿਆ ਅਤੇ ਸਿਰਫ ਪੰਜ ਅਰਜੀਆਂ ਹੀ ਪ੍ਰਾਪਤ ਹੋਈਆਂ ਸਨ।

5. ਸਕੀਮ 1, 2 ਅਤੇ 3 ਦੇ ਨਿਰਧਾਰਤ ਕੀਤੇ ਰੇਟ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਹਨ:-

| | ਸਕੀਮ-1 | ਸਕੀਮ-2 | ਸਕੀਮ-3 |
|--------|-----------|-----------|-----------|
| ਟਾਈਪ | ਕੀਮਤ | ਕੀਮਤ | ਕੀਮਤ |
| ਟਾਈਪ-1 | 37.00 ਲੱਖ | 46.50 ਲੱਖ | 52.60 ਲੱਖ |
| ਟਾਈਪ-2 | 55.00 ਲੱਖ | 69.00 ਲੱਖ | 78.05 ਲੱਖ |
| ਟਾਈਪ-3 | 69.00 ਲੱਖ | 87.00 ਲੱਖ | 98.41 ਲੱਖ |

6. ਗਮਾਡਾ ਦੇ ਇੰਜੀਨੀਰਿੰਗ ਵਿਭਾਗ ਵੱਲੋਂ ਪੂਰਬ ਪ੍ਰੀਮੀਅਮ ਅਪਾਰਟਮੈਂਟ ਵਿਚ ਉਸਾਰੇ ਜਾ ਰਹੇ 162● ਫਲੈਟਾਂ ਵਿਚੋਂ 114● ਫਲੈਟ ਮਿਲਖ ਦਫਤਰ ਨੂੰ ਹੈਡ ਓਵਰ ਕੀਤੇ ਗਏ ਹਨ, ਜਿਸ ਵਿਚ ਲਗਭੱਗ 88● ਫਲੈਟਾਂ ਦੇ ਅਲਾਟਮੈਂਟ ਲੈਟਰ ਜਾਰੀ ਕੀਤੇ ਜਾ ਚੁੱਕੇ ਹਨ ਅਤੇ ਪੁਜੈਸਨ ਦਿੱਤੇ ਜਾ ਚੁੱਕੇ ਹਨ। ਕੁਝ ਕੇਸ ਹਲੇ ਲਿਟੀਗੇਸ਼ਨ ਵਿਚ ਵੀ ਚੱਲ ਰਹੇ ਹਨ।

7. ਇਸ ਲਈ ਪੂਰਬ ਪ੍ਰੀਮੀਅਮ ਅਪਾਰਟਮੈਂਟਸ, ਸੈਕਟਰ 88, ਐਸ.ਏ.ਐਸ ਨਗਰ ਵਿਖੇ 21● ਫਲੈਟ ਜੋ ਕਿ ready to possession ਹਨ, ਦੀ ਸਕੀਮ ਲਾਂਚ ਕਰਨ ਦੀ ਤਜਵੀਜ਼ ਹੈ। ਟਾਈਪ 1, 2 ਅਤੇ 3 ਦੇ ਫਲੈਟਾਂ ਦੀ ਡਿਟੇਲ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਹੈ :-

| | |
|--------|-----|
| ਟਾਈਪ-1 | 3● |
| ਟਾਈਪ-2 | 6● |
| ਟਾਈਪ-3 | 12● |
| ਕੁੱਲ | 21● |

8. ਮਿਤੀ 28-09-2016 ਨੂੰ ਉਸ ਸਮੇਂ ਦੇ ਮੁੱਖ ਪ੍ਰਸਾਸਕ, ਗਮਾਡਾ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਪੂਰਬ ਪ੍ਰੀਮੀਅਮ ਅਪਾਰਟਮੈਂਟਸ ਸਬੰਧੀ ਇੱਕ ਮੀਟਿੰਗ ਕੀਤੀ ਗਈ ਸੀ। ਮੀਟਿੰਗ ਵਿਚ ਬਾਕੀ ਬਚਦੇ ਫਲੈਟਾਂ ਨੂੰ ਵੇਚਣ ਬਾਰੇ ਵਿਚਾਰ ਵਟਾਂਦਰਾ ਕੀਤਾ ਗਿਆ। ਉਸ ਸਮੇਂ ਰੀਅਲ ਅਸਟੇਟ ਵਿਚ ਮੰਦੀ ਬਾਰੇ ਅਤੇ ਸਕੀਮ-3 ਵਿਚ ਇਨ੍ਹਾਂ ਫਲੈਟਾਂ ਦੀ ਕੀਮਤ ਜ਼ਿਆਦਾ ਹੋਣ ਕਾਰਨ ਇਸ ਸਕੀਮ ਨੂੰ ਰਿਸਪੌਂਸ ਨਾ ਮਿਲਣ ਬਾਰੇ ਉਸ ਸਮੇਂ ਦੇ ਮੁੱਖ ਪ੍ਰਸਾਸਕ, ਗਮਾਡਾ ਜੀ ਨੂੰ ਜਾਣੂ ਕਰਵਾਇਆ ਗਿਆ ਸੀ। ਇਨ੍ਹਾਂ ਅਣਵਿਕੇ ਫਲੈਟਾਂ ਕਾਰਨ ਜਿਥੇ ਗਮਾਡਾ ਦੀ Liquidity lock ਹੈ ਉੱਥੇ ਹੀ ਪ੍ਰਤੀ ਮਹੀਨਾ ਕਾਫੀ ਵਿਆਜ ਦਾ ਨੁਕਸਾਨ ਵੀ ਹੋ ਰਿਹਾ ਹੈ। ਇਸ ਲਈ ਇਨ੍ਹਾਂ ਬਚਦੇ ਫਲੈਟਾਂ ਦੇ ਰੇਟਾਂ ਨੂੰ rationalize ਕਰਨ ਬਾਰੇ ਵਿਚਾਰ ਕੀਤਾ ਗਿਆ। ਇਸ ਅਨੁਸਾਰ ਸਾਲ 2016-17 ਵਿਚ ਸੰਸਥਾਵਾ ਲਈ, ਵਿੱਤੀ ਸੰਸਥਾਵਾ ਲਈ ਅਤੇ ਕੰਪਨੀਆ ਲਈ ਸਕੀਮ-2 ਦੇ ਰੇਟਾਂ ਦੇ ਨਾਲ ਸਕੀਮ ਲਾਂਚ ਕੀਤੀ ਗਈ।

9. ਗਮਾਡਾ ਦੀ ਪਾਲਿਸੀ ਅਨੁਸਾਰ ਇਹ ਸਕੀਮ ਲਾਂਚ ਕਰਨ ਸਮੇਂ ਪ੍ਰੋਫਾਰਮੇ ਦੇ ਨਾਲ 10% ਬਿਆਨਾ ਰਕਮ ਪ੍ਰਾਪਤ ਕੀਤੀ ਜਾਂਦੀ ਹੈ, 20% ਦੀ ਹੋਰ ਰਕਮ ਐਲ.ਓ.ਆਈ ਜਾਰੀ ਹੋਣ ਦੀ ਮਿਤੀ ਤੋਂ 30 ਦਿਨਾਂ ਦੇ ਅੰਦਰ-ਅੰਦਰ ਅਤੇ 65% ਰਕਮ 6 ਛਿਮਾਹੀ ਕਿਸਤਾਂ ਵਿਚ 12% ਵਿਆਜ ਦੀ ਦਰ ਨਾਲ ਪ੍ਰਾਪਤ ਕੀਤੀਆਂ ਜਾਂਦੀਆਂ ਹਨ, ਜੇਕਰ ਅਲਾਟੀ ਐਲ.ਓ.ਆਈ. ਜਾਰੀ ਹੋਣ ਦੇ 60 ਦਿਨਾਂ ਦੇ ਅੰਦਰ-ਅੰਦਰ ਪੂਰੀ ਰਕਮ ਜਮ੍ਹਾਂ ਕਰਵਾ ਦਿੰਦਾ ਹੈ ਤਾਂ ਉਸ ਨੂੰ ਪਲੈਨ-ਏ ਦੇ ਅਧੀਨ ਬਚਦੀ ਰਕਮ ਤੇ 5% ਦੀ ਰਿਬੇਟ ਦਿੱਤੀ ਜਾਂਦੀ ਹੈ। 5% ਦੀ ਰਕਮ ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਜਾਰੀ ਹੋਣ ਉਪਰੰਤ ਪ੍ਰਾਪਤ ਕੀਤੀ ਜਾਂਦੀ ਹੈ।

10. ਇੱਥੇ ਇਹ ਵੀ ਵਰਨਣ ਯੋਗ ਹੈ ਕਿ ਅਥਾਰਿਟੀ ਵੱਲੋਂ ਨਵੇਂ ਪ੍ਰੋਜੈਕਟਾਂ ਦਾ ਵਿਕਾਸ ਬੈਂਕਾ ਤੋਂ ਕਰਜਾ ਲੈ ਕੇ ਕੀਤਾ ਜਾ ਰਿਹਾ ਹੈ। ਇਸ ਲਈ ਅਥਾਰਿਟੀ ਵੱਲੋਂ ਪੂਰਬ ਪ੍ਰੀਮੀਅਮ ਅਪਾਰਟਮੈਂਟਸ ਤਹਿਤ ਉਸਾਰੇ ਗਏ ਮਕਾਨਾਂ ਨੂੰ ਛੇਤੀ ਤੋਂ ਛੇਤੀ ਵੇਚ ਕੇ ਗਮਾਡਾ ਦੀ liquidity ਵਿਚ ਵਾਧਾ ਕਰਨਾ ਜ਼ਰੂਰੀ ਹੈ ਤਾਂ ਜੋ ਕਿ ਵਿਆਜ ਦਾ ਬੋਝ ਘਟਾਇਆ ਜਾ ਸਕੇ।

11. ਮੌਜੂਦਾ ਪਾਲਿਸੀ ਅਨੁਸਾਰ ਅਣਵਿਕੇ ਮਕਾਨਾਂ ਦੀ ਸਾਲ 2012 ਵਿਚ ਤਹਿ ਕੀਤੀ ਗਈ ਮੂਲ ਕੀਮਤ ਤੇ 12% ਸਲਾਨਾ ਵਿਆਜ ਲਗਾਕੇ ਅਪਡੇਟ ਕੀਤੀ ਜਾਂਦੀ ਰਹੀ ਹੈ। ਇਸੇ ਪਾਲਿਸੀ ਤਹਿਤ ਹੀ ਸਕੀਮ-2 ਸਾਲ 2014 ਅਤੇ ਸਕੀਮ-3 ਸਾਲ 2015 ਲਾਂਚ ਕੀਤੀ ਗਈ ਸੀ। ਪ੍ਰੰਤੂ ਉਪਰੋਕਤ ਦਰਸਾਏ ਵੇਰਵਿਆ ਅਨੁਸਾਰ ਇਨ੍ਹਾਂ ਮਕਾਨਾਂ ਨੂੰ ਵੇਚਣ ਲਈ ਭਰਵਾਂ ਹੁੰਗਾਰਾ ਨਹੀਂ ਮਿਲਿਆ ਸਗੋਂ ਗਮਾਡਾ ਦੀ liquidity ਵੀ ਘਟੀ ਹੈ। ਇਸ ਦਾ ਮੁੱਖ ਕਾਰਨ ਰੀਅਲ ਅਸਟੇਟ ਖੇਤਰ ਵਿਚ ਸੂਬਾ/ ਰਾਸਟਰੀ ਪੱਧਰ ਤੇ ਮੰਦੀ ਦਾ ਹੋਣਾ ਸੀ। ਇਸੇ ਪਿਠ ਭੂਮੀ ਕਰਕੇ ਸਰਕਾਰ ਵੱਲੋਂ ਪਿਛਲੇ 3 ਸਾਲਾਂ ਵਿਚ ਰੀਅਲ ਅਸਟੇਟ ਦੇ ਕੁਲੈਕਟਰ ਰੇਟ ਲੱਗਭਗ 10-15% ਸਲਾਨਾ ਘਟਾਏ ਗਏ ਸਨ।

12. ਉਪਰੋਕਤ ਨੂੰ ਮੁੱਖ ਰੱਖਦੇ ਹੋਏ ਇਨ੍ਹਾਂ ਬਾਕੀ ਬਚਦੇ ਫਲੈਟਾਂ ਨੂੰ ਕਿਸ ਰੇਟ ਤੇ ਵੇਚਿਆ ਜਾਣਾ ਹੈ ਅਤੇ ਇਸ ਸਕੀਮ ਨੂੰ attractive ਬਣਾਉਣ ਬਾਰੇ ਉੱਚ ਅਧਿਕਾਰੀਆ ਦੇ ਹੁਕਮਾਂ ਅਨੁਸਾਰ ਮੁੱਖ ਦਫਤਰ ਦੇ ਲੇਖਾ ਸਾਖਾ ਤੇ ਰਿਪੋਰਟ ਲਈ ਗਈ।

13. ਲੇਖਾ ਸਾਖਾ ਦੀ ਰਿਪੋਰਟ ਅਨੁਸਾਰ ਕੈਲਕੁਲੇਸ਼ਨ ਦੀ ਤਜਵੀਜ਼ ਦਿੱਤੀ ਗਈ ਹੈ, ਜਿਸ ਵਿਚ ਅਲਾਟੀ ਵੱਲੋਂ 20% ਰਕਮ ਬਿਆਨੇ ਵੱਜੋਂ ਜਮ੍ਹਾਂ ਕਰਵਾਉਣੀ ਲਾਜ਼ਮੀ ਹੋਵੇਗੀ ਅਤੇ ਜਿਸ ਵਿਚ 5% ਦੇ ਹਿਸਾਬ ਨਾਲ ਕਿਸਤਾਂ ਕੈਲਕੁਲੇਟ ਕਰਦੇ ਹੋਏ 8 ਸਾਲ ਵਿਚ 80% ਰਕਮ ਨਿਰਧਾਰਤ ਪ੍ਰਫਾਰਮੇ ਅਨੁਸਾਰ ਜਮ੍ਹਾਂ ਕਰਵਾਉਣੀ ਯੋਗ ਹੋਵੇਗੀ। ਇਸ ਦੇ ਨਾਲ ਇਹ ਵੀ ਦੱਸਣਾ ਯੋਗ ਹੈ ਕਿ ਜੇਕਰ ਅਲਾਟੀ ਫਲੈਟ ਦੀ 80% ਰਕਮ 60 ਦਿਨਾਂ ਦੇ ਅੰਦਰ ਜਮ੍ਹਾਂ ਕਰਵਾਉਂਦਾ ਹੈ, ਤਾਂ ਅਲਾਟੀ ਨੂੰ 5% ਛੋਟ ਦਿੱਤੀ ਜਾਵੇਗੀ।

TYPE -1

Half yearly installment schedule

| Price | 49,00,000 | Upfront @ 20% | 980000 | Previous Rate | 4650000.0 |
|-------|-----------|---------------|---------------------|----------------|-------------|
| No | % | Principal | Remaining Principal | Interest @ 9 % | Installment |
| 1 | 5 | 245000 | 39,20,000 | 176400 | 421400.00 |
| 2 | 5 | 245000 | 36,75,000 | 165375 | 410375.00 |
| 3 | 5 | 245000 | 34,30,000 | 154350 | 399350.00 |
| 4 | 5 | 245000 | 31,85,000 | 143325 | 388325.00 |
| 5 | 5 | 245000 | 29,40,000 | 132300 | 377300.00 |
| 6 | 5 | 245000 | 26,95,000 | 121275 | 366275.00 |
| 7 | 5 | 245000 | 24,50,000 | 110250 | 355250.00 |
| 8 | 5 | 245000 | 22,05,000 | 99225 | 344225.00 |
| 9 | 5 | 245000 | 19,60,000 | 88200 | 333200.00 |
| 10 | 5 | 245000 | 17,15,000 | 77175 | 322175.00 |
| 11 | 5 | 245000 | 14,70,000 | 66150 | 311150.00 |
| 12 | 5 | 245000 | 12,25,000 | 55125 | 300125.00 |
| 13 | 5 | 245000 | 9,80,000 | 44100 | 289100.00 |
| 14 | 5 | 245000 | 7,35,000 | 33075 | 278075.00 |
| 15 | 5 | 245000 | 4,90,000 | 22050 | 267050.00 |
| 16 | 5 | 245000 | 2,45,000 | 11025 | 256025.00 |
| | 80 | 3920000 | | | 4329150.00 |

TYPE -2

Half yearly installment schedule

| Price | 72,50,000 | Upfront @ 20% | 1450000 | Previous Rate | 6900000.0 |
|-------|-----------|---------------|---------------------|----------------|-------------|
| No | % | Principal | Remaining Principal | Interest @ 9 % | Installment |
| 1 | 5 | 362500 | 58,00,000 | 261000 | 623500.00 |
| 2 | 5 | 362500 | 54,37,500 | 244687.5 | 607187.50 |

| | | | | | |
|----|-----------|----------------|-----------|----------|-------------------|
| 3 | 5 | 362500 | 50,75,000 | 228375 | 590875.00 |
| 4 | 5 | 362500 | 47,12,500 | 212062.5 | 574562.50 |
| 5 | 5 | 362500 | 43,50,000 | 195750 | 558250.00 |
| 6 | 5 | 362500 | 39,87,500 | 179437.5 | 541937.50 |
| 7 | 5 | 362500 | 36,25,000 | 163125 | 525625.00 |
| 8 | 5 | 362500 | 32,62,500 | 146812.5 | 509312.50 |
| 9 | 5 | 362500 | 29,00,000 | 130500 | 493000.00 |
| 10 | 5 | 362500 | 25,37,500 | 114187.5 | 476687.50 |
| 11 | 5 | 362500 | 21,75,000 | 97875 | 460375.00 |
| 12 | 5 | 362500 | 18,12,500 | 81562.5 | 444062.50 |
| 13 | 5 | 362500 | 14,50,000 | 65250 | 427750.00 |
| 14 | 5 | 362500 | 10,87,500 | 48937.5 | 411437.50 |
| 15 | 5 | 362500 | 7,25,000 | 32625 | 395125.00 |
| 16 | 5 | 362500 | 3,62,500 | 16312.5 | 378812.50 |
| | 80 | 5800000 | | | 6405375.00 |

TYPE-3

Half yearly installment schedule

| Price | 91,50,000 | Upfront @ 20% | 1830000 | Previous Rate | 8700000.0 |
|-------|-----------|----------------|---------------------|----------------|-------------------|
| No | % | Principal | Remaining Principal | Interest @ 9 % | Installment |
| 1 | 5 | 457500 | 73,20,000 | 329400 | 786900.00 |
| 2 | 5 | 457500 | 68,62,500 | 308812.5 | 766312.50 |
| 3 | 5 | 457500 | 64,05,000 | 288225 | 745725.00 |
| 4 | 5 | 457500 | 59,47,500 | 267637.5 | 725137.50 |
| 5 | 5 | 457500 | 54,90,000 | 247050 | 704550.00 |
| 6 | 5 | 457500 | 50,32,500 | 226462.5 | 683962.50 |
| 7 | 5 | 457500 | 45,75,000 | 205875 | 663375.00 |
| 8 | 5 | 457500 | 41,17,500 | 185287.5 | 642787.50 |
| 9 | 5 | 457500 | 36,60,000 | 164700 | 622200.00 |
| 10 | 5 | 457500 | 32,02,500 | 144112.5 | 601612.50 |
| 11 | 5 | 457500 | 27,45,000 | 123525 | 581025.00 |
| 12 | 5 | 457500 | 22,87,500 | 10297.5 | 560437.50 |
| 13 | 5 | 457500 | 18,30,000 | 82350 | 539850.00 |
| 14 | 5 | 457500 | 13,72,500 | 61762.5 | 519262.50 |
| 15 | 5 | 457500 | 9,15,000 | 41175 | 498675.00 |
| 16 | 5 | 457500 | 4,57,500 | 20587.5 | 478087.30 |
| | 80 | 7320000 | | | 8084025.00 |

ਖਾਲੀ ਫਲੈਟਾਂ ਸਬੰਧੀ ਸਕੀਮ ਲਾਂਚ ਕਰਨ ਲਈ ਸਰਕਾਰ ਦੀ ਪਾਲਿਸੀ ਨੂੰ ਮੁੱਖ ਰੱਖਦੇ ਹੋਏ ਬਰੋਸ਼ਰ ਤਿਆਰ ਕੀਤਾ ਗਿਆ ਹੈ ਜੋ “ਝੰਡੀ-ਓ” ਤੇ ਰੱਖਿਆ ਗਿਆ ਹੈ। ਜਿਸ ਵਿਚ ਮਹਿਲਾ ਅਤੇ ਸੀਨੀਅਰ ਸੀਟੀਜਨ ਨੂੰ ਤਰਜੀਹ ਦਿੱਤੀ ਜਾਵੇਗੀ। ਇੱਥੇ ਇਹ ਵੀ ਸਪਸ਼ਟ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਕਿ ਅਲਾਟੀ ਵੱਲੋਂ 20% ਰਕਮ ਜਮ੍ਹਾਂ ਕਰਵਾਉਣ ਉਪਰੰਤ ਹੀ ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਜਾਰੀ ਕੀਤਾ ਜਾਵੇਗਾ।

ਇਹ ਕੇਸ ਵਿਚਾਰਣ ਅਤੇ ਪ੍ਰਵਾਨਗੀ ਹਿੱਤ ਪੇਸ਼ ਹੈ ਜੀ।

CERTIFICATE OF SIKH RIOT AFFECTED

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/She has not availed any benefit of House/Flat/Flat/Commercial under riot affected Scheme. He/She is eligible to apply in the scheme of Residential Flats at Purab Premium Apartments, Sector 88, Sahibzada Ajit Singh Nagar (Mohali) launched by GMADA as per the instruction of Government 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
.....

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 came to Punjab from after the riots of 1984 and now is residing in the Distt He/She has not availed any benefit of House/Flat/Flat/Commercial under terrorists affected Scheme. He/She is eligible to apply in the scheme of Residential Flats at Purab Premium Apartments, Sector 88, Sahibzada Ajit Singh Nagar (Mohali) launched by GMADA as per the instruction of Government 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
.....

| | | Application Form | |
|------------|--|------------------|------------------|
| | | SC Category | General Category |
| 1. | Defence and Paramilitary Forces | | |
| | (i) Serving and Retired Defence Personnel & Paramilitary Forces | A1 | A2 |
| | (ii) (a) 100% Disabled soldiers of Punjab Domiciles | A3 | A4 |
| | (ii) (b) 40% & above Disabled soldiers of Punjab Domiciles (In case Flats are left out after considering the application received from 100% Disabled soldiers) | A5 | A6 |
| 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 killed in action (war or on law & order duty) | | |
| | Gallantry Award Winners/Param Vir Chakra | B11 | B12 |
| | Gallantry Award Winners/Maha Vir Chakra | B13 | B14 |
| | Gallantry Award Winners/ Vir Chakra | B15 | B16 |
| | Gallantry Award Winners/Ashok Chakra | B17 | B18 |
| | Gallantry Award Winners/Kirti Chakra | B19 | B20 |
| | Gallantry Award Winners/Shaurya Chakra | B21 | B22 |
| | Gallantry Award Winners/President's Police Chakra | B23 | B24 |
| | Gallantry Award Winners/Police Medal | B25 | B26 |
| | Gallantry Award Winners/(Sena/Nau Sena/Vayu Sena Medal) | B27 | B28 |
| 3. | Legal Heirs of Army/Paramilitary forces, Punjab Police, personnel Killed in action (war or on law & order duty) | C1 | C2 |
| 4. | Riot affected and Terrorist affected families | D1 | D2 |
| 5. | Freedom Fighters | E1 | E2 |
| 6. | Specified Disabilities | | |
| | 1. Physical disability | F11 | F12 |
| | 2. Intellectual disability | F13 | F14 |
| | 3. Mental behaviour disability | F15 | F16 |
| | 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" | F17 | F18 |
| | 5. Multiple Disabilities (more than one of the above specified disabilities) | F19 | F20 |
| 7. | Sports Person | | |
| | Medal Winners of Olympic Games, World Cup and Asian Games and Mountaineers, who have scaled Mount Everest. | G1 | G2 |
| | First three position holders of Common Wealth Games , Afro Asian Games and Asian Championship | G3 | G4 |
| | Participants of Olympic Games , World cup and Asian Games | G5 | G6 |
| | Participation of Common Wealth Games, Afro Asian Games, Asian Championships, International Cricket Test Matches, International Cricket One Day Matches & International Cricket T-20 Matches. | G7 | G8 |
| 8. | Persons settled abroad | H1 | H2 |
| 9. | Government Employees | I1 | I2 |
| 10. | PUDA Employees | J1 | J2 |
| 11. | Others | K1 | K2 |

| | |
|--|-----------------|
| GREATER MOHALI AREA DEVELOPMENT AUTHORITY APPLICATION FOR ALLOTMENT OF A RESIDENTIAL FLAT IN PURAB PREMIUM APARTMENTS (SUBMIT ONLY AT ONE OF THE BANKS MENTIONED IN BROCHURE) | Form No. |
|--|-----------------|

- 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 Flat 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 Type below | | 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 Name | | | |
| Address for correspondence | | | |
| Pin- | | | |
| DOB | D D M M Y Y Y Y | Mobile | |
| PAN No. | | e-mail | |
| UID No. | | Age | |
| Detail of the Nominee (i.e. who should get the Flat in case of death of applicant before ownership is transferred to him/her) | | Relation | Detail of Earnest Money |
| Name | | Amount | |
| Father's Name | | DD. No. | |
| Address | | 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 Flat, which is left unallotted (Only for applicants applying under sports category). (Mention Yes/No in the box provided) | | | |
| In case of bank finance case, 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 | | |
| | IFCS Code | | |
| | Account No. | | |
| In case of Government / PUDA Employee | | | |
| Name of the Department :- _____ | | | |
| | | | |
| Date of Joining on regular basis | | | |
| Date of Retirement | | | |
| Signature of the HOD/DDO. | | Official Stamp | |
| Place | Date | Signature of Applicant | |

- Note :- 1. PAN and UID Number are mandatory for successful applicant.
4. Cutting, Tempering and overwriting in the application form will not be accepted.

**SELF ATTESTED PHOTOCOPIES OF DOCUMENTS TO BE SUBMITTED TO
ESTABLISH ELIGIBILITY
(GMADA MAY ASK FOR THE ORIGINALS FOR VERIFICATION)**

(A) Compulsory documents (For all categories):

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

(B) For Preferential / reserved categories (In addition to (A) above):

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

OR

2 out of the following 9 documents to establish 5 year residence of Punjab as on last date of application:

1. Birth certificate
2. Voter I Card
3. Driving License
4. 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.

MANAGEMENT & MAINTENANCE OF PROPERTY
(Common areas, services etc)

1. Before the possession is handed over, every successful allottee shall be required to become a member of Society Association which would be responsible for the administration and management of the common areas and maintenance and upkeep of the common areas and facilities including outside paint which shall be kept uniform at all times.
2. Every allottee shall be liable to pay maintenance charges for three years @ Rs.1.25 per square feet of Total Area per month to the above said society, which would be administered by GMADA through its authorized representative for the initial three years. In addition to this, the allottees shall also be required to contribute 2% of the sale price of the apartment as a corpus in the Society before possession is handed over. Thereafter, the Society shall be free to draw its budget and take requisite contributions from residents for the upkeep and running of common facilities.
3. The Association would abide by the provisions of the Punjab Apartment Ownership Act, 1995 with regard to regulation of its affairs.

DISPUTE RESOLUTION:

Subject to the provisions of the Act, all the disputes and/or differences which may arise in any manner touching or concerning this allotment shall be referred to the Independent Arbitrator directly or not directly related to this office who shall be appointed by the Chief Administrator, Greater Mohali Area Development Authority (GMADA). Arbitration shall be governed by the Arbitration and Conciliation (Amendment) Act, 2015. GMADA and the allottee shall be liable to share the fee of the arbitrator in equal proportion.

CHIEF ADMINISTRATOR, GMADA

| | | | | | |
|----|----|---------|-----------|----------|------------|
| 1 | 5 | 457500 | 73,20,000 | 329400 | 786900.00 |
| 2 | 5 | 457500 | 68,62,500 | 308812.5 | 766312.50 |
| 3 | 5 | 457500 | 64,05,000 | 288225 | 745725.00 |
| 4 | 5 | 457500 | 59,47,500 | 267637.5 | 725137.50 |
| 5 | 5 | 457500 | 54,90,000 | 247050 | 704550.00 |
| 6 | 5 | 457500 | 50,32,500 | 226462.5 | 683962.50 |
| 7 | 5 | 457500 | 45,75,000 | 205875 | 663375.00 |
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| 9 | 5 | 457500 | 36,60,000 | 164700 | 622200.00 |
| 10 | 5 | 457500 | 32,02,500 | 144112.5 | 601612.50 |
| 11 | 5 | 457500 | 27,45,000 | 123525 | 581025.00 |
| 12 | 5 | 457500 | 22,87,500 | 10297.5 | 560437.50 |
| 13 | 5 | 457500 | 18,30,000 | 82350 | 539850.00 |
| 14 | 5 | 457500 | 13,72,500 | 61762.5 | 519262.50 |
| 15 | 5 | 457500 | 9,15,000 | 41175 | 498675.00 |
| 16 | 5 | 457500 | 4,57,500 | 20587.5 | 478087.30 |
| | 80 | 7320000 | | | 8084025.00 |

- ii) In case balance 80% payment is made in Lump-sum within 60 days from the date of issue of Letter of Intent (LOI), a rebate @ 5% on this amount shall be admissible.
- iii) In case of non-payment of instalments by due date, allottees shall be liable to pay penalty on the amount due. 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.

On request establishing genuine grounds, delay up to 24 months in the deposit of instalments may be condoned by the Estate Officer, by charging 14% compounded annually penalty for the period of delay. Delays beyond 24 months shall not be condoned under any circumstances and shall result in cancellation/resumption of the Flat and amount shall be refunded after deducting 10% of the total amount of the consideration money, interest and other dues payable in respect of Flat in accordance with the provisions of Section 45(3) of the Punjab Regional and Town Planning and Development Act, 1995.

- iv) Additional price due to enhancement of compensation of the land by the courts, cost of development etc. shall be payable without any interest within 60 days of such demand OR in 3 equal six monthly instalments along with an interest @ 9% compounded annually. In case of reduction in area, the excess amount shall be refunded/ adjusted, as the case may be, on pro-rata basis

OWNERSHIP AND POSSESSION

- Allotment shall be on free hold basis.
- The physical possession of the Flat shall be taken over by the allottee within **90 days** from the date of issuance of Allotment letter otherwise the same shall be deemed to have been handed over to him on 90th day.
- The ownership of land shall continue to vest with Greater Mohali Area Development Authority until full payment of the price and all other dues in respect of said Flat is made.
- The allottee shall be required to execute a Deed of Conveyance in prescribed format and in the manner within 90 days of payment of entire money. The expenses of registration and execution of Conveyance Deed shall be borne by the allottee.
- The conditions given in the brochure are not exhaustive. The allottee shall abide by the terms and conditions to be mentioned in Letter of Intent (LOI), which are based on the Punjab Regional and Town Planning and Development Act, 1995 & Rules & Regulations framed there-under and policies framed by **PUDA/GMADA** from time to time.

| | | | | | |
|----|----|---------|-----------|--------|------------|
| 1 | 5 | 245000 | 39,20,000 | 176400 | 421400.00 |
| 2 | 5 | 245000 | 36,75,000 | 165375 | 410375.00 |
| 3 | 5 | 245000 | 34,30,000 | 154350 | 399350.00 |
| 4 | 5 | 245000 | 31,85,000 | 143325 | 388325.00 |
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| 6 | 5 | 245000 | 26,95,000 | 121275 | 366275.00 |
| 7 | 5 | 245000 | 24,50,000 | 110250 | 355250.00 |
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| 9 | 5 | 245000 | 19,60,000 | 88200 | 333200.00 |
| 10 | 5 | 245000 | 17,15,000 | 77175 | 322175.00 |
| 11 | 5 | 245000 | 14,70,000 | 66150 | 311150.00 |
| 12 | 5 | 245000 | 12,25,000 | 55125 | 300125.00 |
| 13 | 5 | 245000 | 9,80,000 | 44100 | 289100.00 |
| 14 | 5 | 245000 | 7,35,000 | 33075 | 278075.00 |
| 15 | 5 | 245000 | 4,90,000 | 22050 | 267050.00 |
| 16 | 5 | 245000 | 2,45,000 | 11025 | 256025.00 |
| | 80 | 3920000 | | | 4329150.00 |

TYPE -2

Half yearly installment schedule

| Price | 72,50,000 | Upfront @ 20% | 1450000 | Previous Rate | 6900000.0 |
|-------|-----------|---------------|---------------------|----------------|-------------|
| No | % | Principal | Remaining Principal | Interest @ 9 % | Installment |
| 1 | 5 | 362500 | 58,00,000 | 261000 | 623500.00 |
| 2 | 5 | 362500 | 54,37,500 | 244687.5 | 607187.50 |
| 3 | 5 | 362500 | 50,75,000 | 228375 | 590875.00 |
| 4 | 5 | 362500 | 47,12,500 | 212062.5 | 574562.50 |
| 5 | 5 | 362500 | 43,50,000 | 195750 | 558250.00 |
| 6 | 5 | 362500 | 39,87,500 | 179437.5 | 541937.50 |
| 7 | 5 | 362500 | 36,25,000 | 163125 | 525625.00 |
| 8 | 5 | 362500 | 32,62,500 | 146812.5 | 509312.50 |
| 9 | 5 | 362500 | 29,00,000 | 130500 | 493000.00 |
| 10 | 5 | 362500 | 25,37,500 | 114187.5 | 476687.50 |
| 11 | 5 | 362500 | 21,75,000 | 97875 | 460375.00 |
| 12 | 5 | 362500 | 18,12,500 | 81562.5 | 444062.50 |
| 13 | 5 | 362500 | 14,50,000 | 65250 | 427750.00 |
| 14 | 5 | 362500 | 10,87,500 | 48937.5 | 411437.50 |
| 15 | 5 | 362500 | 7,25,000 | 32625 | 395125.00 |
| 16 | 5 | 362500 | 3,62,500 | 16312.5 | 378812.50 |
| | 80 | 5800000 | | | 6405375.00 |

TYPE-3

Half yearly installment schedule

| Price | 91,50,000 | Upfront @ 20% | 1830000 | Previous Rate | 8700000.0 |
|-------|-----------|---------------|---------------------|----------------|-------------|
| No | % | Principal | Remaining Principal | Interest @ 9 % | Installment |

7. Those opting to be in the waiting list must also submit their documents by the date mentioned in this brochure. Waiting list in each category in order of priority, equal to 10% of the number of Flats in that category or 5 Flats 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 Flats become 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.

LETTER OF INTENT (LOI)

1. The Letter of Intent (LOI) to the successful applicants shall be dispatched through speed post and posted on the website of GMADA (www.gmada.gov.in) as per schedule given in this brochure.
2. Irrespective of the postal delays, it shall be the sole responsibility of the applicant to obtain a copy of Letter of Intent (LOI) from the office of Estate Officer (H), GMADA in time, if he/she does not receive it.
3. The Letter of Intent (LOI) shall be transferable by way of sale, gift or otherwise with the prior permission of Estate Officer, GMADA, SAS Nagar after payment of 25% of the price of the Flat and in addition a transfer fee @2.5% of the price of the Flat **or as decided by PUDA/GMADA 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

(No individual notices shall be sent for payment of instalments)

For Initial 20 % (10% + 10%):

- i) 10% price of Flat as Earnest Money is to be deposited along with the application form.
- ii) 10% price of the Flat is to be paid within 30 days of issuance of the Letter of Intent (LOI) to complete 20% price of Flat. 2% cancer cess is also payable at the time of depositing 10% amount.
- iii) In case of failure to make the 10% 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 subject to payment of penalty and surcharge as fixed by the Authority from time to time. However, prior written request stating reasonable grounds shall be required to be submitted by the allottees within 30 days from the date of issue of Letter of Intent (LOI).
- 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, penalty shall also be charged @14% compounded annually for the delayed period.

For balance payment of 80%:

- i) The balance 70% of the tentative price of Flat, is payable either in lump sum without any interest within 60 days from date of issue of Letter of Intent (LOI).

OR

In 8 half-yearly equated instalments along with interest @ 9% compounded annually per annum. First instalment shall become due after six months from the date of issue of Letter of Intent (LOI).

TYPE -1

Half yearly installment schedule

| Price | 49,00,000 | Upfront @ 20% | 980000 | Previous Rate | 4650000.0 |
|-------|-----------|---------------|---------------------|----------------|-------------|
| No | % | Principal | Remaining Principal | Interest @ 9 % | Installment |
| | | | | | |

PRICING AND EARNEST MONEY TO BE PAID WITH THE APPLICATION

1. Application Money and Earnest money shall be payable either in the shape of Demand Draft in favour of Estate officer, GMADA, Payable at the stations mentioned in this brochure or shall be paid through online gateway/RTGS/NEFT mentioned on the GMADA'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 (LOI), the same shall be refunded with deduction of 1% amount of the total cost of the Flat. However, no interest on the deposited amount shall be paid.
4. In case, applicant seeks refund of his Earnest Money after issuance of Letter of Intent (LOI) but within 30 days from the date of issuance of Letter of Intent (LOI), the same shall be refunded with deduction of 5% amount of the total cost of the Flat. However, no interest on the deposited amount shall be paid.
5. In case, applicant seeks refund of his Earnest Money after 30 days from the date of issuance of Letter of Intent (LOI), action for refund of amount shall be taken after cancelling the allotment and forfeiting the 10% amount of total consideration money of Flat etc as per the provision of Section 45(3) of the Punjab Regional Town Planning and Development Act, 1995.
6. 5% price rebate is admissible in case of allotments under the Specified Disabilities category.
7. Construction, Zoning shall be regulated by Punjab Urban Planning and Development Authority Building Rules, 2013, as amended from time to time.

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

1. An applicant can apply only in one category and one type. Multiple applications from a single applicant shall be deemed to be rejected ab-initio and GMADA shall not be liable to pay any interest in this regard.
2. Husband and wife and children above 18 years, however, can apply separately. Only one Flat 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 employee's category separately. However, if both are successful for allotment of Flats, then they will be given only one Flat 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 Flats 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.*
3. No documents are to be submitted with the application form in the banks.
4. If the information/ documents supplied are found to be false or fabricated such allotment shall be cancelled and criminal proceedings shall be initiated against the applicant. Incomplete/ unsigned applications will be summarily rejected without conveying reasons.
5. In case number of applications is more than the Flats 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.
6. **Submission of Documents:** Those applicants who are successful in the draw of lots will be required to submit documents with the Estate Officer (H), GMADA 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, GMADA which shall be updated on the website www.gmada.gov.in. 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 Flat. No claims, whatsoever, shall be entertained thereafter.

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| | | <p>dependent.</p> <p>3. The Applicant should not have ever been allotted residential Flat/ 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 Flats/houses</p> <p>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.</p> |
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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 Flats are left after allotment to the Sr. NO (i) Category.

Note:-Those families who have been allotted flat / Plot / House being Riot Affected / Terrorists Affected victims shall not be eligible under this scheme.

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| | | sterling, US Dollars, Canadian Dollars and Australian Dollars will be accepted. |
| 10 | Government Employees | <ol style="list-style-type: none"> 1. Employees of Punjab Government, Employees of Boards/Corporations of Punjab Government, Employees of Punjab & 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). 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. 3. Persons on deputation in Punjab from Government of India or any other State will not be eligible to apply under this scheme 4. Allotment will be made to those applicants who do not own any Flat / flat in his / her name or in the name of his/her wife / husband or dependent. 5. The Applicant should not have ever been allotted residential Flat/ house under discretionary quota or on the basis of preference in any scheme. 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. |
| 11 | PUDA Employees | <ol style="list-style-type: none"> 1. The applicant should be a regular employee of PUDA. The applicant should have completed atleast 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. 2. Allotment will be made to those applicants who do not own any Flat / flat in his / her name or in the name of his/her wife / husband or |

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| | | <p>amended, thereafter, from time to time.</p> <p>2. The applicant should not have been allotted any Flat 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.</p> <p>3. The applicant should not possess any Flat or house in the Urban Estates of SAS Nagar and New Chandigarh.</p> |
| 9 | Persons settled abroad | <p>i) He/She is presently settled abroad and is a citizen of any other country.</p> <p>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 or his/her father/mother or his/her grandfather/mother, his/her maternal grandfather/maternal grandmother 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 Flat of resident or any other ancestral property or documentary proof to this effect.</p> <p>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.</p> <p>iv) The person applying under this category will have to remit the entire price of Flat/house in foreign exchange. Only Euro, Pound</p> |

Games & 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** & International Cricket T-20 Matches**

*Provided that the sports persons falling under category (iii) and (iv) above shall be eligible only for Flats 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 & Sports Government of India is required.

In case any Flat of a particular size remains un-allotted for want of required number of applications or otherwise then unsuccessful applicants of a bigger size of Flat shall have the right to opt for such smaller size of Flat, whichever is left un-allotted in the Sports Category. Such option will be taken at the time of submission of application.

The other eligibility conditions will be as under :-

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

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| | <p>3. Mental behaviour</p> <p>4. Disability caused due to</p> <p>(a) chronic neurological conditions, such as-</p> <p>(i) "multiple sclerosis";</p> <p>(ii) "Parkinson's disease.</p> <p>(b) Blood disorder-</p> <p>(i) "haemophilia"</p> <p>(ii) "thalassemia"</p> <p>i) "sickle cell disease"</p> <p>5. Multiple Disabilities (more than one of the above specified disabilities)</p> | <p>relationships and relate to others, and is frequently associated with unusual or stereotypical rituals or behaviours.</p> <p>3. Mental behaviour- "mental illness" means a substantial disorder of thinking, mood, perception, orientation or memory that grossly impairs judgment, 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> <p>4. Disability caused due to-</p> <p>(a) chronic neurological conditions, such as-</p> <p>(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;</p> <p>(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.</p> <p>(b) Blood disorder-</p> <p>(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;</p> <p>(ii) "thalassemia" means a group of inherited disorders characterized by reduced or absent amounts of haemoglobin.</p> <p>(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>5. Multiple Disabilities (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.</p> <p>Any other category as may be notified by the Central Government.</p> <p>AS per THE RIGHTS OF PERSONS WITH DISABILITIES ACT, 2016</p> |
| 8 | Sports person. | <p>The Allotment to sports person shall be made in the order of preference as given under :-</p> <p>(i) Medal winner of Olympic Games, World Cup and Asian</p> |

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| <p>2. Intellectual disability</p> | <p>4 feet 10 inches (147 centimetres) or less;</p> <p>(d) "Muscular dystrophy" means a group of hereditary genetic muscle disease that weakens the muscles that move the human body and persons with multiple dystrophies 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;</p> <p>(e) "Acid attack victims" means a person disfigured due to violent assaults by throwing of acid or similar corrosive substance.</p> <p>B. Visual impairment-</p> <p>(a) "blindness" means a condition where a person has any of the following conditions, after best correction-</p> <p>(i) Total absence of sight; or</p> <p>(ii) Visual acuity less than 3/60 or less than 10/200 (Snellen) in the better eye with best possible correction; or</p> <p>(iii) Limitation of the field of vision subtending an angle of less than 10 degree;</p> <p>(b) "low-vision" means a condition where a person has any of the following conditions, namely:-</p> <p>(i) Visual acuity not exceeding 6/18 or less than 20/60 up to 3/60 or up to 10/200 (Snellen) in the better eye with best possible corrections; or</p> <p>(ii) Limitation of the field of vision subtending an angle of less than 40 degree up to 10 degree.</p> <p>C. Hearing impairment-</p> <p>(a) "deaf" means persons having 70 DB hearing loss in speech frequencies in both ears;</p> <p>(b) "hard of hearing" means person having 60 DB to 70DB hearing loss in speech frequencies in both ears;</p> <p>D. "Speech and language disability" 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>2. Intellectual disability, a condition characterized by significant limitation both in intellectual functioning (reasoning, learning, problem solving) and in adaptive behaviour which covers a range of every day, social and practical skills, including-</p> <p>(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;</p> <p>(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</p> |
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| | | <p>Affected persons category at Delhi or any other place in the country.</p> <p>And</p> <p>Terrorist Affected means a person who belongs to 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/Flat 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&B.</p> |
| 6 | Freedom Fighters | <p>Only those freedom fighters who are recipient of Freedom Fighter Reward Pension or Tamra Patra issued by Punjab Government/ Government 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> |
| 7 | <p>Specified Disabilities:</p> <p>1. Physical disability</p> | <p>1. Physical disability:-</p> <p>A. Locomotors 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> <p>(a) "Leprosy cured person" means a person who has been cured of leprosy but is suffering from-</p> <p>(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,</p> <p>(ii) Manifest deformity and paresis but having sufficient mobility in their hands and feet to enable them to engage in normal economic activity;</p> <p>(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;</p> <p>(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;</p> <p>(c) "dwarfism" means a medical or genetic condition resulting in an adult height of</p> |

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| | | <p>(vii)President Police Medal for Gallantry</p> <p>(viii)Police Medal for Gallantry.</p> <p>(ix) Sena Medal/ NauSena Medal/ VayuSena Medal</p> <p>The higher category awardees shall get precedence over the lower category awardees.</p> |
| 4 | Legal Heirs(<i>including War Widows</i> of Army/Paramilitary forces, Punjab Police, Personnel Killed in action (war or on law & order duty) | <p>Legal heirs (<i>including War Widows</i> of Army / Paramilitary Forces, Punjab Police, Personnel killed in action (War or on law and order duty):- a valid certificate issued by the Concerned Authorised Officer of the Sainik Welfare department</p> <p>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 /Deputy Commissioner as the case may be required.</p> |
| 5 | Riot affected and Terrorist affected families. | <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</p> |

Eligible Criteria/ documents required For Reserve Categories:-

| Sr. No. | Category | Eligible criteria / documents Required |
|---------|---|---|
| 1 | Schedule Caste/Schedule Tribe | A valid certificate issued by the Competent Authority as prescribed by the Government of Punjab. |
| 2 | <p>Defence and Paramilitary forces</p> <p>i) Serving and Retired Defence Personnel & Paramilitary Forces,</p> <p>ii) (a) 100% Disabled soldiers of Punjab Domicile</p> <p>b) 40% & above Disabled soldiers of Punjab Domicile (In case Flats/houses are left out after considering the application received from 100% Disabled soldiers).</p> | <p>In case of Serving and Retired Defence Personnel & Paramilitary Forces, and 100% disabled soldiers of Punjab domicile: - A valid certificate issued by Concerned Authorised Officer of the Sainik Welfare department is required.</p> |
| 3 | <p>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 for Gallantry</p> | <p>(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 Flat/house/flat in any other scheme in any other part of country.</p> <p>(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 awardees was unmarried, the mother or father in that order.</p> <p>The following order of precedence will be adopted.</p> <p>(i) ParamVir Chakra (ii) MahaVir Chakra (iii) Vir Chakra (iv) Ashoka Chakra (v) Kirti Chakra (vi) Shaurya Chakra</p> |

1. **ELIGIBILITY:**

The applicant must be a resident of India (**except for category No. 9 i.e. "persons settled abroad"**) and must be at least 18 years old as on the last date of submission of the application.

- 1.0 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 Flat/house anywhere in country, then to women who do not possess any Flat/house anywhere in country and only when their list will be exhausted then others will be considered for allotment against the Flats.

FOR RESERVE CATEGORIES:

- 2.0 The applicants applying for allotment under the reserved categories(categories 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 Flat/house anywhere in the country.

- 3.0 The **applicants** who remain successful for the allotment of Flats 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).

- 4.0 Where sufficient number of applications is not received against SC category of other reserved Categories such as Defence, **Freedom Fighter, Riot Affected and Terrorist Affected** etc. then available Flats of these categories shall be considered in SC Category (**Others**).

In case the above said Flats are still available due to non-availability of applicants of such categories then these shall be considered in General Category.

DETAIL OF APARTMENTS OFFERED FOR ALLOTMENT
(ALL 15 STORIES)

ADVANTAGES

Apartments: All apartments North East facing/independent servant room/office room.

Kitchen: Modular kitchen with branded fittings.

Bathrooms: Spacious and designed for cross ventilation.

Parking: Underground 1 car parking space for Type-I apartments and 2 cars parking Space each for Type II & III apartments.

Recreational Provisions: Community Centres + Club + Yoga & Meditation Hall, Convenient.

Sports Facility: All weather Swimming Pool, Lawn Tennis Court, Skating Rink, Badminton Court, Basket Ball Court, Volley Ball.

SILENT FEATURES

- 75% open spaces.
- All locations good. All apartments North-East facing with big windows and balconies. Designed respecting the age old wisdom of Vaastu. All areas in each apartment designed to let fresh natural air flow through and with movement of Sun in view. Minimal requirement of electricity.
- Apartments are under construction by the M/s Simplex Ltd., with steel, cement, paints, flooring, prefabricated doors, bathrooms fittings and kitchen fittings only of reputed brands. Pipes only through open ducts and not walls. Quality of construction to be supervised by third party independent agencies.
- 24 hours pressurized water supply.
- Piped metered LPG/NPG, garbage chute.
- Automatically switching common generator backup for fans, lights, TV and Fridge @ 0.8, 1 & 1.2kw per house, as per size. Underground electric cabling, no electric poles.
- Card plus finger print based common entry control for security. 4 feet high railings for safety.
- Designed and built so as to withstand earthquakes as per Zone 4 notified by Gol. (7 on Richter scale)
- Spacious fast elevators and fire fighting equipment.

DETAIL OF FLATS OFFERED FOR ALLOTMENT

| Type | No. of Flats* | Covered Area(Sq ft) | Common Area (Sq ft) | Car Parking (Sq ft) | Total Area (Sq ft) | Tentative Cost | Earnost Money |
|----------|---------------|---------------------|---------------------|---------------------|--------------------|----------------|---------------|
| Type I | 30 | 954 | 449 | 345 | 1747 | 49,00,000/- | 4,90,000/- |
| Type II | 60 | 1354 | 520 | 690 | 2563 | 72,50,000/- | 7,25,000/- |
| Type III | 120 | 1905 | 538 | 690 | 3133 | 91,50,000/- | 9,15,000/- |

* Total No of Flats may vary.

Application money (Non-refundable): Rs. 1000/- (to be deposited extra)

GST/ Tax extra as applicable
2% Cancer Cess shall be charged extra on tentative price

Flats are ready to possession after payment of 20%

INDEX

| SR. NO | DESCRIPTION | PAGE NO. |
|--------|--|----------|
| 1 | DETAIL OF FLATS OFFERED FOR ALLOTMENT | |
| 2 | ELIGIBILITY TO APPLY AND RESERVATION | |
| 3 | CATEGORY WISE AVAILABILITY OF FLATS (%age & Number of Flats) | |
| 4 | ELIGIBLE CRITERIA / DOCUMENTS REQUIRED FOR RESERVE CATEGORIES | |
| 5 | PRICING AND EARNEST MONEY TO BE PAID WITH THE APPLICATION | |
| 6 | HOW TO APPLY,MODE OF INTIMATION AND WAITING LIST | |
| 7. | LETTER OF INTENT (LOI) - ACCEPTANCE OR REFUSAL OF ALLOTMENT | |
| 8 | PAYMENT SCHEDULE (NO INDIVIDUAL NOTICES SHALL BE SENT FOR PAYMENT OF INSTALMENTS) | |
| 9 | OWNERSHIP AND POSSESSION | |
| 10 | DISPUTE RESOLUTION | |
| 11 | SELF ATTESTED PHOTOCOPIES OF DOCUMENTS TO BE SUBMITTED TO ESTABLISH ELIGIBILITY | |
| 12 | ADDITIONAL DOCUMENTS TO BE SUBMITTED IN CASE OF RESERVED CATEGORIES (SELF ATTESTED PHOTOCOPIES) | |
| 13 | LIST OF BANKS | |
| 14 | APPLICATION FORM | |
| 15 | ACKNOWLEDGEMENT | |
| 16 | ANNEXURES (SPECIMEN OF CERTIFICATE / UNDERTAKING) | |

TYPE-3

Half yearly installment schedule

| Price | 91,50,000 | Upfront @ 20% | 1830000 | Previous Rate | 8700000.0 |
|-------|-----------|------------------|------------------------|-------------------|-------------|
| No | % | Principal | Remaining Principal | Interest @ 9 % | Installment |
| 1 | 5 | 457500 | 73,20,000 | 329400 | 786900.00 |
| 2 | 5 | 457500 | 68,62,500 | 308812.5 | 766312.50 |
| 3 | 5 | 457500 | 64,05,000 | 288225 | 745725.00 |
| 4 | 5 | 457500 | 59,47,500 | 267637.5 | 725137.50 |
| 5 | 5 | 457500 | 54,90,000 | 247050 | 704550.00 |
| 6 | 5 | 457500 | 50,32,500 | 226462.5 | 683962.50 |
| 7 | 5 | 457500 | 45,75,000 | 205875 | 663375.00 |
| 8 | 5 | 457500 | 41,17,500 | 185287.5 | 642787.50 |
| 9 | 5 | 457500 | 36,60,000 | 164700 | 622200.00 |
| 10 | 5 | 457500 | 32,02,500 | 144112.5 | 601612.50 |
| 11 | 5 | 457500 | 27,45,000 | 123525 | 581025.00 |
| 12 | 5 | 457500 | 22,87,500 | 10297.5 | 560437.50 |
| 13 | 5 | 457500 | 18,30,000 | 82350 | 539850.00 |
| 14 | 5 | 457500 | 13,72,500 | 61762.5 | 519262.50 |
| 15 | 5 | 457500 | 9,15,000 | 41175 | 498675.00 |
| 16 | 5 | 457500 | 4,57,500 | 20587.5 | 478087.30 |
| | 80 | 7320000 | | | 8084025.00 |

ਖਾਲੀ ਫਲੈਟਾਂ ਸਬੰਧੀ ਸਕੀਮ ਲਾਂਚ ਕਰਨ ਲਈ ਸਰਕਾਰ ਦੀ ਪਾਲਿਸੀ ਨੂੰ ਮੁੱਖ ਰੱਖਦੇ ਹੋਏ ਬਰੋਸ਼ਰ ਤਿਆਰ ਕੀਤਾ ਗਿਆ ਹੈ ਜੋ "ਝੰਡੀ-ਓ" ਤੇ ਰੱਖਿਆ ਗਿਆ ਹੈ। ਜਿਸ ਵਿਚ ਮਹਿਲਾ ਅਤੇ ਸੀਨੀਅਰ ਸੀਟੀਜਨ ਨੂੰ ਤਰਜੀਹ ਦਿੱਤੀ ਜਾਵੇਗੀ। ਇੱਥੇ ਇਹ ਵੀ ਸਪਸ਼ਟ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਕਿ ਅਲਾਟੀ ਵੱਲੋਂ 20% ਰਕਮ ਜਮ੍ਹਾਂ ਕਰਵਾਉਣ ਉਪਰੰਤ ਹੀ ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਜਾਰੀ ਕੀਤਾ ਜਾਵੇਗਾ।

ਇਹ ਕੇਸ ਵਿਚਾਰਣ ਅਤੇ ਪ੍ਰਵਾਨਗੀ ਹਿੱਤ ਪੇਸ਼ ਹੈ ਜੀ।

ਯੋਗ ਹੈ ਕਿ ਜੇਕਰ ਅਲਾਟੀ ਫਲੋਟ ਦੀ 80% ਰਕਮ 60 ਦਿਨਾਂ ਦੇ ਅੰਦਰ ਜਮ੍ਹਾਂ ਕਰਵਾਉਂਦਾ ਹੈ,
ਤਾਂ ਅਲਾਟੀ ਨੂੰ 5% ਛੋਟ ਦਿੱਤੀ ਜਾਵੇਗੀ।

TYPE -1

Half yearly installment schedule

| Price | 49,00,000 | Upfront @ 20% | 980000 | Previous Rate | 4650000.0 |
|-------|-----------|------------------|------------------------|-------------------|-------------|
| No | % | Principal | Remaining Principal | Interest @ 9 % | Installment |
| 1 | 5 | 245000 | 39,20,000 | 176400 | 421400.00 |
| 2 | 5 | 245000 | 36,75,000 | 165375 | 410375.00 |
| 3 | 5 | 245000 | 34,30,000 | 154350 | 399350.00 |
| 4 | 5 | 245000 | 31,85,000 | 143325 | 388325.00 |
| 5 | 5 | 245000 | 29,40,000 | 132300 | 377300.00 |
| 6 | 5 | 245000 | 26,95,000 | 121275 | 366275.00 |
| 7 | 5 | 245000 | 24,50,000 | 110250 | 355250.00 |
| 8 | 5 | 245000 | 22,05,000 | 99225 | 344225.00 |
| 9 | 5 | 245000 | 19,60,000 | 88200 | 333200.00 |
| 10 | 5 | 245000 | 17,15,000 | 77175 | 322175.00 |
| 11 | 5 | 245000 | 14,70,000 | 66150 | 311150.00 |
| 12 | 5 | 245000 | 12,25,000 | 55125 | 300125.00 |
| 13 | 5 | 245000 | 9,80,000 | 44100 | 289100.00 |
| 14 | 5 | 245000 | 7,35,000 | 33075 | 278075.00 |
| 15 | 5 | 245000 | 4,90,000 | 22050 | 267050.00 |
| 16 | 5 | 245000 | 2,45,000 | 11025 | 256025.00 |
| 80 | | 3920000 | | | 4329150.00 |

TYPE -2

Half yearly installment schedule

| Price | 72,50,000 | Upfront @ 20% | 1450000 | Previous Rate | 6900000.0 |
|-------|-----------|------------------|------------------------|-------------------|-------------|
| No | % | Principal | Remaining Principal | Interest @ 9 % | Installment |
| 1 | 5 | 362500 | 58,00,000 | 261000 | 623500.00 |
| 2 | 5 | 362500 | 54,37,500 | 244687.5 | 607187.50 |
| 3 | 5 | 362500 | 50,75,000 | 228375 | 590875.00 |
| 4 | 5 | 362500 | 47,12,500 | 212062.5 | 574562.50 |
| 5 | 5 | 362500 | 43,50,000 | 195750 | 558250.00 |
| 6 | 5 | 362500 | 39,87,500 | 179437.5 | 541937.50 |
| 7 | 5 | 362500 | 36,25,000 | 163125 | 525625.00 |
| 8 | 5 | 362500 | 32,62,500 | 146812.5 | 509312.50 |
| 9 | 5 | 362500 | 29,00,000 | 130500 | 493000.00 |
| 10 | 5 | 362500 | 25,37,500 | 114187.5 | 476687.50 |
| 11 | 5 | 362500 | 21,75,000 | 97875 | 460375.00 |
| 12 | 5 | 362500 | 18,12,500 | 81562.5 | 444062.50 |
| 13 | 5 | 362500 | 14,50,000 | 65250 | 427750.00 |
| 14 | 5 | 362500 | 10,87,500 | 48937.5 | 411437.50 |
| 15 | 5 | 362500 | 7,25,000 | 32625 | 395125.00 |
| 16 | 5 | 362500 | 3,62,500 | 16312.5 | 378812.50 |
| 80 | | 5800000 | | | 6405375.00 |

7. ਇਸ ਲਈ ਪੂਰਬ ਪ੍ਰੀਮੀਅਮ ਅਪਾਰਟਮੈਂਟਸ, ਸੈਕਟਰ 88, ਐਸ.ਏ.ਐਸ ਨਗਰ ਵਿਖੇ 210 ਫਲੋਟ ਜੋ ਕਿ ready to possession ਹਨ, ਦੀ ਸਕੀਮ ਲਾਂਚ ਕਰਨ ਦੀ ਤਜਵੀਜ ਹੈ।
ਟਾਈਪ 1, 2 ਅਤੇ 3 ਦੇ ਫਲੋਟਾਂ ਦੀ ਡਿਟੇਲ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਹੈ :-

| | |
|--------|-----|
| ਟਾਈਪ-1 | 30 |
| ਟਾਈਪ-2 | 60 |
| ਟਾਈਪ-3 | 120 |
| ਕੁੱਲ | 210 |

8. ਮਿਤੀ 28-09-2016 ਨੂੰ ਉਸ ਸਮੇਂ ਦੇ ਮੁੱਖ ਪ੍ਰਸਾਸਕ, ਗਮਾਡਾ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਪੂਰਬ ਪ੍ਰੀਮੀਅਮ ਅਪਾਰਟਮੈਂਟਸ ਸਬੰਧੀ ਇੱਕ ਮੀਟਿੰਗ ਕੀਤੀ ਗਈ ਸੀ। ਮੀਟਿੰਗ ਵਿਚ ਬਾਕੀ ਬਚਦੇ ਫਲੋਟਾਂ ਨੂੰ ਵੇਚਣ ਬਾਰੇ ਵਿਚਾਰ ਵਟਾਂਦਰਾ ਕੀਤਾ ਗਿਆ। ਉਸ ਸਮੇਂ ਗੀਅਲ ਅਸਟੋਟ ਵਿਚ ਮੰਦੀ ਬਾਰੇ ਅਤੇ ਸਕੀਮ-3 ਵਿਚ ਇਨ੍ਹਾਂ ਫਲੋਟਾਂ ਦੀ ਕੀਮਤ ਜਿਆਦਾ ਹੋਣ ਕਾਰਨ ਇਸ ਸਕੀਮ ਨੂੰ ਰਿਸਪੋਂਸ ਨਾ ਮਿਲਣ ਬਾਰੇ ਉਸ ਸਮੇਂ ਦੇ ਮੁੱਖ ਪ੍ਰਸਾਸਕ, ਗਮਾਡਾ ਜੀ ਨੂੰ ਜਾਣੂ ਕਰਵਾਇਆ ਗਿਆ ਸੀ। ਇਨ੍ਹਾਂ ਅਣਵਿਕੇ ਫਲੋਟਾਂ ਕਾਰਨ ਜਿਥੇ ਗਮਾਡਾ ਦੀ Liquidity lock ਹੈ ਉੱਥੇ ਹੀ ਪ੍ਰਤੀ ਮਹੀਨਾ ਕਾਫੀ ਵਿਆਜ ਦਾ ਨੁਕਸਾਨ ਵੀ ਹੋ ਰਿਹਾ ਹੈ। ਇਸ ਲਈ ਇਨ੍ਹਾਂ ਬਚਦੇ ਫਲੋਟਾਂ ਦੇ ਰੇਟਾਂ ਨੂੰ rationalize ਕਰਨ ਬਾਰੇ ਵਿਚਾਰ ਕੀਤਾ ਗਿਆ। ਇਸ ਅਨੁਸਾਰ ਸਾਲ 2016-17 ਵਿਚ ਸੰਸਥਾਵਾ ਲਈ, ਵਿੱਤੀ ਸੰਸਥਾਵਾ ਲਈ ਅਤੇ ਕੰਪਨੀਆ ਲਈ ਸਕੀਮ-2 ਦੇ ਰੇਟਾਂ ਦੇ ਨਾਲ ਸਕੀਮ ਲਾਂਚ ਕੀਤੀ ਗਈ।

9. ਗਮਾਡਾ ਦੀ ਪਾਲਿਸੀ ਅਨੁਸਾਰ ਇਹ ਸਕੀਮ ਲਾਂਚ ਕਰਨ ਸਮੇਂ ਪ੍ਰੋਫਾਰਮੇ ਦੇ ਨਾਲ 10% ਬਿਆਨਾ ਰਕਮ ਪ੍ਰਾਪਤ ਕੀਤੀ ਜਾਂਦੀ ਹੈ, 20% ਦੀ ਹੋਰ ਰਕਮ ਐਲ.ਓ.ਆਈ ਜਾਰੀ ਹੋਣ ਦੀ ਮਿਤੀ ਤੋਂ 30 ਦਿਨਾਂ ਦੇ ਅੰਦਰ-ਅੰਦਰ ਅਤੇ 65% ਰਕਮ 6 ਛਿਮਾਹੀ ਕਿਸਤਾਂ ਵਿਚ 12% ਵਿਆਜ ਦੀ ਦਰ ਨਾਲ ਪ੍ਰਾਪਤ ਕੀਤੀਆਂ ਜਾਂਦੀਆਂ ਹਨ, ਜੇਕਰ ਅਲਾਟੀ ਐਲ.ਓ.ਆਈ. ਜਾਰੀ ਹੋਣ ਦੇ 60 ਦਿਨਾਂ ਦੇ ਅੰਦਰ-ਅੰਦਰ ਪੂਰੀ ਰਕਮ ਜਮ੍ਹਾਂ ਕਰਵਾ ਦਿੰਦਾ ਹੈ ਤਾਂ ਉਸ ਨੂੰ ਪਲੈਨ-ਏ ਦੇ ਅਧੀਨ ਬਚਦੀ ਰਕਮ ਤੇ 5% ਦੀ ਰਿਬੇਟ ਦਿੱਤੀ ਜਾਂਦੀ ਹੈ। 5% ਦੀ ਰਕਮ ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਜਾਰੀ ਹੋਣ ਉਪਰੰਤ ਪ੍ਰਾਪਤ ਕੀਤੀ ਜਾਂਦੀ ਹੈ।

10. ਇੱਥੇ ਇਹ ਵੀ ਵਰਨਣ ਯੋਗ ਹੈ ਕਿ ਅਥਾਰਿਟੀ ਵੱਲੋਂ ਨਵੇਂ ਪ੍ਰੋਜੈਕਟਾਂ ਦਾ ਵਿਕਾਸ ਬੈਂਕਾ ਤੋਂ ਕਰਜਾ ਲੈ ਕੇ ਕੀਤਾ ਜਾ ਰਿਹਾ ਹੈ। ਇਸ ਲਈ ਅਥਾਰਿਟੀ ਵੱਲੋਂ ਪੂਰਬ ਪ੍ਰੀਮੀਅਮ ਅਪਾਰਟਮੈਂਟਸ ਤਹਿਤ ਉਸਾਰੇ ਗਏ ਮਕਾਨਾਂ ਨੂੰ ਛੇਤੀ ਤੋਂ ਛੇਤੀ ਵੇਚ ਕੇ ਗਮਾਡਾ ਦੀ liquidity ਵਿਚ ਵਾਧਾ ਕਰਨਾ ਜ਼ਰੂਰੀ ਹੈ ਤਾਂ ਜੋ ਕਿ ਵਿਆਜ ਦਾ ਬੋਝ ਘਟਾਇਆ ਜਾ ਸਕੇ।

11. ਮੌਜੂਦਾ ਪਾਲਿਸੀ ਅਨੁਸਾਰ ਅਣਵਿਕੇ ਮਕਾਨਾਂ ਦੀ ਸਾਲ 2012 ਵਿਚ ਤਹਿ ਕੀਤੀ ਗਈ ਮੂਲ ਕੀਮਤ ਤੇ 12% ਸਲਾਨਾ ਵਿਆਜ ਲਗਾਕੇ ਅਪਡੇਟ ਕੀਤੀ ਜਾਂਦੀ ਰਹੀ ਹੈ। ਇਸੇ ਪਾਲਿਸੀ ਤਹਿਤ ਹੀ ਸਕੀਮ-2 ਸਾਲ 2014 ਅਤੇ ਸਕੀਮ-3 ਸਾਲ 2015 ਲਾਂਚ ਕੀਤੀ ਗਈ ਸੀ। ਪ੍ਰਤੂ ਉਪਰੋਕਤ ਦਰਸਾਏ ਵੇਰਵਿਆਂ ਅਨੁਸਾਰ ਇਨ੍ਹਾਂ ਮਕਾਨਾਂ ਨੂੰ ਵੇਚਣ ਲਈ ਭਰਵਾਂ ਹੁੰਗਾਰਾ ਨਹੀਂ ਮਿਲਿਆ ਸਗੋਂ ਗਮਾਡਾ ਦੀ liquidity ਵੀ ਘਟੀ ਹੈ। ਇਸ ਦਾ ਮੁੱਖ ਕਾਰਨ ਗੀਅਲ ਅਸਟੋਟ ਖੇਤਰ ਵਿਚ ਸੂਬਾ/ ਰਾਸਟਰੀ ਪੱਧਰ ਤੇ ਮੰਦੀ ਦਾ ਹੋਣਾ ਸੀ। ਇਸੇ ਪਿਠ ਭੂਮੀ ਕਰਕੇ ਸਰਕਾਰ ਵੱਲੋਂ ਪਿਛਲੇ 3 ਸਾਲਾਂ ਵਿਚ ਗੀਅਲ ਅਸਟੋਟ ਦੇ ਕੁਲੈਕਟਰ ਰੇਟ ਲੱਗਭਗ 10-15% ਸਲਾਨਾ ਘਟਾਏ ਗਏ ਸਨ।

12. ਉਪਰੋਕਤ ਨੂੰ ਮੁੱਖ ਰੱਖਦੇ ਹੋਏ ਇਨ੍ਹਾਂ ਬਾਕੀ ਬਚਦੇ ਫਲੋਟਾਂ ਨੂੰ ਕਿਸ ਰੇਟ ਤੇ ਵੇਚਿਆ ਜਾਣਾ ਹੈ ਅਤੇ ਇਸ ਸਕੀਮ ਨੂੰ attractive ਬਣਾਉਣ ਬਾਰੇ ਉੱਚ ਅਧਿਕਾਰੀਆ ਦੇ ਹੁਕਮਾਂ ਅਨੁਸਾਰ ਮੁੱਖ ਦਫਤਰ ਦੇ ਲੇਖਾ ਸਾਖਾ ਤੋਂ ਰਿਪੋਰਟ ਲਈ ਗਈ।

13. ਲੇਖਾ ਸਾਖਾ ਦੀ ਰਿਪੋਰਟ ਅਨੁਸਾਰ ਕੈਲਕੁਲੇਸ਼ਨ ਦੀ ਤਜਵੀਜ ਦਿੱਤੀ ਗਈ ਹੈ, ਜਿਸ ਵਿਚ ਅਲਾਟੀ ਵੱਲੋਂ 20% ਰਕਮ ਬਿਆਨੇ ਵੱਜੋਂ ਜਮ੍ਹਾਂ ਕਰਵਾਉਣੀ ਲਾਜ਼ਮੀ ਹੋਵੇਗੀ ਅਤੇ ਜਿਸ ਵਿਚ 5% ਦੇ ਹਿਸਾਬ ਨਾਲ ਕਿਸਤਾ ਕੋਲਕੁਲੇਟ ਕਰਦੇ ਹੋਏ 8 ਸਾਲ ਵਿਚ 80% ਰਕਮ ਨਿਰਧਾਰਤ ਪ੍ਰੋਫਾਰਮੇ ਅਨੁਸਾਰ ਜਮ੍ਹਾਂ ਕਰਵਾਉਣੀ ਯੋਗ ਹੋਵੇਗੀ। ਇਸ ਦੇ ਨਾਲ ਇਹ ਵੀ ਦੱਸਣਾ

ਅਜੰਡਾ :- ਪੂਰਬ ਪ੍ਰੀਮੀਅਮ ਅਪਾਰਟਮੈਂਟਸ, ਸੈਕਟਰ 88, ਐਸ.ਏ.ਐਸ ਨਗਰ ਵਿਚ ਬਚਦੇ ਫਲੈਟਾਂ ਨੂੰ ਵੇਚਣ ਲਈ ਸਕੀਮ ਲਾਂਚ ਕਰਨ ਸਬੰਧੀ।

1. ਪੂਰਬ ਪ੍ਰੀਮੀਅਮ ਅਪਾਰਟਮੈਂਟਸ, ਸੈਕਟਰ 88, ਐਸ.ਏ.ਐਸ ਨਗਰ ਵਿਖੇ ਟਾਈਪ-1, 2 ਅਤੇ 3 ਦੇ 4500 ਫਲੈਟਾਂ ਨੂੰ ਦਸੰਬਰ 2011 ਵਿਚ ਸਕੀਮ ਉਲੀਕੀ ਗਈ ਸੀ। ਇਸ ਸਕੀਮ ਤਹਿਤ ਅਪਲਾਈ ਕਰਨ ਦੀ ਆਖਰੀ ਮਿਤੀ 21-01-2012 ਸੀ। ਇਸ ਸਕੀਮ ਨੂੰ ਸ਼ੁਰੂ ਵਿਚ ਕਾਫੀ ਅੱਛਾ ਹੁੰਗਾਰਾ ਮਿਲਿਆ ਸੀ ਅਤੇ ਵੱਖ-ਵੱਖ ਕੈਟਾਗਰੀਆਂ ਦੀਆਂ ਕੁੱਲ 11987 ਅਰਜੀਆਂ ਪ੍ਰਾਪਤ ਹੋਈਆਂ ਸਨ।

2. ਸਕੀਮ ਦੀਆਂ ਸ਼ਰਤਾਂ ਕਾਰਨ ਕਾਫੀ ਅਲਾਟੀਆਂ ਵੱਲੋਂ ਰਿਫੰਡ ਲੈ ਲਿਆ ਗਿਆ ਸੀ। ਲੱਗਭਗ 1400 ਬਿਨੈਕਾਰਾਂ ਨੂੰ ਮਈ 2012 ਵਿਚ ਐਲ.ਓ.ਆਈ ਜਾਰੀ ਕੀਤੇ ਗਏ ਸਨ। ਇਸ ਲਈ ਗਮਾਡਾ ਦੇ ਇੰਜੀਨੀਰਿੰਗ ਵਿਭਾਗ ਵੱਲੋਂ ਇਸ ਸਕੀਮ ਤਹਿਤ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ 1620 ਫਲੈਟ ਹੀ ਉਸਾਰੇ ਗਏ :-

| | |
|--------|------|
| ਟਾਈਪ-1 | 300 |
| ਟਾਈਪ-2 | 600 |
| ਟਾਈਪ-3 | 720 |
| ਕੁੱਲ | 1620 |

3. ਗਮਾਡਾ ਵੱਲੋਂ ਸਕੀਮ ਤਹਿਤ ਫਲੈਟਾਂ ਦੀ ਉਸਾਰੀ ਬਹੁਤ ਤੇਜ਼ੀ ਨਾਲ ਕਰਵਾਈ ਗਈ ਹੈ ਲੇਕਿਨ ਇਸ ਦੇ ਬਾਵਜੂਦ ਵੀ ਕਈ ਬਿਨੈਕਾਰਾਂ ਵੱਲੋਂ ਰਿਫੰਡ ਲੈ ਲਿਆ ਗਿਆ ਹੈ। ਜਿਸ ਕਰਕੇ ਉਸ ਸਮੇਂ ਬਾਕੀ ਬਚਦੇ 160 ਫਲੈਟਾਂ ਨੂੰ ਵੇਚਣ ਲਈ ਸਾਲ 2014 ਵਿਚ ਸਕੀਮ-2 ਲਾਂਚ ਕੀਤੀ ਗਈ। ਜਿਸ ਵਿਚ ਟਾਈਪ-1 ਦੇ 50, ਟਾਈਪ-2 ਦੇ 50 ਅਤੇ ਟਾਈਪ-3 ਦੇ 60 ਕੁੱਲ 160 ਫਲੈਟ ਰੱਖੇ ਗਏ ਸਨ। ਇਨ੍ਹਾਂ ਫਲੈਟਾਂ ਵਿਭੁੱਧ 112 ਅਰਜੀਆਂ ਪ੍ਰਾਪਤ ਸਨ ਅਤੇ 112 ਅਲਾਟੀਆਂ ਨੂੰ ਐਲ.ਓ.ਆਈ ਜਾਰੀ ਕਰ ਦਿੱਤੇ ਗਏ ਸਨ। ਜਿਨ੍ਹਾਂ ਵਿਚੋਂ 87 ਬਿਨੈਕਾਰਾਂ ਵੱਲੋਂ ਰਿਫੰਡ ਲੈ ਲਿਆ ਗਿਆ।

4. ਸਾਲ 2015 ਵਿਚ ਸਕੀਮ-3 ਪਹਿਲਾ ਆਓ ਅਤੇ ਪਹਿਲਾਂ ਪਾਓ ਦੇ ਆਧਾਰ ਤੇ ਸਕੀਮ ਲਾਂਚ ਕੀਤੀ ਗਈ ਸੀ। ਇਸ ਸਕੀਮ ਨੂੰ ਕੋਈ ਖਾਸ ਹੁੰਗਾਰਾ ਨਹੀਂ ਮਿਲਿਆ ਅਤੇ ਸਿਰਫ ਪੰਜ ਅਰਜੀਆਂ ਹੀ ਪ੍ਰਾਪਤ ਹੋਈਆਂ ਸਨ।

5. ਸਕੀਮ 1, 2 ਅਤੇ 3 ਦੇ ਨਿਰਧਾਰਤ ਕੀਤੇ ਰੇਟ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਹਨ:-

| | ਸਕੀਮ-1 | ਸਕੀਮ-2 | ਸਕੀਮ-3 |
|--------|-----------|-----------|-----------|
| ਟਾਈਪ | ਕੀਮਤ | ਕੀਮਤ | ਕੀਮਤ |
| ਟਾਈਪ-1 | 37.00 ਲੱਖ | 46.50 ਲੱਖ | 52.60 ਲੱਖ |
| ਟਾਈਪ-2 | 55.00 ਲੱਖ | 69.00 ਲੱਖ | 78.05 ਲੱਖ |
| ਟਾਈਪ-3 | 69.00 ਲੱਖ | 87.00 ਲੱਖ | 98.41 ਲੱਖ |

6. ਗਮਾਡਾ ਦੇ ਇੰਜੀਨੀਰਿੰਗ ਵਿਭਾਗ ਵੱਲੋਂ ਪੂਰਬ ਪ੍ਰੀਮੀਅਮ ਅਪਾਰਟਮੈਂਟ ਵਿਚ ਉਸਾਰੇ ਜਾ ਰਹੇ 1620 ਫਲੈਟਾਂ ਵਿਚੋਂ 1140 ਫਲੈਟ ਮਿਲਖ ਦਫਤਰ ਨੂੰ ਹੈਡ ਓਵਰ ਕੀਤੇ ਗਏ ਹਨ, ਜਿਸ ਵਿਚ ਲਗਭਗ 880 ਫਲੈਟਾਂ ਦੇ ਅਲਾਟਮੈਂਟ ਲੈਟਰ ਜਾਰੀ ਕੀਤੇ ਜਾ ਚੁੱਕੇ ਹਨ ਅਤੇ ਪੁਜੈਸਨ ਦਿੱਤੇ ਜਾ ਚੁੱਕੇ ਹਨ। ਕੁਝ ਕੇਸ ਹਲੇ ਲਿਟੀਗੇਸ਼ਨ ਵਿਚ ਵੀ ਚੱਲ ਰਹੇ ਹਨ।

Annexure III

**UNDERTAKING
(TO BE GIVEN BY THE APPLICANT WHO WANTS TO TAKE A PREFERENCE)
(PLEASE SEE ELIGIBILITY CLAUSE)**

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

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

I, S/o/D/o/W/o Sh. R/o
..... solemnly affirmed and declare that I, my spouse or minor children
or dependent children do not own any residential house/Flat / flat in any Urban
Estate of Punjab, in Chandigarh, Panchkula nor have been allotted any
residential house / Flat / flat by any Government / Semi Government Institutions /
Improvement Trusts / Board / Corporation /Municipal Committees/Corporation
/Registered Societies like Army Welfare Housing Organization or Cooperative
Societies.

That I, my spouse and my dependants have also not been allotted a residential
house/flat/Flat 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/Flat 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)

SUPPLEMENTARY AGENDA FOR
24TH AUTHORITY MEETING

| ਮੱਦ ਨੰ: | ਵਿਸ਼ਾ | ਪੰਨਾ ਨੰ: |
|---------|--|----------|
| 24.06 | ਪੰਜਾਬ ਅਤੇ ਹਰਿਆਣਾ ਹਾਈ ਕੋਰਟ ਬਾਰ ਐਸੋਸੀਏਸ਼ਨ ਪ੍ਰੋਗ੍ਰੈਸਿਵ ਲਾਇਅਜ਼ ਕੋ-ਆਪਰੇਟਿਵ ਹਾਊਸ ਬਿਲਡਿੰਗ ਸੋਸਾਇਟੀ, ਇਕੋਸੀਟੀ-2, ਨਿਊ ਚੰਡੀਗੜ੍ਹ ਵਲੋਂ ਦੇਰੀ ਨਾਲ ਜਮਾਂ ਕਰਵਾਈ ਗਈ ਰਕਮ ਦੀ ਦੇਰੀ ਨੂੰ ਕੰਡੋਨ ਕਰਨ ਸਬੰਧੀ। | 2-9 |

ਵਿਸ਼ਾ:- ਪੰਜਾਬ ਅਤੇ ਹਰਿਆਣਾ ਹਾਈ ਕੋਰਟ ਬਾਰ ਐਸੋਸੀਏਸ਼ਨ ਪ੍ਰੋਗ੍ਰੈਸਿਵ ਲਾਇਅਜ ਕੋ-ਆਪਰੇਟਿਵ ਹਾਊਸ ਬਿਲਡਿੰਗ ਸੋਸਾਇਟੀ, ਇਕੋਸੀਟੀ-2, ਨਿਊ ਚੰਡੀਗੜ੍ਹ ਵਲੋਂ ਦੇਰੀ ਨਾਲ ਜਮਾਂ ਕਰਵਾਈ ਗਈ ਰਕਮ ਦੀ ਦੇਰੀ ਨੂੰ ਕੰਡੋਨ ਕਰਨ ਸਬੰਧੀ।

ਪੰਜਾਬ ਅਤੇ ਹਰਿਆਣਾ ਹਾਈ ਕੋਰਟ ਬਾਰ ਐਸੋਸੀਏਸ਼ਨ ਪ੍ਰੋਗ੍ਰੈਸਿਵ ਲਾਇਅਜ ਕੋ-ਆਪਰੇਟਿਵ ਹਾਊਸ ਬਿਲਡਿੰਗ ਸੋਸਾਇਟੀ, ਇਕੋਸੀਟੀ-2, ਨਿਊ ਚੰਡੀਗੜ੍ਹ ਨੂੰ ਮਲਟੀ ਸਟੋਰੀ ਫਲੈਟਾਂ ਦੀ ਉਸਾਰੀ ਕਰਨ ਲਈ ਇਕੋਸੀਟੀ-2, ਨਿਊ ਚੰਡੀਗੜ੍ਹ ਵਿਖੇ 2.5● ਏਕੜ ਭੋਂ ਅਲਾਟ ਕਰਨ ਲਈ ਲੈਟਰ ਆਫ ਇੰਟੈਂਟ ਨੰ: 58847 ਮਿਤੀ 3●-12-2●16 ਜਾਰੀ ਕੀਤਾ ਗਿਆ ਸੀ। ਲੈਟਰ ਆਫ ਇੰਟੈਂਟ ਦੀ ਸਰਤ ਨੰ:2 ਅਤੇ 3 ਅਨੁਸਾਰ 15% ਰਕਮ ਸਮੇਤ ਕੈਂਸਰ ਸੈਸ ਲੈਟਰ ਆਫ ਇੰਟੈਂਟ ਜਾਰੀ ਹੋਣ ਦੀ ਮਿਤੀ ਤੋਂ 3● ਦਿਨਾਂ ਦੇ ਅੰਦਰ -ਅੰਦਰ ਕਰਵਾਉਣੀ ਸੀ ਪਰੰਤੂ ਸੋਸਾਇਟੀ ਵਲੋਂ 15% ਰਕਮ ਸਮੇਤ ਕੈਂਸਰ ਸੈਸ 16● ਦਿਨਾਂ ਦੀ ਦੇਰੀ ਨਾਲ ਜਮਾਂ ਕਰਵਾਈ ਗਈ ਹੈ। ਮੁੱਖ ਦਫਤਰ ਵਲੋਂ ਜਾਰੀ ਕੀਤੀਆਂ ਗਈਆਂ ਹਦਾਇਤਾਂ ਅਨੁਸਾਰ 15% ਰਕਮ ਸਮੇਤ ਕੈਂਸਰ ਸੈਸ ਜਮਾਂ ਕਰਵਾਉਣ ਲਈ ਵੱਧ ਤੋਂ ਵੱਧ 9● ਦਿਨਾਂ ਦਾ ਵੱਧ ਕੀਤਾ ਜਾ ਸਕਦੀ ਹੈ। ਸੋਸਾਇਟੀ ਵਲੋਂ 16● ਦਿਨਾਂ ਦੀ ਦੇਰੀ ਨਾਲ ਜਮਾਂ ਕਰਵਾਈ ਗਈ ਰਕਮ ਦੀ ਦੇਰੀ ਨੂੰ ਕੰਡੋਨ ਕਰਨ ਲਈ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਸਮਰਥ ਹੈ ਜਿਸ ਦੀ ਪ੍ਰਵਾਨਗੀ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ-ਕਮ-ਚੇਅਰਮੈਨ, ਗਮਾਡਾ ਜੀ ਵਲੋਂ ਇਸ ਆਸ ਵਿਚ ਪ੍ਰਾਪਤ ਕੀਤੀ ਗਈ ਹੈ ਕਿ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਤੋਂ ਕਾਰਜ ਬਾਅਦ ਪ੍ਰਵਾਨਗੀ ਪ੍ਰਾਪਤ ਕਰ ਲਈ ਜਾਵੇਗੀ। ਹੁਕਮਾਂ ਦੀ ਕਾਪੀ ਅਨੁਲੱਗ "ੳ" ਤੇ ਰਖੀ ਜਾਂਦੀ ਹੈ। ਇਥੇ ਇਹ ਵੀ ਦੱਸਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਪੰਜਾਬ ਅਤੇ ਹਰਿਆਣਾ ਹਾਈ ਕੋਰਟ ਬਾਰ ਐਸੋਸੀਏਸ਼ਨ ਪ੍ਰੋਗ੍ਰੈਸਿਵ ਲਾਇਅਜ ਕੋ-ਆਪਰੇਟਿਵ ਹਾਊਸ ਬਿਲਡਿੰਗ ਸੋਸਾਇਟੀ, ਇਕੋਸੀਟੀ-2, ਨਿਊ ਚੰਡੀਗੜ੍ਹ ਨੂੰ ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਨੰ: 3●161-165 ਮਿਤੀ 5-7-2●18 ਜਾਰੀ ਕੀਤਾ ਜਾ ਚੁੱਕਾ ਹੈ।

ਅਜੰਡਾ ਨੋਟ ਕਾਰਜ ਬਾਅਦ ਪ੍ਰਵਾਨਗੀ ਲਈ ਅਥਾਰਟੀ ਅਗੇ ਪੇਸ਼ ਹੋ ਜੀ।

63
21/2/18

High Court and the main issue raised by the society in the CWP is that the society has not been issued allotment letter. Infact allotment letter could only be possible had the society completed 15% amount amount of the tentative price in time and there is a delay of 160 days over and above 90 days for which delay had already been condoned whereby extensions were given to the society from time to time and the society has already deposited penal interest alongwith surcharge of 90 days.

If approved, we may condone the delay of 160 days subject to the payment of penal interest @ 18% p.a. for the delayed period and surcharge @ 1.5% on the delayed amount i.e. Rs. 3,23,173/- with the approval of Chairman, GMADA and thereafter, the matter can be placed before the EC, GMADA for post facto approval.

-x' 2)

Submitted for appropriate orders please.

Level
Chairman

15/4/18
19/3/18
19/3/18

Ado (Apply) 20/2/2018 [From 11/1/26 - onwards]
E.O (Policy)

19/3/18

24/2

27/13/3

x' Submitted for consideration and approval pl.

13/3

ACS (HUD)

CM - Chairman

ACS (HUD)

ਪ੍ਰਬੰਧਕ ਮੁੱਖ ਮੰਤਰੀ,
ਕਮਿਸ਼ਨਰੀ ਆਫ਼ ਆਰਟੀ ਫਿਲਡਰਜ਼,
ਭਾ. ਨੰ. 1100
ਮੁਖਯੋਗੀ ਦੀ ਮਿਤੀ 20/1/18
ਬਾਧਸ਼ੀ ਦੀ ਮਿਤੀ 20/3/18
ਪੰਜਾਬ

20/3/18
ACF (G)

21/3

21/3

EC/PL ADO II

2019-3-21221

Chief Administrator
S.A.S. Nagar
D.No. 919 No. 22-3/18
21/3/18

50.

ਚਲਦੇ ਨੋਟ ਪੈਨੇ ਤੇ-----

ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸਾਸਕ ਜੀ ਗੱਲ ਕੀਤੀ ਗਈ।

ਨੋਟ ਪੈਨਾ-27 ਤੇ ਕੀਤੇ ਗਏ ਹੁਕਮਾਂ ਅਨੁਸਾਰ 160 ਦਿਨਾਂ ਦੀ ਦੇਰੀ ਨੂੰ ਕੰਡਨ ਕਰਨ ਸਬੰਧੀ ਕਾਰਜ ਬਾਅਦ ਪ੍ਰਵਾਨਗੀ ਲਈ ਅਜੇਡਾ ਨੋਟ ਹੇਠਾਂ ਪ੍ਰਵਾਨਗੀ ਲਈ ਰੱਖਿਆ ਜਾਂਦਾ ਹੈ। ਜਿਥੇ ਤੱਕ ਰੋਟਾਂ ਦਾ ਸਬੰਧ ਹੈ, ਉਸ ਬਾਰੇ ਅਜੇਡਾ ਨੋਟ ਪਾਲਿਸੀ ਸਾਖਾ ਵਲੋਂ ਤਿਆਰ ਕੀਤਾ ਜਾਣਾ ਹੈ।

26.2.19

ਸ.ਮਿ.ਅ.-3

164
ਸਮੇਤ 730
27/2/19

Ms. Chief Administrator
GIMADA 568 26.2.19
D. No. 28.2.19

ਮਿ.ਅ.

ACKCC 26/2

M/S/c C.M. cum. chairman has given approval for allotment on np-(27) and condoned the delay of 160 days, subject to post-facto approval from Authority. So agenda of post facto approval from Authority is submitted for approval please.

26/2

ਦਫਤਰ : ਮੁੱਖ ਪ੍ਰਸਾਸਕ, ਡਿਪਟੀ, ਪੰਜਾਬ ਡਾਕ, ਫਿਲਡ-62, ਸਿੰਗਰੀ, ਨਗਰ
ਭਾਰਤੀ ਨੰ: 313
ਮਿਤੀ: 26.02.19

CA/GX

Gus 26/2/19

ACS-HOD

28/2

CA

28/2

ACA(G)

28/2

28/2

10/1/2018 D

**GREATER MOHALI AREA DEVELOPMENT AUTHORITY
(PUDA BHAWAN, SECTOR 62 SAS NAGAR)**

To

President,
The Punjab & Haryana High Court
Bar Association Progressive Lawyers
Co-operative Housing Board Society Limited,
R/o House No.1241, Sector 18-C, Chandigarh.

Memo no./GMADA-E.O/2018/ 30161-165 Dated: 3/7/2018
5/7/2018

Subject: Allotment of land measuring 2.50 acres in Ecocity, Phase-2 (Extension), New Chandigarh for Construction of Multi-storey flats.

In continuation of Letter of Intent (LOI) issued vide Memo No.58847 Dated 30.12.2016, Greater Mohali Area Development Authority, hereinafter called GMADA is pleased to allot youi site No.GH-1 measuring 2.50 acres in Ecocity Phase-2(Extension), New Chandigarh for the purpose of construction of Multi-stroyed Flats on the following terms and conditions:-

A ALLOTMENT OF SITE:

1. The exact dimensions of the site and area are subject to variation as per measurement at the time of actual delivery of possession at site.
2. Plot is being offered on "as is where is basis" and GMADA shall not be liable to compensate for any extra expenditure that the society may have to incur to level the site.

B PRICE:

1. The tentative price of the plot is Rs.25,41,00,000 (Rs.Twenty five crores and Forty one lacs only) calculated @ Rs.21,000/-per sq.yds.
2. In case of enhancement of land compensation by courts, increase in area or otherwise, Society will be liable to pay additional cost, as determined and communicated by Estate Officer as per Para C.

C PAYMENT SCHEDULE:

1. 15% of tentative price of the site alongwith 2% Cancer & Drug Addiction Treatment Infrastructure Fund and Surcharge and penal interest for the delayed period totally amounting to Rs.4,31,97,000/- has been received and has already been adjusted.
2. The balance amount or Rs.21,59,85,000/- being 85% of the tentative price of plot, can either be paid in lumpsum without any interest within 60 days from the issue of allotment letter or in 5 equated annual installment along with an interest @ 12% per annum as indicated in the schedule given below:-

| Installment No. | Due Date | Principal Amount | Interest | Total amount |
|-----------------|------------|------------------|----------|--------------|
| 1 st | 03.07.2019 | 43197000 | 25918200 | 69115200 |
| 2 nd | 03.07.2020 | 43197000 | 20734560 | 63931560 |
| 3 rd | 03.07.2021 | 43197000 | 15550920 | 58747920 |
| 4 th | 03.07.2022 | 43197000 | 10367280 | 53564280 |
| 5 th | 03.07.2023 | 43197000 | 5183640 | 48380640 |

- In case balance 85% payment is made in lumsom within 60 days from the date of issue of allotment letter, a rebate of 5% on the balance amount shall be admissible.
- In case of non-payment of installments by due date, society shall be liable to pay additional penalty on the amount due at the following rates for the delayed period.

| Sr. No. | Delayed Period | Rate of Penalty |
|---------|----------------|---|
| 1. | Upto 1 Year | Normal applicable rate of interest + 3% per annum for delayed period. |
| 2. | Upto 2 Year | Normal applicable rate of interest + 4% per annum for delayed period. |
| 3. | Upto 3 Year | Normal applicable rate of interest + 5% per annum for delayed period. |

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

- In case of enhancement of price of party paid site due to increase in area, enhancement of land compensation or for any other reason, the increased price shall be added to the balance payment schedule mentioned at para C.2 above or shall be built into the installments.
- In case of fully paid plots, the enhancement of price due to any or all reasons mentioned at para 3, shall be paid within 60 days without payment of any interest of such demand or in 5 equal yearly installments alongwith an interest @ 12% per annum.
- In case of reduction/decrease in area, the excess amount shall be refunded/adjusted, as the case may be, on pro-rata basis
- All payments shall be made by a Demand Draft drawn in favour of Estate Officer, GMADA payable at S.A.S.Nagar, Payments by cheque shall not be

accepted. Details of plot number, area sector and Urban Estate should be indicated both in forwarding letter and on the back of demand draft for avoiding any misuse

9. No separate notice for payment of instalments shall be sent.
10. Receipt in respect of all payments received shall be issued within a period of 15 days.

D. POSSESSION AND OWNERSHIP:

1. The ownership of the land shall continue to vest with Greater Mohali Area Development Authority (GMADA) until entire price of the land together with the enhanced price, if any and interest and other amount, if any due to the Authority on account of the transfer of such land is paid.
2. Possession of the said plot shall be handed over to the society within a period of 90 days from the issuance of this allotment letter. In case, the society fails to take possession of the site within the stipulated period, it shall be deemed to have been handed over on the due date.
3. Within 90 days of payment of entire money, society shall be required to execute a Deed of Conveyance in prescribed format and expenses of the Conveyance Deed shall be borne by the society.
4. The Society shall have no right to transfer by way of sale, gift or otherwise, the plot or any other rights, title or interest in the said plot. To the extent possible the GMADA shall arrange to permit mortgage/hypothecation of the site /structure so that society can obtain house building loan from recognized institutions on the condition that the GMADA will first charge on the assets towards unpaid portion of site price and other charges due to it.
5. The society shall submit the list of its members or Estate Officer, GMADA before possession of site for Group Housing and the society will allot the dwelling units only to such members, whose names are mentioned in the said list. The Society shall not alter the membership except in accordance with the provisions of Punjab Co-operative Societies Act, 1961 and with the prior approval of Estate Officer, GMADA.

E. CONSTRUCTION OF BUILDING:

1. Construction/Development of the said sites shall be made as per the provisions of Punjab Urban Planning and Development Authority, Building Rules, 2013 issued by the Government of Punjab vide Notification No.GSR54/P.A.11/1995/S.43 and 180/2013, dated 25th October, 2013, other prevailing norms/rules/guidelines/Acts and the amendments, if any made therein from time to time.
2. The Society shall be required to submit building plans as per the Punjab Urban Planning and Development Authority building Rules, 2013 and amended from time to time within three months of the issue of allotment letter. In normal circumstances Authority shall take 90 days to approve the building plans. In case

the total taken by the Authority exceeds 90 days, corresponding allowance will be given in calculating the time for completion.

3. The society shall have to complete the construction of flats within five years from the date of possession of the site. However, if the society fails to do so, under exceptional circumstance, an extension on the written request of the society, shall be allowed on payment of extension fee as prescribed in Punjab Regional and Town Planning and Development (General) Amendment Rules, 2010 and amended from time to time.
4. Any construction carried out in violation of sanctioned building plan/building rules shall be dealt as per policy laid down in the regard from time to time.
5. Before occupying the building, society would be required to obtain completion certificate and occupation certificate from the Estate Officer, GMADA.

E. CONSTRUCTION OF BUILDING:

Completion means construction of all the dwelling units which are shown in the plan submitted by the society for approval of the Authority.

1. Completely constructing all the dwelling units which the society proposes to construct at the time of submission of building plans.
2. The completion of individual dwelling unit means construction of the entire structure, plastering of walls, flooring, installation of external doors and windows, electric, water supply, sewerage lines as per approved plan, making kitchen and at-least one toilet functional with all fittings and fixtures so as to make the house liveable. It excludes all internal woodwork, painting white washing and other furnishings not covered above.
3. Completion of project would mean completion of the dwelling unit as above, boundary wall, gate, internal road, parking, electrication of the campus, firefighting equipment (if required) as approved in the plan.
4. Completion would be granted on the basis of the report of a committee comprising of-
 - i) Estate Officer
 - ii) Architect
 - iii) D.T.P
 - iv) D.E.(Public Health)
 - v) D.E.(Electrical)
 - vi) One representative of society/organization.
5. Society will obtain an statutory clearances at its own level from different departments and complete the project in the stipulated time.

F. GENERAL CONDITIONS


1. This allotment shall governed by the provisions of The Punjab Regional and Town Planning & Development Act, 1995 and the rules, regulations and policies made there under and as amended from time to time. The Society shall be bound to obey the terms and conditions of allotment.

VIOLATION OF TERMS AND CONDITIONS:-

If the society commits any breach of the terms and conditions of the allotment or violates any of the provisions of Act/Rules or fails to comply with any directions given by the Chief Administrator, GMADA or any other officer appointed by him, under the terms of allotment, the Chief Administrator, GMADA or any other officer appointed by him, may further direct the society to immediately rectify or amend the default within a reasonable time. If the Chief Administrator, GMADA or the officer so appointed by him, feels that the society has failed to comply with his directions or cannot or will not comply with such direction, appropriate action under rules shall be taken.

H. ARBITRATION:-

Subject to the provisions of the Act, all the disputes and/or differences which may arise in any manner touching or concerning this allotment shall be referred to the Independent Arbitrator directly or not directly related to this office shall be appointed by the Chief Administrator, Greater Mohali Area Development Authority (GMADA), Arbitration shall be governed by the Arbitration and Conciliation (Amendment) Act, 2015, GMADA and the society shall be liable to share the fee of the arbitrator in equal proportion.


Estate Officer
GMADA Mohali.

Dated 03/07/18

Endst. No. GMADA/E.O/2018/ 30161 - 30165

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

1. Additional Chief Administrator (Policy), GMADA, Mohali.
2. Chief Accounts Officer, GMADA, SAS Nagar.
3. Senior Town Planner, GMADA, SAS Nagar.
4. District Town Planner, SAS Nagar.


Estate Officer
GMADA Mohali.

ਵਿਸ਼ਾ: Ritnand Balved Education Foundation (Amity University) AKC House, New Delhi ਨੂੰ ਆਈ ਟੀ ਸਿਟੀ ਵਿਖੇ University ਸਥਾਪਤ ਕਰਨ ਲਈ 40.44 ਏਕੜ ਭੌਂ ਅਲਾਟ ਕਰਨ ਬਾਰੇ।

ਪੰਜਾਬ ਸਰਕਾਰ, ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ ਮ.ਓ. 1 ਬਰਾਂਚ ਵੱਲੋਂ ਜਾਰੀ ਨੋਟਿਫਿਕੇਸ਼ਨ ਨੰਬਰ 5/13/2013-4hg1/1289086/1 dated 03-08-2018 (Annexure-1) ਰਾਹੀਂ ਆਈ ਟੀ ਸਿਟੀ, ਐਸ ਏ ਐਸ ਨਗਰ ਵਿਖੇ ਯੂਨੀਵਰਸਿਟੀ ਸਥਾਪਤ ਕਰਨ ਲਈ 40.44 ਏਕੜ ਭੌਂ ਈਅਰ ਮਾਰਕ ਕੀਤੀ ਗਈ ਸੀ। ਇਸ ਭੌਂ ਦੀ ਡਿਟਲ ਹੇਠ ਅਨੁਸਾਰ ਹੈ:

- Land Area : 40.44 Acre
- Location : IT City SAS Nagar
- Saleable Price : Rs. 117,27,60,000/-
- Tenure of payments: 18 years
- Terms of payment :
 - 10% of price Rs. 11,72,76,000/- within 30 days
 - Balance 90% in 18 installments @ Interest rate @ SBI 1 year MCLR + 2%

2. ਇਹ ਭੌਂ ਅਲਾਟ ਕਰਨ ਲਈ ਪ੍ਰਵਾਨਤ ਪਾਲਿਸੀ ਅਨੁਸਾਰ eligibility criteria ਹੇਠ ਅਨੁਸਾਰ ਸੀ:

- i. Applicants should belong to one of the below categories:
 - Sponsoring Organization of an existing UGC recognized University in India, which has been in operation for at least three years or
 - Sponsoring Organization for setting up of a Greenfield University, wherein at least one promoter/founder has a track record of setting up or running an existing UGC recognized University in India, which has been in operation for at least three years or
- ii. The Applicant should be registered as a not-for-profit society, or a public trust, or a company constituted under Section 8 of the Companies Act, 2013 or any other legal form subject to it being compliant to the laws of Union and State for setting up a University.

ਉਪਰੋਕਤ ਤੋਂ ਇਲਾਵਾ ਪਾਲਿਸੀ ਵਿੱਚ ਦਰਜ Evaluation criteria ਅਨੁਸਾਰ ਪ੍ਰਾਪਤ ਹੋਈਆਂ ਅਰਜ਼ੀਆਂ ਦਾ ਮੁੱਲਾਂਕਨ ਵੀ ਕੀਤਾ ਜਾਣਾ ਸੀ।

3. ਇਸ ਦੇ ਸਬੰਧ ਵਿੱਚ ਅਰਜ਼ੀਆਂ ਦੀ ਮੰਗ ਕਰਦੇ ਹੋਏ ਮਿਤੀ 06-08-2018 ਨੂੰ ਅਖਬਾਰਾਂ ਵਿੱਚ ਵਿਗਿਆਪਨ ਦਿੱਤਾ ਗਿਆ ਸੀ। ਜਿਸ ਵਿੱਚ 30 ਦਿਨਾਂ ਦੇ ਅੰਦਰ ਬਿਡ ਦੇਣ ਦਾ ਸਮਾਂ ਦਿੱਤਾ ਗਿਆ ਸੀ। ਇਸ ਉਪਰੰਤ ਮਿਤੀ 20-08-2018 ਨੂੰ ਪ੍ਰੀ ਬਿਡ ਮੀਟਿੰਗ ਵੀ ਹੋਈ।

4. ਆਈ ਟੀ ਸਿਟੀ ਵਿਖੇ ਯੂਨੀਵਰਸਿਟੀ ਸਥਾਪਤ ਕਰਨ ਲਈ ਹੇਠ ਅਨੁਸਾਰ ਪ੍ਰਤੀਬੇਨਤੀਆਂ ਪ੍ਰਾਪਤ ਹੋਈਆਂ ਸਨ:

- Ritnand Balved Education Foundation (Amity)
- AP Goyal Charitable Trust, Shimla

5. ਉਪਰੋਕਤ ਪ੍ਰਾਪਤ ਹੋਈਆਂ ਅਰਜੀਆਂ ਦੀ ਸਕਰੂਟਨੀ ਲਈ ਗਠਿਤ ਕੀਤੀ ਗਈ ਸਕਰੂਟਨੀ ਕਮੇਟੀ ਦੀ ਮੀਟਿੰਗ ਮਿਤੀ 18-12-2018 ਅਤੇ 26-02-2019 ਨੂੰ ਮਾਨਯੋਗ ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਹੋਈ। ਜਿਸ ਦੀ ਕਾਰਵਾਈ (Annexure-2) ਪ੍ਰਾਪਤ ਹੋ ਚੁੱਕੀ ਹੈ। ਕਾਰਵਾਈ ਅਨੁਸਾਰ ਕੇਵਲ Ritnand Balved Education Foundation (Amity) ਭੌ ਦੀ ਅਲਾਟਮੈਂਟ ਲਈ ਯੋਗ ਪਾਈ ਗਈ। Evaluation criteria ਅਨੁਸਾਰ ਦਿੱਤੀ ਗਈ ਸਕੋਰਿੰਗ ਹੇਠ ਅਨੁਸਾਰ ਹੈ:

- Ritnand Balved Education Foundation (Amity) 50 points
- AP Goyal Charitable Trust, Shimla 10 points

7. ਉਪਰੋਕਤ ਅਨੁਸਾਰ Ritnand Balved Education Foundation (Amity) ਐਸ ਏ ਐਸ ਨਗਰ ਵਿਖੇ ਯੂਨੀਵਰਸਿਟੀ ਸਥਾਪਤ ਕਰਨ ਲਈ 40.44 ਏਕੜ ਭੌ ਦੀ ਅਲਾਟਮੈਂਟ ਕਰਨ ਲਈ ਯੋਗ ਪਾਈ ਗਈ। ਇਸ ਲਈ ਉਕਤ ਅਨੁਸਾਰ ਭੌ ਦੀ ਅਲਾਟਮੈਂਟ ਸਬੰਧੀ ਕਾਰਵਾਈ ਕਰਨ ਤੋਂ ਪਹਿਲਾਂ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ- ਕਮ-ਚੇਅਰਮੈਨ, ਗਮਾਡਾ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ (Annexure-3) ਲੈ ਲਈ ਗਈ ਹੈ।

ਉਕਤ ਅਨੁਸਾਰ ਕੀਤੀ ਗਈ ਕਾਰਵਾਈ ਦੀ ਪ੍ਰਧਾਨਗੀ ਲਈ ਅਜੰਡਾ ਗਮਾਡਾ ਅਥਾਰਟੀ ਦੇ ਸਨਮੁੱਖ ਪੇਸ਼ ਹੈ ਜੀ ।