

AGENDA

for 23rd Executive Committee Meeting of GMADA



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

**AGENDA FOR 23rd EXECUTIVE COMMITTEE
MEETING GMADA**

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ਅਜੰਡਾ ਆਈਟਮ ਨੰ .23.01

(ਤਾਲਮੇਲ ਸ਼ਾਖਾ)

ਵਿਸ਼ਾ:- ਗਮਾਡਾ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ 22ਵੀਂ ਮੀਟਿੰਗ ਜੋ ਮਿਤੀ 13.01.2020 ਨੂੰ ਹੋਈ ਦੀ ਕਾਰਵਾਈ ਦੀ ਪੁਸ਼ਟੀ ਕਰਨ ਬਾਰੇ।

ਗਮਾਡਾ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ 22ਵੀਂ ਮੀਟਿੰਗ ਜੋ ਕਿ ਮਿਤੀ 13-01-2020 ਨੂੰ ਹੋਈ ਵਿਚ ਲਏ ਗਏ ਫੈਸਲਿਆਂ ਸਬੰਧੀ ਕਾਰਵਾਈ ਪੱਤਰ ਨੰ. ਪੁੱਡਾ-ਤਾਲਮੇਲ ਸਾਖਾ-ਸ-1-2020/4981-86 ਮਿਤੀ 13-03-2020 ਅਨਲੱਗ (ੳ) ਰਾਹੀਂ ਕਮੇਟੀ ਦੇ ਮੈਂਬਰ ਸਾਹਿਬਾਨ ਨੂੰ ਸੂਚਨਾ ਹਿੱਤ ਜਾਰੀ ਕਰ ਦਿੱਤੀ ਸੀ।

ਇਸ ਸਬੰਧੀ ਹੁਣ ਤੱਕ ਕਮੇਟੀ ਦੇ ਕਿਸੇ ਵੀ ਮੈਂਬਰ ਸਾਹਿਬਾਨ ਜੀ ਵਲੋਂ ਇਤਰਾਜ਼/ ਸੋਧ ਕਰਨ ਸਬੰਧੀ ਕੋਈ ਤਜਵੀਜ਼/ ਸੁਝਾਓ ਦਰਜ ਨਹੀਂ ਕੀਤਾ ਹੈ। ਉਕਤ ਅਨੁਸਾਰ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ 22ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਪੁਸ਼ਟੀ ਹਿੱਤ ਪੇਸ਼ ਹੈ ਜੀ।



ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਟੀ, ਐਸ.ਏ.ਐਸ ਨਗਰ।
(ਤਾਲਮੇਲ ਸਾਖਾ)

ਸੇਵਾ ਵਿਖੇ

1. ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਵਿੱਤ ਵਿਭਾਗ, ਪੰਜਾਬ ਸਿਵਲ ਸਕੱਤਰੇਤ-1,
ਚੰਡੀਗੜ੍ਹ।
2. ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਸਥਾਨਕ ਸਰਕਾਰ ਵਿਭਾਗ,
ਪੰਜਾਬ ਸਿਵਲ ਸਕੱਤਰੇਤ-2, ਚੰਡੀਗੜ੍ਹ।
3. ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ,
ਪੰਜਾਬ ਸਿਵਲ ਸਕੱਤਰੇਤ-2, ਚੰਡੀਗੜ੍ਹ।
4. ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ/ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ,
ਪੰਜਾਬ ਸਿਵਲ ਸਕੱਤਰੇਤ-1, ਚੰਡੀਗੜ੍ਹ।
5. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਟੀ, ਐਸ.ਏ.ਐਸ ਨਗਰ।
6. ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਪੰਜਾਬ,
ਗ੍ਰਾਮ ਅਤੇ ਨਗਰ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ,
ਪੁੱਡਾ ਭਵਨ, ਸੈਕਟਰ-62, ਐਸ.ਏ.ਐਸ ਨਗਰ।

ਨੰ: ਪੁੱਡਾ-ਤਾਲਮੇਲ ਸਾਖਾ-ਸ-1/2020/4981-86

ਮਿਤੀ:-

13/3/2020

ਵਿਸਾ:- ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਟੀ (ਗਮਾਡਾ) ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ 22ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਜਾਰੀ ਕਰਨ ਬਾਰੇ।

ਸ਼ੀਮਾਨ ਜੀ,

ਵਿਸ਼ੇ ਅਧੀਨ ਇਸ ਦਫਤਰ ਦੇ ਪੱਤਰ ਨੰ. ਪੁੱਡਾ-ਤਾਲਮੇਲ ਸਾਖਾ-ਸ-1/2020/732-737 ਮਿਤੀ 10-01-2020 ਦੀ ਲਗਾਤਾਰਤਾ ਵਿੱਚ ਸੂਚਿਤ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਕਿ ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਟੀ (ਗਮਾਡਾ) ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ 22ਵੀਂ ਮੀਟਿੰਗ, ਜੋ ਮਿਤੀ 13.01.2020 ਨੂੰ ਸ਼ਾਮ 4.30 ਵਜੇ ਮਾਨਯੋਗ ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਉਨ੍ਹਾਂ ਦੇ ਦਫਤਰ ਦੇ ਕਮੇਟੀ ਰੂਮ, 6ਵੀਂ ਮੰਜਿਲ, ਪੰਜਾਬ ਸਿਵਲ ਸਕੱਤਰੇਤ-1, ਚੰਡੀਗੜ੍ਹ ਵਿਖੇ ਹੋਈ ਸੀ, ਦੀ ਕਾਰਵਾਈ (ਪ੍ਰੋਸੀਡਿੰਗ) ਆਪ ਨੂੰ ਇਸ ਪੱਤਰ ਨਾਲ ਨੱਥੀ ਕਰਕੇ ਸੂਚਨਾ ਹਿੱਤ ਭੇਜੀ ਜਾਂਦੀ ਹੈ ਜੀ।

ਨੱਥੀ : ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ।

(ਉਮਾਂ ਕਾਂਤਾ ਜੋਸ਼ੀ)
ਸੁਪਰਡੈਂਟ (ਤਾਲਮੇਲ)

ਪਿੱਠ ਅੰਕਣ ਨੰ: ਪੁੱਡਾ-ਤਾਲਮੇਲ ਸਾਖਾ-ਸ-1/2020/4987

ਮਿਤੀ:-

13/3/2020

ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ ਸਮੇਤ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਨਿੱਜੀ ਸਕੱਤਰ/ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ, ਪੰਜਾਬ ਸਿਵਲ ਸਕੱਤਰੇਤ-1, ਚੰਡੀਗੜ੍ਹ ਨੂੰ ਮਾਨਯੋਗ ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਜੀ ਦੀ ਸੂਚਨਾ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ ਜੀ।

ਨੱਥੀ : ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ।

(ਉਮਾਂ ਕਾਂਤਾ ਜੋਸ਼ੀ)
ਸੁਪਰਡੈਂਟ (ਤਾਲਮੇਲ)

ਮੁੱਖ ਸਕੱਤਰ
ਪੰਜਾਬ



ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਟੀ, ਐਸ.ਏ.ਐਸ ਨਗਰ।
ਤਾਲਮੇਲ ਸਾਖਾ।

ਪਿੱਠ ਅੰਕਣ ਨੰ: ਪੁੱਡਾ-ਤਾਲਮੇਲ ਸਾਖਾ-ਸ-1-2020/49 88 ਮਿਤੀ:- 13/3/2020

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।

(ਉਮਾਂ ਕਾਂਤਾ ਜੋਸ਼ੀ)
ਸੁਪਰਡੈਂਟ (ਤਾਲਮੇਲ)

ਪਿੱਠ ਅੰਕਣ ਨੰ: ਪੁੱਡਾ-ਤਾਲਮੇਲ ਸਾਖਾ-ਸ-1-2020/49 89 ਮਿਤੀ:- 13/3/2020

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

ਨੱਥੀ : ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ।

(ਉਮਾਂ ਕਾਂਤਾ ਜੋਸ਼ੀ)
ਸੁਪਰਡੈਂਟ (ਤਾਲਮੇਲ)

ਪਿੱਠ ਅੰਕਣ ਨੰ: ਪੁੱਡਾ-ਤਾਲਮੇਲ ਸਾਖਾ-ਸ-1/2020/49.90-94 ਮਿਤੀ:- 13/3/2020

ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ ਸਮੇਤ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ (ਪ੍ਰੋਸੀਡਿੰਗ) ਦੀ ਕਾਪੀ ਹੇਠ ਲਿਖਿਆਂ ਨੂੰ ਭੇਜ ਕੇ ਵੇਨਤੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਆਪਣੇ ਦਫਤਰ ਨਾਲ ਸਬੰਧਤ ਮੱਦ ਬਾਰੇ ਕਮੇਟੀ 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 (ਪਲਾਟ/ਹਾਊਸਿੰਗ/ਪਾਲਿਸੀ/ਇਕੋਜਿਟੀ), ਗਮਾਡਾ।
2. ਭੌ ਪ੍ਰਾਪਤੀ ਕੁਲੈਕਟਰ, ਗਮਾਡਾ।

ਨੱਥੀ/ਕਾਰਵਾਈ ਦੀ ਕਾਪੀ।

(ਉਮਾਂ ਕਾਂਤਾ ਜੋਸ਼ੀ)
ਸੁਪਰਡੈਂਟ (ਤਾਲਮੇਲ)

Minutes of 22nd Executive Committee Meeting GMADA

ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਮਿਤੀ 13.01.2020 ਨੂੰ ਹੋਈ ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਗੀਆ ਵਿਕਾਸ ਅਥਾਰਟੀ (ਗਮਾਡਾ) ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ 22ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ।

ਮੀਟਿੰਗ ਵਿੱਚ ਹੇਠ ਅਨੁਸਾਰ ਮੈਂਬਰਾਂ ਨੇ ਭਾਗ ਲਿਆ:-

1. ਸ਼੍ਰੀ ਅਨਿਰੁੱਧ ਤਿਵਾਰੀ, ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਵਿੱਤ ਵਿਭਾਗ;
2. ਸ਼੍ਰੀ ਸਰਵਜੀਤ ਸਿੰਘ, ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ;
3. ਸ਼੍ਰੀ ਮਤੀ ਕਵਿਤਾ ਸਿੰਘ, ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਰੇਟਰ ਮੁਹਾਲੀ ਏਗੀਆ ਵਿਕਾਸ ਅਥਾਰਟੀ (ਗਮਾਡਾ) ;
4. ਸ਼੍ਰੀ ਹਰਿਦਰ ਸਿੰਘ ਬਾਜਵਾ, ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ.

ਮੀਟਿੰਗ ਵਿੱਚ ਹੇਠ ਦਰਸਾਏ ਅਨੁਸਾਰ ਲੜੀਵਾਰ ਅਜੰਡਾ ਆਈਟਮ ਕਮੇਟੀ ਵਲੋਂ ਵਿਚਾਰੇ ਗਏ ਅਤੇ ਹੇਠ ਅਨੁਸਾਰ ਫੈਸਲਾ ਲਿਆ ਗਿਆ :-

ਅਜੰਡਾ ਆਈਟਮ ਨੰ. 22.01

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਗੀਆ ਵਿਕਾਸ ਅਥਾਰਟੀ ਦੀ 21ਵੀਂ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਮੀਟਿੰਗ ਜੋ ਮਿਤੀ 15.05.2019 ਨੂੰ ਹੋਈ ਸੀ, ਦੀ ਕਾਰਵਾਈ ਦੀ ਪੁਸ਼ਟੀ ਕਰਨ ਬਾਰੇ।

ਕਮੇਟੀ ਵਲੋਂ ਕਾਰਵਾਈ ਦੀ ਪੁਸ਼ਟੀ ਕੀਤੀ ਗਈ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰ. 22.02

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਗੀਆ ਅਥਾਰਟੀ ਦੀ 21ਵੀਂ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਮੀਟਿੰਗ ਮਿਤੀ 15.05.2019 ਨੂੰ ਹੋਈ ਸੀ, ਵਿੱਚ ਲਏ ਗਏ ਫੈਸਲਿਆਂ ਤੇ ਕੀਤੀ ਗਈ ਕਾਰਵਾਈ ਦਾ ਮੱਦ-ਵਾਰ ਵਿਵਰਣ।

ਕਮੇਟੀ ਵਲੋਂ ਕੀਤੀ ਕਾਰਵਾਈ ਸਬੰਧੀ ਤਸੱਲੀ ਪ੍ਰਗਟਾਈ ਗਈ।

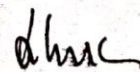
ਅਜੰਡਾ ਆਈਟਮ ਨੰ. 22.03

ਜੀ.ਐਚ.-02 ਸਾਈਟ ਈਕੋਸਿਟੀ-02 ਐਕਸਟੈਂਸ਼ਨ ਨਿਊ ਚੰਡੀਗੜ੍ਹ ਲਈ ਪ੍ਰਾਪਤ ਹੋਈਆ ਕੋਆਪਰੇਟਿਵ ਹਾਊਸ ਬਿਲਡਿੰਗ ਸੋਸਾਈਟੀਆਂ ਦੀਆਂ ਅਰਜੀਆਂ ਦਾ ਨਿਪਟਾਰਾ ਕਰਨ ਸਬੰਧੀ।

ਕਮੇਟੀ ਵਲੋਂ ਮੱਦ ਵਿੱਚ ਦਿੱਤੀ ਤਜਵੀਜ਼ ਨੂੰ ਅਥਾਰਟੀ ਦੇ ਸਨਮੁੱਖ ਪੇਸ਼ ਕਰਨ ਦੀ ਸਿਫਾਰਸ਼ ਕੀਤੀ ਜਾਂਦੀ ਹੈ।



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ਅਜੰਡਾ ਆਈਟਮ ਨੰ. 22.04

ਸੈਕਟਰ 76-80 ਵਿਖੇ 13 ਕੋਆਪਰੇਟਿਵ ਹਾਊਸ ਬਿਲਡਿੰਗ ਸੋਸਾਇਟੀਆਂ ਵਿਖੇ ਫਲੈਟ ਟਰਾਂਸਫਰ ਕਰਨ ਸਬੰਧੀ 10 ਮਾਲਾ ਲਈ ਲਗਾਈ ਸ਼ਰਤ ਵਿੱਚ ਢਿੱਲ ਦਿੰਦੇ ਹੋਏ 05 ਮਾਲਾ ਕਰਨ ਸਬੰਧੀ।

ਕਮੇਟੀ ਵਲੋਂ ਮੱਦ ਵਿੱਚ ਦਿੱਤੀ ਤਜਵੀਜ ਨੂੰ ਅਥਾਰਿਟੀ ਦੇ ਸਨਮੁੱਖ ਪੇਸ਼ ਕਰਨ ਦੀ ਸਿਫਾਰਸ਼ ਕੀਤੀ ਜਾਂਦੀ ਹੈ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰ. 22.05

ਲੈਂਡ ਪੁਲਿੰਗ ਸਕੀਮ ਅਧੀਨ ਫੈਮਲੀ ਵਿੱਚ ਪ੍ਰਾਪਤੀ ਟਰਾਂਸਫਰ ਹੋਣ ਉਪਰੰਤ ਅਸਲ ਭੌਂ ਮਾਲਕ ਨੂੰ ਮਿਲਣ ਵਾਲੀਆਂ ਸਹੂਲਤਾਂ ਬਰਕਰਾਰ ਰੱਖਣ ਸਬੰਧੀ।

ਕਮੇਟੀ ਵਲੋਂ ਮੱਦ ਵਿੱਚ ਦਿੱਤੀ ਤਜਵੀਜ ਨੂੰ ਅਥਾਰਿਟੀ ਦੇ ਸਨਮੁੱਖ ਪੇਸ਼ ਕਰਨ ਦੀ ਸਿਫਾਰਸ਼ ਕੀਤੀ ਜਾਂਦੀ ਹੈ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰ. 22.06

ਸੈਕਟਰ 76-80 ਐਸ.ਏ.ਐਸ. ਨਗਰ ਵਿਚ ਪ੍ਰਾਪਤ ਕੀਤੀ ਸਪੈਸ਼ਲ ਪੈਕਜ ਤਹਿਤ ਲੈਂਡ ਪੁਲਿੰਗ ਤਹਿਤ ਭੌਂ ਮਾਲਕਾਂ ਨੂੰ ਸਹੂਲਤ ਸਰਟੀਫਿਕੇਟ ਦੀ ਮਿਆਦ ਵਧਾਉਣ ਅਤੇ ਨਵੀਆਂ ਸਕੀਮਾਂ ਵਿਚ ਲਾਗੂ ਕਰਨ ਸਬੰਧੀ।

ਕਮੇਟੀ ਵਲੋਂ ਵਿਚਾਰ ਵਟਾਂਦਰਾ ਕਰਨ ਉਪਰੰਤ ਸਿਫਾਰਸ਼ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਇਸ ਕੇਸ ਸਬੰਧੀ ਮਾਲ ਤੇ ਪੁਨਰਵਾਸ ਵਿਭਾਗ ਅਤੇ ਵਿੱਤ ਵਿਭਾਗ, ਪੰਜਾਬ ਸਰਕਾਰ ਤੋਂ ਰਾਏ ਲੈਣ ਉਪਰੰਤ ਮਾਮਲਾ ਅਥਾਰਿਟੀ ਦੇ ਸਨਮੁੱਖ ਪੇਸ਼ ਕੀਤਾ ਜਾਵੇ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰ. 22.07

ਐਰੋਸਿਟੀ, ਐਸ.ਏ.ਐਸ. ਨਗਰ ਵਿਖੇ ਕਮਰਸ਼ੀਅਲ ਸਾਈਟਾਂ ਦੀ ਪਲੈਨਿੰਗ ਕਰਨ ਬਾਰੇ।

ਕਮੇਟੀ ਵਲੋਂ ਵਿਚਾਰ ਵਟਾਂਦਰਾ ਕਰਨ ਉਪਰੰਤ ਸਿਫਾਰਸ਼ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਇਸ ਕੇਸ ਸਬੰਧੀ ਐਡਵੋਕੇਟ ਜਨਰਲ, ਪੰਜਾਬ ਤੋਂ ਕਾਨੂੰਨੀ ਰਾਏ ਲੈਣ ਉਪਰੰਤ ਮਾਮਲਾ ਅਥਾਰਿਟੀ ਦੇ ਸਨਮੁੱਖ ਪੇਸ਼ ਕੀਤਾ ਜਾਵੇ।

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ਸਪਲੀਮੈਂਟਰੀ ਅਜੰਡਾ

ਅਜੰਡਾ ਆਈਟਮ ਨੰ. 22.08

Land Pooling norms for the acquisition of land for Urban Residential and Industrial Estates in GMADA jurisdiction.

ਕਮੇਟੀ ਵਲੋਂ ਮੱਦ ਵਿੱਚ ਦਿੱਤੀ ਤਜਵੀਜ਼ ਨੂੰ ਅਥਾਰਿਟੀ ਦੇ ਸਨਮੁੱਖ ਪੇਸ਼ ਕਰਨ ਦੀ ਸਿਫਾਰਸ਼ ਕੀਤੀ ਜਾਂਦੀ ਹੈ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰ. 22.09

ਲੈਂਡ ਪੂਲਿੰਗ ਸਕੀਮ ਅਧੀਨ ਐਸ.ਏ.ਐਸ. ਨਗਰ ਗਮਾਡਾ ਵਿਚ ਭੌ ਮਾਲਕਾਂ ਨੂੰ ਅਲਾਟ ਕੀਤੇ ਪਲਾਟਾਂ ਦੇ (ਪੀ.ਐਲ.ਸੀ) ਜਿਵੇਂ ਕਿ ਕਾਰਨਰ, ਫੇਸਿੰਗ ਪਾਰਕ ਅਤੇ ਕਾਰਨਰ + ਫੇਸਿੰਗ ਪਾਰਕ ਰਿਹਾਇਸ਼ੀ ਪਲਾਟਾਂ ਦੀ ਵਾਧੂ ਕੀਮਤ ਵਸੂਲ ਨਾ ਕਰਨ ਸਬੰਧੀ।

ਕਮੇਟੀ ਵਲੋਂ ਵਿਚਾਰ ਵਟਾਂਦਰਾ ਕਰਨ ਉਪਰੰਤ ਸਿਫਾਰਸ਼ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਇਸ ਕੇਸ ਸਬੰਧੀ ਐਡਵੋਕੇਟ ਜਨਰਲ, ਪੰਜਾਬ ਤੋਂ ਕਾਨੂੰਨੀ ਰਾਏ ਲੈਣ ਉਪਰੰਤ ਮਾਮਲਾ ਅਥਾਰਿਟੀ ਦੇ ਸਨਮੁੱਖ ਪੇਸ਼ ਕੀਤਾ ਜਾਵੇ।

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ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 23.02
(ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਮੀਟਿੰਗ)

ਵਿਸ਼ਾ:- ਗਮਾਡਾ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਮਿਤੀ 13-01-2020 ਨੂੰ ਹੋਈ
22ਵੀਂ ਮੀਟਿੰਗ ਵਿਚ ਲਏ ਗਏ ਫੈਸਲਿਆਂ ਅਨੁਸਾਰ ਕੀਤੀ ਗਈ ਕਾਰਵਾਈ।

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ਗਮਾਡਾ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ 22ਵੀਂ ਮੀਟਿੰਗ ਜੋ ਮਿਤੀ
13.01.2020 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-'ਓ' ਤੇ
ਕਮੇਟੀ ਅੱਗੇ ਸੂਚਨਾ ਹਿੱਤ ਰੱਖੀ ਜਾਂਦੀ ਹੈ ।

ਅਨੁਲੱਗ-ੳ

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਗੀਆ ਵਿਕਾਸ ਅਥਾਰਟੀ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਮਿਤੀ 13-01-2020 ਨੂੰ ਹੋਈ 22ਵੀਂ ਮੀਟਿੰਗ ਵਿਚ ਲਏ ਗਏ ਫੈਸਲਿਆਂ ਤੇ ਕੀਤੀ ਗਈ ਕਾਰਵਾਈ ਦਾ ਮੱਦ-ਵਾਰ ਵਿਵਰਣ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰ.	ਵਿਸ਼ਾ	ਕਮੇਟੀ ਦਾ ਫੈਸਲਾ	ਸਬੰਧਤ ਸਾਖਾ ਵਲੋਂ ਕੀਤੀ ਕਾਰਵਾਈ ਰਿਪੋਰਟ
22.01	ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਗੀਆ ਵਿਕਾਸ ਅਥਾਰਟੀ ਦੀ 21ਵੀਂ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਮੀਟਿੰਗ ਜੋ ਮਿਤੀ 15.05.2019 ਨੂੰ ਹੋਈ ਸੀ, ਦੀ ਕਾਰਵਾਈ ਦੀ ਪੁਸ਼ਟੀ ਕਰਨ ਬਾਰੇ।	ਕਮੇਟੀ ਵਲੋਂ ਕਾਰਵਾਈ ਦੀ ਪੁਸ਼ਟੀ ਕੀਤੀ ਗਈ।	ਨੋਟ ਕੀਤਾ ਗਿਆ।
22.02	ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਗੀਆ ਅਥਾਰਟੀ ਦੀ 21ਵੀਂ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਮੀਟਿੰਗ ਮਿਤੀ 15.05.2019 ਨੂੰ ਹੋਈ ਸੀ, ਵਿੱਚ ਲਏ ਗਏ ਫੈਸਲਿਆਂ ਤੇ ਕੀਤੀ ਗਈ ਕਾਰਵਾਈ ਦਾ ਮੱਦ-ਵਾਰ ਵਿਵਰਣ।	ਕਮੇਟੀ ਵਲੋਂ ਕੀਤੀ ਕਾਰਵਾਈ ਸਬੰਧੀ ਤਸੱਲੀ ਪ੍ਰਗਟਾਈ ਗਈ।	ਨੋਟ ਕੀਤਾ ਗਿਆ।
22.03	ਜੀ.ਐਚ.-02 ਸਾਈਟ ਈਕੋਸਿਟੀ-02 ਐਕਸਟੈਂਸ਼ਨ ਨਿਊ ਚੰਡੀਗੜ੍ਹ ਲਈ ਪ੍ਰਾਪਤ ਹੋਈਆਂ ਕੋਆਪਰੇਟਿਵ ਹਾਊਸ ਬਿਲਡਿੰਗ ਸੋਸਾਈਟੀਆਂ ਦੀਆਂ ਅਰਜੀਆਂ ਦਾ ਨਿਪਟਾਰਾ ਕਰਨ ਸਬੰਧੀ।	ਕਮੇਟੀ ਵਲੋਂ ਮੱਦ ਵਿੱਚ ਦਿੱਤੀ ਤਜਵੀਜ਼ ਨੂੰ ਅਥਾਰਟੀ ਦੇ ਸਨਮੁੱਖ ਪੇਸ਼ ਕਰਨ ਦੀ ਸਿਫਾਰਸ਼ ਕੀਤੀ ਜਾਂਦੀ ਹੈ।	ਕਮੇਟੀ ਦੀ ਸਿਫਾਰਸ਼ ਅਨੁਸਾਰ ਅਜੰਡਾ ਅਥਾਰਟੀ ਦੀ ਮੀਟਿੰਗ ਵਿੱਚ ਪੇਸ਼ ਕਰਨ ਲਈ ਤਿਆਰ ਕੀਤਾ ਗਿਆ ਹੈ। ਜਿਸ ਦੀ ਪ੍ਰਵਾਨਗੀ ਲਈ ਮਿਸਲ ਉੱਚ ਅਧਿਕਾਰੀਆਂ ਨੂੰ ਭੇਜੀ ਹੋਈ ਹੈ।

Agenda for the 23rd Executive Committee Meeting

22.04	ਸੈਕਟਰ 76-80 ਵਿਖੇ 13 ਕੋਆਪਰੇਟਿਵ ਹਾਊਸ ਬਿਲਡਿੰਗ ਸੋਸਾਇਟੀਆਂ ਵਿਖੇ ਫਲੈਟ ਟਰਾਂਸਫਰ ਕਰਨ ਸਬੰਧੀ 10 ਸਾਲਾ ਲਈ ਲਗਾਈ ਸ਼ਰਤ ਵਿੱਚ ਢਿੱਲ ਦਿੰਦੇ ਹੋਏ 05 ਸਾਲਾਂ ਕਰਨ ਸਬੰਧੀ।	ਕਮੇਟੀ ਵਲੋਂ ਮੱਦ ਵਿੱਚ ਦਿੱਤੀ ਤਜਵੀਜ਼ ਨੂੰ ਅਥਾਰਟੀ ਦੇ ਸਨਮੁੱਖ ਪੇਸ਼ ਕਰਨ ਦੀ ਸਿਫਾਰਸ਼ ਕੀਤੀ ਜਾਂਦੀ ਹੈ।	ਕਮੇਟੀ ਦੀ ਸਿਫਾਰਸ਼ ਅਨੁਸਾਰ ਅਜੰਡਾ ਅਥਾਰਟੀ ਦੀ ਮੀਟਿੰਗ ਵਿੱਚ ਪੇਸ਼ ਕਰਨ ਲਈ ਤਿਆਰ ਕੀਤਾ ਗਿਆ ਹੈ। ਜਿਸ ਦੀ ਪ੍ਰਵਾਨਗੀ ਲਈ ਮਿਸਲ ਉੱਚ ਅਧਿਕਾਰੀਆਂ ਨੂੰ ਭੇਜੀ ਹੋਈ ਹੈ।
22.05	ਲੈਂਡ ਪ੍ਰਲਿੰਗ ਸਕੀਮ ਅਧੀਨ ਫੈਮਲੀ ਵਿੱਚ ਪ੍ਰਾਪਰਟੀ ਟਰਾਂਸਫਰ ਹੋਣ ਉਪਰੰਤ ਅਸਲ ਭਾਂਡ ਮਾਲਕ ਨੂੰ ਮਿਲਣ ਵਾਲੀਆਂ ਸਹੂਲਤਾਂ ਬਰਕਰਾਰ ਰੱਖਣ ਸਬੰਧੀ।	ਕਮੇਟੀ ਵਲੋਂ ਮੱਦ ਵਿੱਚ ਦਿੱਤੀ ਤਜਵੀਜ਼ ਨੂੰ ਅਥਾਰਟੀ ਦੇ ਸਨਮੁੱਖ ਪੇਸ਼ ਕਰਨ ਦੀ ਸਿਫਾਰਸ਼ ਕੀਤੀ ਜਾਂਦੀ ਹੈ।	ਕਮੇਟੀ ਵਲੋਂ ਕੀਤੇ ਗਏ ਫੈਸਲੇ ਅਨੁਸਾਰ ਅਜੰਡਾ ਨੌਟ ਅਥਾਰਟੀ ਦੀ ਅਗਲੀ ਮੀਟਿੰਗ ਵਿੱਚ ਪੇਸ਼ ਕਰ ਦਿੱਤਾ ਜਾਵੇਗਾ।
22.06	ਸੈਕਟਰ 76-80 ਐਸ.ਏ.ਐਸ. ਨਗਰ ਵਿਚ ਪ੍ਰਾਪਤ ਕੀਤੀ ਸਪੈਸ਼ਲ ਪੈਕਜ ਤਹਿਤ ਲੈਂਡ ਪ੍ਰਲਿੰਗ ਤਹਿਤ ਭੌਂ ਮਾਲਕਾਂ ਨੂੰ ਸਹੂਲਤ ਸਰਟੀਫਿਕੇਟ ਦੀ ਮਿਆਦ ਵਧਾਉਣ ਅਤੇ ਨਵੀਆਂ ਸਕੀਮਾਂ ਵਿਚ ਲਾਗੂ ਕਰਨ ਸਬੰਧੀ।	ਕਮੇਟੀ ਵਲੋਂ ਮੱਦ ਵਿੱਚ ਦਰਜ ਤਜਵੀਜ਼ ਤੇ ਵਿਚਾਰ ਕਰਦੇ ਪ੍ਰਵਾਨਗੀ ਦਿੱਤੀ ਗਈ। ਕਮੇਟੀ ਵਲੋਂ ਵਿਚਾਰ ਵਟਾਂਦਰਾ ਕਰਨ ਉਪਰੰਤ ਸਿਫਾਰਸ਼ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਇਸ ਕੇਸ ਸਬੰਧੀ ਮਾਲ ਤੇ ਪੁਨਰਵਾਸ ਵਿਭਾਗ ਅਤੇ ਵਿੱਤ ਵਿਭਾਗ, ਪੰਜਾਬ ਸਰਕਾਰ ਤੋਂ ਰਾਏ ਲੈਣ ਉਪਰੰਤ ਮਾਮਲਾ ਅਥਾਰਟੀ ਦੇ ਸਨਮੁੱਖ ਪੇਸ਼ ਕੀਤਾ ਜਾਵੇ।	ਕੈਬਨੇਟ ਮੀਟਿੰਗ ਲਈ ਅਜੰਡਾ ਪੇਸ਼ ਕੀਤਾ ਜਾ ਰਿਹਾ ਹੈ।

Agenda for the 23rd Executive Committee Meeting

22.07	ਐਰੋਸਿਟੀ, ਐਸ.ਏ.ਐਸ. ਨਗਰ ਵਿਖੇ ਕਮਰਸ਼ੀਅਲ ਸਾਈਟਾਂ ਦੀ ਪਲੈਨਿੰਗ ਕਰਨ ਬਾਰੇ।	ਕਮੇਟੀ ਵਲੋਂ ਵਿਚਾਰ ਵਟਾਂਦਰਾ ਕਰਨ ਉਪਰੰਤ ਸਿਫਾਰਸ਼ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਇਸ ਕੇਸ ਸਬੰਧੀ ਐਡਵੋਕੇਟ ਜਨਰਲ, ਪੰਜਾਬ ਤੋਂ ਕਾਨੂੰਨੀ ਰਾਏ ਲੈਣ ਉਪਰੰਤ ਮਾਮਲਾ ਅਥਾਰਿਟੀ ਦੇ ਸਨਮੁੱਖ ਪੇਸ਼ ਕੀਤਾ ਜਾਵੇ।	ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵਲੋਂ ਕੀਤੇ ਗਏ ਫੈਸਲੇ ਅਨੁਸਾਰ ਮਿਲਖ ਦਫਤਰ, ਗਮਾਡਾ ਵਲੋਂ ਪੱਤਰ ਨੰ. 15568 ਮਿਤੀ 4.6.2020 ਰਾਹੀਂ ਐਡਵੋਕੇਟ ਜਨਰਲ ਪੰਜਾਬ ਨੂੰ ਲਿਖ ਦਿੱਤਾ ਗਿਆ ਹੈ।
	ਸਪਲੀਮੈਂਟਰੀ ਅਜੰਡਾ।		
22.08	Land Pooling norms for the acquisition of land for Urban Residential and Industrial Estates in GMADA jurisdiction.	ਕਮੇਟੀ ਵਲੋਂ ਮੱਦ ਵਿੱਚ ਦਿੱਤੀ ਤਜਵੀਜ਼ ਨੂੰ ਅਥਾਰਿਟੀ ਦੇ ਸਨਮੁੱਖ ਪੇਸ਼ ਕਰਨ ਦੀ ਸਿਫਾਰਸ਼ ਕੀਤੀ ਜਾਂਦੀ ਹੈ।	ਕੈਬਿਨੇਟ ਮੀਟਿੰਗ ਲਈ ਅਜੰਡਾ ਪਸ਼ ਕੀਤਾ ਜਾ ਰਿਹਾ ਹੈ।
22.09	ਲੈਂਡ ਪੂਲਿੰਗ ਸਕੀਮ ਅਧੀਨ ਐਸ.ਏ.ਐਸ. ਨਗਰ ਗਮਾਡਾ ਵਿਚ ਭੌਂ ਮਾਲਕਾਂ ਨੂੰ ਅਲਾਟ ਕੀਤੇ ਪਲਾਟਾਂ ਦੇ (ਪੀ.ਐਲ.ਸੀ) ਜਿਵੇਂ ਕਿ ਕਾਰਨਰ, ਫੇਸਿੰਗ ਪਾਰਕ ਅਤੇ ਕਾਰਨਰ + ਫੇਸਿੰਗ ਪਾਰਕ ਰਿਹਾਇਸ਼ੀ ਪਲਾਟਾਂ ਦੀ ਵਾਧੂ ਕੀਮਤ ਵਸੂਲ ਨਾ ਕਰਨ ਸਬੰਧੀ।	ਕਮੇਟੀ ਵਲੋਂ ਵਿਚਾਰ ਵਟਾਂਦਰਾ ਕਰਨ ਉਪਰੰਤ ਸਿਫਾਰਸ਼ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਇਸ ਕੇਸ ਸਬੰਧੀ ਐਡਵੋਕੇਟ ਜਨਰਲ, ਪੰਜਾਬ ਤੋਂ ਕਾਨੂੰਨੀ ਰਾਏ ਲੈਣ ਉਪਰੰਤ ਮਾਮਲਾ ਅਥਾਰਿਟੀ ਦੇ ਸਨਮੁੱਖ ਪੇਸ਼ ਕੀਤਾ ਜਾਵੇ।	ਇਸ ਸਬੰਧੀ ਦਫਤਰੀ ਹੁਕਮ ਜੋ ਕਿ ਪਿ.ਅੰ.ਨੰ. ਸਪੈਸਲ 1 ਤੋਂ 4 ਮਿਤੀ 3-6-2020 (ਅਨੁਲੱਗ-ਅ) ਅਤੇ ਪੱਤਰ ਨੰ. PS/VC/50-53 ਮਿਤੀ 9.6.2020 (ਅਨੁਲੱਗ-ਬ) ਨਾਲ ਜਾਰੀ ਹੋਏ ਅਨੁਸਾਰ ਲੋੜੀਂਦੀਆਂ ਹਦਾਇਤਾਂ ਜਾਰੀ ਕਰ ਦਿੱਤੀਆਂ ਗਈਆਂ ਹਨ।

ਅਨੁਲੱਗ-ਅ

Department of Housing and Urban Development, Punjab

ORDERS

Greater Mohali Area Development Authority has decided to waive off Preferential Location Charges in case of the plots allotted to land owners under the Land Pooling Scheme in case of Aerocity, Eco-City 2, IT City, and Sectors 88 & 89, SAS Nagar. Those who have already paid Preferential Location Charges will get the refund without interest within 90 days.

(sd/-)

Principal Secretary
Department of Housing and
Urban Deptt.

Endst.No.GMADA/2020/ Sp1-1 to 4 Dated 03/06/2020

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

- 1) Chief Administrator, GMADA, SAS Nagar.
- 2) Additional Chief Administrator(Policy), GMADA, Mohali.
- 3) Additional Chief Administrator (F&A) GMADA, SAS Nagar.
- 4) Estate Officer, GMADA, SAS Nagar.

Additional Chief Administrator
GMADA, SAS Nagar.

ਅਨੁਲੱਗ-ੲ

No. P8/UL-50-53 Dated 9/6/2020

**Subject : Clarification regarding refund of Preferential
Location Charges to Land Owners who opted for Land
Pooling**

It is clarified with reference to Order No. GMADA /2020/Spl- 1 to 4
Dated 3.6.2020 that the refund is to be made only in cases where the
original land owner deposited the amount. Where the LOI /
Allotment letter had been sold by the original allottee under Land
Pooling Scheme and Preferential Location Charge was deposited by
the purchaser no refund will be made to the subsequent purchaser/s,
as the relief is meant only for the Land Owners who had opted for the
Land Pooling Scheme.

Sarjit Singh
9.6.2020
(Sarvjit Singh)
PS, HUD

CA, GMADA /ACA(Policy) / ACA(F&A)/EO,GMADA

AGENDA ITEM NO. 23.03
(Executive Committee Meeting)
(Public Relation Branch)

Subject: Annual Administrative Report for the year 2017-18

As provided in Section 54 (i) 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 GREATER MOHALI AREA AND DEVELOPMENT AUTHORITY and submit that report to the State Government.

In view of the said provision, report for the year 2017-18 has been prepared on the basis of information received from various branches of GMADA (Draft of Annual Report 2017-18 attached).

Therefore, Annual Report for the year 2017-18 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 Executive Committee please.

ANNUAL REPORT

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

For the Year

2017-2018

GREATER MOHALI AREA DEVELOPMENT AUTHORITY

(Established under Section 29 of the Punjab Regional & Town Planning & Development Act 1995)

1. HIGHLIGHTS

To improve the delivery of various citizen centric services, several initiatives were taken in IT Sector which included introduction of e-water bills, e-directory, e-auction etc. The experiment of holding e-auctions paid successfully as in different auctions held during the year, various institutional sites including commercial chunks, group housing besides booths, SCOs, residential plots were successfully auctioned generating handsome revenue to the Authority.

PUDA framed the policy for providing Priority to senior citizens and woman in allotment of houses/plots. The policy has been replicated in GMADA.

With the aim of providing employment and manpower in field of Technology & Research and generating revenue, 50 acres of land was allotted in IT City, SAS Nagar to Reimagining Higher Education Foundation, New Delhi for setting up a World Class Technology University.

In a public friendly move, redressal camps were conducted to hear grievances of general public, developers, promoters, contractors etc. The effort resulted in providing quick solution to problems faced by public and other stakeholders.

2. GENESIS

GMADA constituted under the Punjab Regional and Town Planning and Development Act, 1995 was notified by the Government and made effective from 14.08.2006. 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 immovable and to contract.

3. FUNCTIONS

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 31-03-2018 11301.13397
Acre**

Land acquired during the year 2017-18 may be seen at Appendix IV.

Position of Plots upto 2017-18

Name of the Urban Estate	Total Plots Carved Out					Plots Allotted				
	Residential	Commercial	Institutional	Industrial	Group Housing	Residential	Commercial	Institutional	Industrial	Group Housing
SAS Nagar	33854	4517	215	308	07	30622	2725	215	251	06

Plots allotted during the year 2017-18

Name of Urban Estate	Total Plots Carved Out					Total Plots Allotted				
	Residential	Commercial	Institutional	Industrial	Group Housing	Residential	Commercial	Institutional	Industrial	Group Housing
SAS Nagar	-	-	-	-	-	79	7	1	6	03

5.2 Housing

Position of houses constructed and allotted upto 31-03-2018

Site & Service		EWS		LIG		MIG		HIG
Constructe d	Allotted	Constructe d	Allotted	Constructe d	Allotted	Constructed	Allotte d	Allotted
40	40	1736	1736	5236	5121	4182	4182	1176

Position of Vacant Houses as on 31-03-2018

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 houses constructed and allotted (Purab Premium Apartments) Project upto 31.03.2018

Name of urban Estate	Total Constructed		Total Allotted Possession			
	Residential	Commercial Institutional	Residential Total =	Residential	Commercial	
S.A.S Nagar	1620	52 Built up Booth	175	Type 1 =	10 Built up Booths	10
			951	Type 2 =		
			175	Type 3 =		
			175	Total =		
			1087			

Position of Booths Constructed and allotted up to 31.03.2018 (Purab Premium Apartments) Project Handed Over

Name of Urban Estate Constructed	Constructed	Allotted	Possession
S.A.S. Nagar	14	10	10

5.2.2 Development of Urban Estates

List of development works completed during 2017-18:-

Sr No.	Name of work	Estimated cost (In lacs)	Expenditure cost (In lacs)
1	Construction of 200' wide road (PR-9), S.A.S Nagar	9250	7971.48
2	Construction of 1.5 MLD capacity STP at Lalru	476	440.8
3	Construction of 200' wide road from Mullanpur / UT boundary Upto Kurali Siswan T junction at New Chandigarh, S.A.S Nagar	7102	6402.44
4	Construction of approach road to Purab Premium Apartments & residential site, Sector-88 & Sector dividing road 88-89, S.A.S Nagar	4079	2005.93

List of development works under progress during 2017-18:-

Sr No.	Name of Work	Estimated Cost (In lacs)	Expenditure Incurred (In lacs)
1	Development of Ecocity Phase-1, Mullanpur	19468	1139.09
2	Development of Ecocity Phase-2, Mullanpur	8313	1951.54
3	Development of Medicity, Mullanpur	4384	2260.51
4	Construction of 45 mtr. wide road ISVR-7/HR-1 road of Medicity Area in Mullanpur S.A.S. Nagar	743	305.31
5	Construction of 1620 Nos. Purab Premium Apartments, Sector-88, Mohali	76900	1720.73
6	Development of Food Court, Sector-62, S.A.S. Nagar	558	49.91
7	Development of Sector 88 & 89, S.A.S. Nagar	8967.98	1234.46
8	Construction of 200 feet wide road from Sector junction 78/79-86/87 to Sector 105/106-108/109 upto Kharar Banur road S.A.S. Nagar (22-22 feet carriage way) Civil work only	984.37	236.92

9	Development of Aerocity – (Right Side) (Civil + P.H.+E.I.+Hort)	14845	643.32
10	Development of Aerocity – (Left Side) (Civil + P.H.+E.I.+Hort)	13242	1895.39
11	Construction of 200' wide road from junction of Aerocity/ Airport road to Kharar Banur road (PR-9), S.A.S. Nagar (Civil + P.H.+E.I)	9250	337.53
12	Development of IT City, S.A.S. Nagar	39262	5371.78
13	Construction of 300' wide road from Aerocity junction to International Airport, S.A.S. Nagar (Part A & Part B)	11845.53	1637.42
14	Augmentation of Water Supply Line Phase 5 & 6 from Kajauli Head Works to Water Works	20170.00	101.64

6. Regulation and Implementation of Acts

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

- | | | |
|----|--|-----|
| A. | Show Cause Notices issued | 161 |
| B. | Demolition orders issued after hearing | 24 |
| C. | Issued Noc to illegal Plots | 02 |

6.2 PUNJAB APARTMENT & PROPERTY REGULATION ACT, 1995:

- | | | |
|----|--|-----|
| A. | Registration of Estate Agents | 112 |
| B. | Registration Certificate of Promoters | 57 |
| C. | NoC of plots in unauthorised colonies under regularisation policy. | 01 |

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:-

In a distance of 30 meters on either side of a scheduled road.

1. In a distance of 100 meters on either side of bye-pass.
2. 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.
3. 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 14-12-12)

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 except the allotment to oustees category.

4. ALLOTMENT POLICIES

1. 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: -

Sr.No.	Category	SC category	General Category	Total
		1	2	Column 1 +2
1	Defence and Paramilitary forces i) Serving and Retired Defence Personnel & Paramilitary Forces, Including war-widows of these Categories	01%	3%	04%
	ii)(a) 100% Disabled soldiers of Punjab Domiciles (b) 40% & above Disabled soldiers of Punjab Domicile(In case plots/houses are left out after considering the application received from 100% Disabled soldiers).	01%	01%	02%
2	Gallantry Award Winners From Defence Services/Paramilitary forces, who have distinguished themselves by acts of bravery and valour in the defence of our country, both in war and peace time and Punjab Police Personnel awarded with President/Police Medals of Gallantry.	01%	01%	02%
3	Legal Heirs (excluding war widows of serving and retired defence personal and paramilitary forces) of Army/Paramilitary forces, Punjab Police, personnel Killed in action (war or on law & order duty)	01%	01%	02%
4	Riot affected and Terrorist affected families	02%	03%	05%
5	Freedom Fighters	01%	01%	02%

6	Specified Disabilities: 1. Physical disability 2. Intellectual disability 3. Mental behaviour disability 4. Disability caused due to chronic neurological conditions, such as- (a) "multiple sclerosis"; (i) "parkinson's disease." (b) Blood disorder- (i) "haemophilia" (ii) "thalassemia" i) "sickle cell disease" 5. Multiple Disabilities (more than one of the above specified disabilities)		01% 01% 01% 01%	05%
7	Sports person. (As per Notification No.5/03/2013-1Hg1/1128 dt. 11 th April,2013 issued by Government of Punjab Department of Housing and Urban Development (Housing-1 Branch)	01%	01%	02%
8	Persons settled abroad	01%	01%	02%
9	Government Employees	1%	2%	3%
10	PUDA Employees	1%	1%	2%
11	Others	19%	50	69%
TOTAL		30%	70%	100%

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	Eligible criteria / documents Required
1	Schedule Caste/Schedule Tribe	A valid certificate issued by the Competent Authority as prescribed by the Govt. of Punjab.
2	Defence and Paramilitary forces i) Serving and Retired Defence Personnel & Paramilitary Forces, including war-widows of these categories. ii) (a) 100% Disabled soldiers of Punjab Domicile (b) 40% & above Disabled soldiers of Punjab Domicile(In case plots are left out after considering the application received from 100% Disabled soldiers).	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	<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 plot/house/flat from 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 awarded was unmarried, the mother or father in that order. The following order of precedence will be adopted.</p> <ul style="list-style-type: none"> (i) ParamVir Chakra (ii) MahaVir 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/ NauSena Medal/ VayuSena Medal <p>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 personal 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>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 effected persons category at Delhi or any other place in the country.</p> <p style="text-align: center;">And</p> <p>Terrorist affected means a person who belongs to 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>

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6	Freedom Fighters	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.
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7	<p>Specified Disabilities:</p> <p>1. Physical disability</p>	<p>1. Physical disability:-</p> <p>A. Locomotor disability (a person’s inability to execute distinctive activities associated with movement of self and objects resulting from affliction of musculoskeletal or nervous system or both), including-</p> <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 4 feet 10 inches (147 centimeters) 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 dystrophy have incorrect and missing information in their genes, which prevents them from making the proteins they need for healthy muscles. It is characterized by progressive skeletal muscle weakness, defects in muscle proteins, and the death of muscle cells and tissue;</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,</p>
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	<p>2. Intellectual disability</p>	<p>namely:-</p> <ul style="list-style-type: none"> (i) Visual acuity not exceeding 6/18 or less than 20/60 upto 3/60 or upto 10/200 (Snellen) in the better eye with best possible corrections; or (ii) Limitation of the field of vision subtending an angle of less than 40 degree up to 10 degree. <p>C. Hearing impairment-</p> <ul style="list-style-type: none"> (a) "deaf" means persons having 70 DB hearing loss in speech frequencies in both ears; (b) "hard of hearing" means person having 60 DB to 70DB hearing loss in speech frequencies in both ears; <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> <ul style="list-style-type: none"> (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; (b) "autism spectrum disorder" means a neuro-developmental condition typically appearing in the first three years of life that significantly affects a person's ability to communicate, understand relationships and relate to others, and is frequently associated with unusual or stereotypical rituals or behaviours. <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</p>
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	<p>3. Mental behaviour</p> <p>4. Disability caused due to 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>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</p>
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	<p>5. Multiple Disabilities (more than one of the above specified disabilities)</p>	<p>DISABILITIES ACT, 2016</p>
<p>8</p>	<p>Sports person.</p>	<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>In case any plot of a particular size remains un-allotted for want of required number of applications or otherwise then unsuccessful</p>

		<p>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>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.
9	Persons settled abroad	<ol style="list-style-type: none"> i) He/She is presently settled abroad and is a citizen of any other country. 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 plot of resident or any other ancestral property or documentary proof to this effect. iii) A person who is an Indian Passport holder but resides for 180 days or more in a year

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		<p>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 plot/house in foreign exchange. Only Euro, Pound sterling, US Dollars, Canadian Dollars and Australian Dollars will be accepted.</p>
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 Cooperative Deptt. 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 plot / 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 plot/ 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/

		<p>Government of India or any other State will not be eligible.</p> <p>2. Allotment will be made to those applicants who do not own any plot / flat in his / her name or in the name of his/her wife / husband or dependent.</p> <p>3. The Applicant should not have ever been allotted residential plot/ house under discretionary quota or on the basis of preference in any scheme or under the employee quota or under the schemes launched by PUDA for its employees for providing plots/houses.</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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(Issued vide PUDA Policy Branch's Letter No. 20085-95 dated 15-06-2017.)

1.0 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.

- 2.0 For the applicants of all categories including reserved categories, first preference in allotment shall be given to senior citizens (possessing age of 60 years at the time of submission of the application) who do not possess any plot/house anywhere in country, then to women who do not possess any plot/house anywhere in country and only when their list will be exhausted then others will be considered for allotment against the plots.
- 3.0 The applicants applying for allotment under the reserved categories (excluding General category), should belong to the State of Punjab and they or their spouse/dependents should not possess any plot/house anywhere in the country.
- 4.0 The applicant who remain successful for the allotment of plots under the preferential (Senior citizen and women) or reserved categories shall not be permitted to transfer/sell the same for a period of 05 years from the date of issuance of Allotment Letter.
- 5.0 Where sufficient number of applications are not received against SC category of other reserved Categories such as Defence, freedom fighter, riot affected and terrorist affected families etc. then available plots of these categories shall be considered in SC Category under code B above.
In case the above said plots are still available due to non-availability of applicants of such categories then these shall be considered in General Category under code A above.

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 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 PUDA 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 Ousteers 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 inforce;**
- 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 CONSTITUTION OF SCRUTINY COMMITTEE

For the purpose of selection for marking 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, PUDA**
- ii) Addl. Chief Administrator (F&A),PUDA**
- iv) Addl. Chief Administrator, Mohali**
- v) Chief Town Planner, PUDA**
- 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 : Member**
nominee(if the D.C. is himself present in person,
he shall be the Presiding Officer of the
Committee)
- iii. Additional Chief Administrator(Finance)**

	or his nominee	:	Special Member
iv.	Chief Town Planner, PUDA	:	Member
v.	Superintending Engineer	:	Member
vi.	Estate Officer	:	Member

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

6.5 Price of land

As determined by PUDA 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, PUDA 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/A1/2016/667-672 dated 05.01.2016.)

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	Allotment	Free of cost

	Homes, Schools for disabled etc		
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 give 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 sq. yds. as per agenda item No. 25.05/ 25-10-2000	Allotment	Allotment on Free hold basis at 20% 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 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 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 PUDA.**
- 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 PUDA. 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

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 an Independent Arbitrator directly or indirectly related to this office who shall be appointed by the Chief Administrator, PUDA. Arbitration shall be governed by the Arbitration and Conciliation (Amendment) Act, 2015. PUDA and the allottee shall be liable to share the fee of the arbitrator in equal proportion.

These guidelines will apply in the Residential Urban Estates of PUDA 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 BRANCH FOR THE YER 2017-18

Achievements

A Allotment of Land to the following\ Departments/ Boards/ Corporation/ Trusts/ Societies have been made

Sr No	Name of Institution	Sector	Area	Purpose
1	Assistant P.F Commissioner Employee's Fund Organisation Ministry of Labour and Employment, GoI, Regional Office SCO 4-7 Sector 17- D Chandigarh	Sector 77, S.A.S Nagar	3000 sq Mtrs (3588 sq.yds)	For setting up Regional Office Building at S.A.S Nagar
2	Managing Director, Punjab State Ware Housing Corporation, SCO No. 119-120, Sector 17-B Chandigarh	Sector 77, S.A.S Nagar	1.00 acre (4840) Sq . Yds)	For setting Office Building of P.S.WC at S.A.S Nagar
3	Deputy General Manger (HR) PSO, Indian Oil Corporation Ltd., Punjab State Office, Indian Oil Bhawan, Plot No 3A, Sector 19-A, Madhya Marg, Chandigarh	I.T City S.A.S Nagar	2.23 acre (10793.2 sq.yds)	For setting up IOC Chd. Divisional office/Area office / Transit Camp/ Senior Management Center at S.A.S Nagar

B The following policies have been made/ amended:-

1. Policy for permitting installation of Communication Tower and laying Underground Cable has been amended
2. IT Policy -2013 has been amended.

8. ARCHITECT WING

1. Standard Architectural Control designs for SCOs, Shops and Booths for proposed commercial site at Ecocity have been prepared.
2. Standard Architectural Control designs for double bay shop-cum-office for proposed commercial site at Sector-79 have been prepared.

3. Standard Architectural Control designs for double storey booths for proposed commercial site at Sector-79 have been prepared.
4. Standard Architectural Control designs for commercial shops for proposed commercial site near Mohali Club at Sector-65 have been prepared.
5. Architectural Design of proposed dispensary at Sector-69 at S.A.S. Nagar have been prepared.
6. Standard Architectural control design of commercial pocket for various Mega Projects in GMADA area have been checked & issued after the approval of Competent Authority.
7. A new Need Based Policy for different MIG and HIG houses constructed at S.A.S Nagar by PUDA/GMADA is under preparation on the basis of the recommendation of Need Based Changes Committee constituted by GMADA.
8. Need Based Policy for EWS/LIG/HE houses constructed at S.A.S Nagar by PUDA/GMADA has been prepared on the basis of the recommendation of Need Based Changes Committee constituted by GMADA and issued after the approval of Govt.
9. Building Plan of residential, commercial and Industrial plots as received from E.O., GMADA have been scrutinized and architectural approval.
10. Standard Architectural control of residential, commercial plots by PUDA/Housing Board issued to the allottees after taking the requisite fees during year 2017-18.

TOWN PLANNING

During the year 2017-18, 1 license was issued under the PAPRA 1995 to the following promoter for setting up residential colony in jurisdiction of GMADA:-

Sr. No.	Name of Promoter	Licence No.	Name of Colony	Area
1.	M/s The Indian Co-operative House Building Society Ltd. Mullanpur Barrier, Madhya Marg Extn. New Chandigarh	27/2018 Dt. 20.03.2018 to 19.03.2023	Suntec City, Village Palheri and Rahimanpur, Distt. S.A.S Nagar	108.58 acre

9. FINANCE

Sources of Finance

- i) Loans
- ii) Internal Receipts
- iii) Receipts from the promoters of mega projects on account of EDC and License Fees 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. 3327.87 Crores is outstanding as on 31.03.2018. The said loan has been taken 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 is 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 the 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 from allottees is watched by the Estate Officer, GMADA who in these matters works under the overall control of ACA (Mohali). During the year 2017-18, a sum of Rs. 798.13 Crores was received on account of principal as well as revenue receipt.

III) Receipts from promoters of mega projects :-

A sum of Rs. 129.99 Crores has been received from the promoters of mega project on account of EDC and license fee etc. as per details given below:-

(Figures in Rs./Crores)

Sr.No.	Particulars	Amount received during 2017-18
1.	EDC	107.84
2.	License Fee	22.15
	Total	129.99

Expenditure:-

The expenditure on Development Works and land Acquisition during the year 2017-18 is given below:-

(Figures in Rs./Crores)

Year of Expenditure	Exp on development of urban estate/housing	Expenditure on works executed out of EDC/license Fee	Exp. on land Acquisition/ Enhanced compensation	Total Exp.
2017-18	520.53	140.21	214.01	874.75

Budget for the year 2017-18 and 2018-19

The details of the revised Budget Proposal for the year 2017-18 and budget Proposal for the year 2018-19 are as under:-

(Figures in Rs./Crores)

Sr.no	Name of Scheme	Revised Budget provisions for the year 2017-	Budget provisions for the year
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		18	2018-19
AUTHORITY'S OWN SCHEMES			
i	Acquisition of land for urban Estates, Grid Road, enhanced compensation of old sectors	267.04	464.20
ii	Construction of Social Houses	20.63	22.13
iii	Development of urban estate at Aerocity, Ecocity, Medicity and maintenance of old sectors, airport road, Mullanpur Road, Grid Roads and other infrastructure roads.	253.77	472.72
iv	Works being executed out of EDC/Licence fees	104.04	49.71
			*

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 101 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.**

11. HUMAN RESOURCE DEVELOPMENT

GMADA is a united organization in which preference is given to efficient and technical engineering staff. Detail of category wise filled posts upto 31.03.2015 in GMADA is as under:-

Group of employment employees	Working position of
Group-A	57
Group-B	132
Group-C	60
Group-D	44

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.

12. INFORMATION TECHNOLOGY AND COMMUNICATION

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

- 1 **HRMS System:- Online centralized H.R.M.S(Human Resource Management System):** This is online centralized salary, CPF/GPF and TDS challans processing system which also keeps service data records of all the employees. Updatons of office order of all the employees of GMADA is done in this system. This can also be checked by officer/official by using user ID & Password provided to them.
- 2 **R.T.I System** : Public can check his RTI application status by the online application with the help of reference id or application number.
- 3 **Scanning and Digitization** : Puda has issued work order has been given to StockHolding Pvt Ltd for scanning and digitization of files across all development authorities.
- 4 **Regularization of unauthorized plot, Building & colonies:** For this purpose a web portal (www.punjabregularization.in) has been prepared by DTCP. Through this portal applicant can get their colony/plot/built up area regularize by paying fees. Related notification, application forms and online form submission and acknowledgment service has been provided for public convenience. In this portal concerned authority can process application and can also check no. of applications/fees received on daily basis.
- 5 **Single Window System** : Public can check their application status the online with the help of reference id or application number.

- 6 **Grievance Redressal and Management System** : It provides a facility to general public to lodge grievance related to any division/office matter online and can check status of his/her redressal.
- 7 **Property Management System** : Property Management system is very beneficial for the allottees. Allottee can check his property details by enter his house details.
- 8 **mPUDA App:-** In order to provide quick delivery and facility to common citizen to access property details, 'mpuda' a mobile application has been developed. This mobile application has been designed on a modular concept which comprises the modules including Property Module, RTI/Grievances/Single Window, Central Diary, Department Login and Feedback/ Location depicting image, Longitude and Latitude based complaint. The mobile application is available on Play Store (Android) as well as on App Store (IOS).
'mpuda' mobile application has been given SKOCH Order of Merit Award. This Mobile Application provides an easy access to the user/ allottee to search their property details. Grievance Redressal System in the app assures that the user grievances can be attended in an efficient & effective manner & user can track his/her application. The app provides a user friendly environment for public to access information related to their property, RTI & Single Window Daak and a facility to organization employees to access their service book online.
- 8 **UCIC App:-** To put a check on mushrooming of unauthorized colonies and constructions in the state, department of Housing & Urban Development has developed an app named PUDA-UCIC (Unauthorized Constructions Illegal Colonies).
The app is satellite and geo tagging based and provides the unique details of the location such as khasra no., mustil no., land use etc. which help the officials to take quick action to stop the ongoing illegal construction on the land.
In addition to this feature of keeping a track of unauthorized constructions and development of illegal colonies, the app also enables the field staff to mark their attendance, while they are at site.
- 9 **E-auction:-** All special development authorities falling under the Department of Housing & Urban Development have switched over from manual action to e-auction for disposal of properies. The move is aimed to ensure transparency in sale of property.
The e-auction process is equipped with SMS facility. The facility entails informing the bidder/participants through SMS about the highest bid received w.r.t. each property.
- 10 **SMS Service:-** To protect consumers' rights in real estate sector, the department has launched various types of SMS services to provide necessary information to its consumers.
The service provides for informing the consumers/ allottees about their payments i.e. installments due 7 days prior to the due date; payment alerts on the due dates; acknowledging the payment; reminder if payment not received; information about diary no. & date of the documents received; acknowledgement of document submitted at Single Window Counter, information about documents dispatched to the allottees, acknowledgement of application received in new schemes, communicating result of the draw of

lots and property number etc. Applicants of the new schemes are able to know the status of their applications through regular updates sent by the department.

- 11 **E-directory:-** For convenience of the public, staff related information such as the name of the officer, phone number, mail id and place of seating in the office premises would be revealed to the user, through e-directory of Authority.
- 12 **e-water Bills:-** GMADA introduced e- water bills facilitating from in May 2018 in the areas falling under its jurisdiction. The initiative is of great help to the residents as they would be no more required to make rounds to the office to deposit the water bills. Residents can also make their water bill payments online.

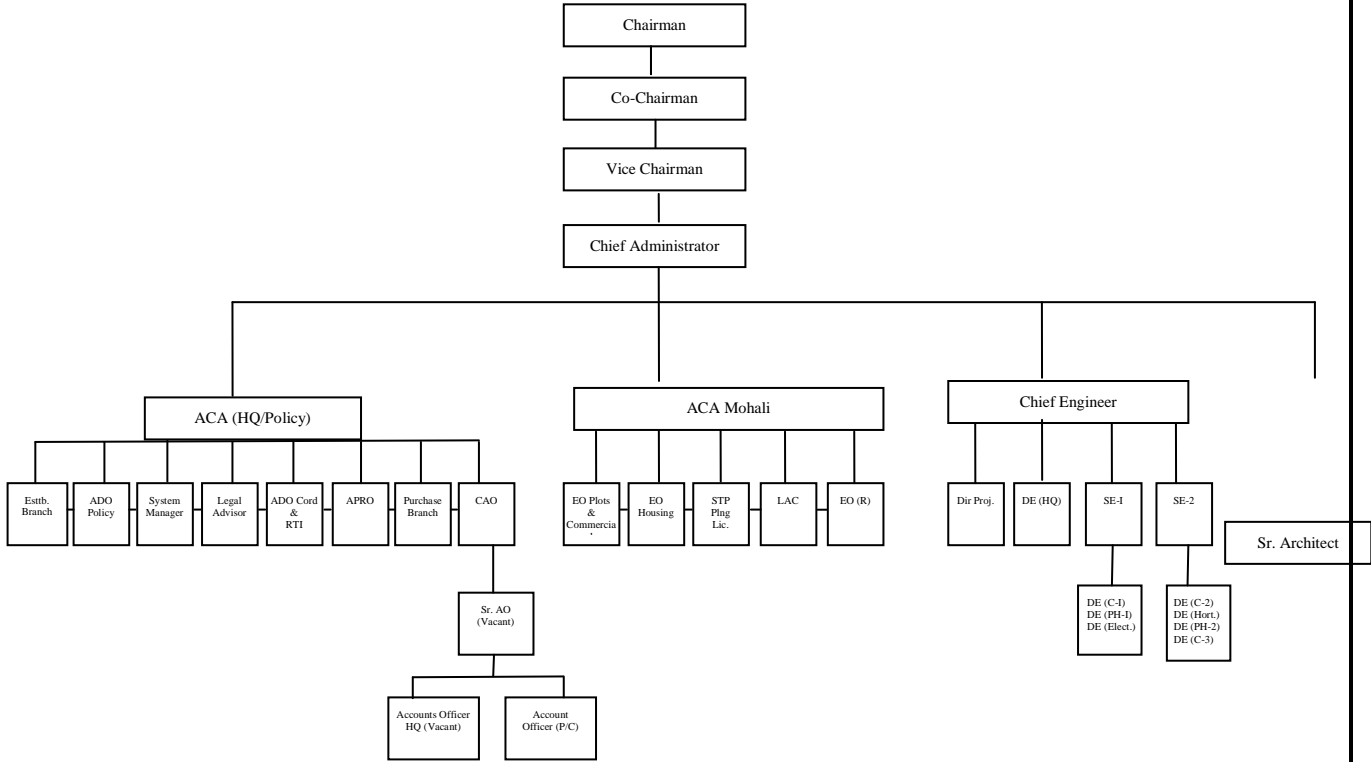
A Data Centre has been setup at PUDA Bhawan, S.A.S. Nagar where in data pertaining to various applications of all development authorities is stored/managed and E-Governance application of authorities is also running by the data centre.

GMADA's official website www.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. It reflects the latest information about Tender, Notices, Auctions/Press notes, License to Colonizers, Legal/Policies & Guidelines, Latest Notifications issued by the Punjab Government.

All the branches in GMADA have been provided with computers and other equipment for smooth and efficient working in their departments and to maintain data bank. As on date approx. 174 numbers of computers along with peripherals are installed at various branches at GMADA. To maintain these computers and equipments required manpower has been engaged from PESCO. These computer professionals have expertise in software/packages/solutions and troubleshooting.

PART- II
APPENDICES

Appendix- I
 (Para 4)
 Organisational Structure



Appendix- II

(Para 4)

MEMBERS OF THE AUTHORITY DURING THE YEAR (01.04.2017 to
31.03.2018)

Sr. No.	Name Sarv Sh./Smt.	Designation	Period of Stay	
			From	To
1.	Capt . Amrinder Singh	Hon'ble Chief Minister Punjab-cum-Chairman GMADA.	01.04.2017	31.03.2018
2.	Karan Avtar Singh IAS	Chief Secretary, Govt. of Punjab	01.04.2017	31.03.2018
3.	Tejveer Singh, IAS	Principal Secretary to CM, Punjab	05.04.2017	31.03.2018
4.	Anirudh Tiwari, IAS	Addl. Chief Secretary, Finance	01.04.2017	31.03.2018
5.	Satish Chandra, ACS	Secretary, Department of Local Govt., Punjab.	25.04.2017	17.10.2017
6.	Venu Parsad, IAS	Principal Secretary, Department of Local Govt., Punjab	18.10.2017	31.03.2018
7.	Vini Mahajan, IAS	Addl. Chief Secretary Department of Housing & Urban Deptt.. Punjab –Cum- Vice Chairperson, GMADA	03.04.2017	31.03.2018
8.	Ravi Bhagat, IAS	Chief Administrator, GMADA	01.04.2017	31.03.2018
9.	Harnek Singh	Chief Town Planner, Town & Country Planning Department, Government of Punjab	01.04.2017	31.03.2018

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 HARGOBINDPUR 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)
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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.**

Appendix IV
(Pare 5.1)

DETAIL OF LAND ACQUIRED DURING THE YEAR 2017-018

Sr No	Award No Date	Scheme Name	Village Name	Aera in Acre
1	566, 02.02.2018	Missing Khasra No. of Village Rurka in I.T City	Rurka	2.175

**Agenda Item No:23.04
(Housing Branch)**

Sub: Setting a lower reserve price and offering higher discount on down payment in auction of sites and need for increasing pace of turnover of inventory in GMADA.

1. The attached table shows unsold inventory with GMADA as on 15.2.2020 and rate of disposal in last 5 years and as can be seen, against a desirable inventory turnover time of 7 to 5 years or 15-20% for city's growth the figure has been around 2% in the past many years. Behind it is an ever higher price barrier, linked to last auction.
2. GMADA has a loan of Rs. 4000 crore on it head that attracts Rs.30 crore interest liability every month. Keeping in view the slowdown in the real estate market for some time accentuated by Covid-19 pandemic along with the fact that starting an auction at an attractive reserve price solicits greater participation and that the reserve price fixation policy mandates 5% annual escalation in reserve price, it is proposed that reserve price of all properties be set at 15% less than the current reserve price. Further offering a 10% discount on down payment on properties sold through auction (Present discount is 7.5% for Commercial and 5% discount for Residential), will on one hand lower the price barrier reasonably well and on the other hand improve receipts for GMADA. Also to further veer people towards down payment the rate of interest on installments may be increased to 10% compounded per annum in place of present 9.5%. However rate of penal interest may be kept unchanged at 14%.
3. Funds are required for urgent development works such as missing links and putting together other social infrastructure such as city level parks, sports complexes and community centres etc. and doing external development at the required pace.

Rs.400 crore EDC spent on land acquisition etc. needs to be recouped for above mentioned works.

4. Approximate cost of developed land is Rs. 5 cr /acre (Rs. 3 crore/ acre cost of acquisition + Rs. 0.5 crore for internal development + Rs. 1.5 crore for external development) is still good. The last row in the table shows proposed average realisation from sale of different types of sites, even after giving 15% discount on down payment.

5. However decision of 2012/2017 for allowing subdivision and sales of commercial chunk sites bought in auction needs to be withdrawn as it only amounts to parting away with a big share of GMADA's profit without any significant benefit in return. In case of chunk sites condition needs to be clearly inserted that developer can only sell/ lease ready to use/move in built up floor space with all amenities in place and not as subdivided plots.

6. In view the above facts, the following proposals are submitted for consideration and approval of Executive Committee:-

- (i) Reserve price of all properties be set at 15% less than the reserve price calculated as per prevalent policy.
- (ii) 10% discount on the plot price on down payment on property within 60 days from the date of confirmation of auction.
- (iii) Scheme Interest on Installments be increased to 10% compounded per annum from 9.5%.
- (iv) Decision of allowing subdivision/ fragmentation of Commercial Chunk Sites bought in auction be withdrawn.

Agenda for the 23rd Executive Committee Meeting

Proposal for faster turn over of GMADA's Inventory of sites

	Commercial Plot (numbers)	Commercial Grand Sites (acre)	Residential All PLOTS plus Purnis (Premium) (numbers)	Sites for Apartment in (acre) (Group Housing)	School Sites (numbers)	Hospital Sites (numbers)	Hotels Sites (numbers)	Petrol Pump Sites (numbers)	Nursing Home Sites (numbers)	Other Institutional Sites (acre)	IT	Total (R. c)
Properties sold recently on the average in last 5 years	16.4	7.4	1.2	14.0	0.0	52.0	6.0	1.4	0.4	0.4	0.0	0.0
Properties sold recently as % of stock	2.1	2.6	2.0	5.0	0.0	2.1	3.1	8.8	2.2	2.9	0.0	0.0
Total Sold in last 5 years (R. c/acre)	65.9	143.2	6.9	1443.5	0.0	52.7	586.6	139.0	34.6	131.3	0.0	0.0
Annual sale in last 5 years (R. c/acre)	13.2	28.6	1.4	288.7	0.0	10.5	117.3	27.8	6.9	26.3	0.0	0.0
Properties in Stock of GMADA	708	283	59	279	292	233	197	16	18	14	4	6
Proposed Turnover time in years	6	6	3	7	7	4	8	3	3	4	4	3
Proposed % Annual Sale of Inventory	17	17	33	14	14	25	13	33	33	25	25	33
Proposed Yearly Disposal of Inventory	133	47	20	40	42	633	25	5	6	4	1	2
Monthly Inventory Disposal Required	11.1	3.9	1.6	3.3	3.5	52.8	2.0	0.4	0.5	0.3	0.1	0.2
Prevailing rates as per auction (R. c)	0.4	3.4	2.5	30.0	25.0	0.6	10.0	23.0	15.0	37.0	16.0	3.5
With 25% discount	0.32	2.55	1.88	22.50	18.75	0.45	7.50	17.25	11.25	27.75	12.00	2.63
Units /acre	100.0	15.0	30.0	1.0	1.0	16.0	1.0	0.3	0.5	0.3	1.0	2.0
Per acre realisation with 25% discount	32	38	50	23	19	7	8	5	6	8	12	5
Annual realisation with 25% discount	42	120	37	897	782	285	184	92	68	97	12	5
												32
												120
												2773

Dr. VM

Noting Karston

Setting a lower reserve price and offering higher discount on down payment in auction of sites and need for increasing pace of turnover of inventory in GMADA

The attached table shows unsold inventory with GMADA as on 15.2.2020 and rate of disposal in last 5 years and as can be seen, against a desirable inventory turnover time of 7 to 5 years or 15 - 20% for city's growth the figure has been around 2% in the past many years. Behind it is an ever higher price barrier, linked to last auction.

GMADA has a loan of Rs. 4000 crore on its head that attracts Rs.30 crore interest liability every month. Keeping in view the slowdown in the real estate market for some time along with the fact that starting an auction at an attractive reserve price solicits greater participation and that the reserve price fixation policy mandates 5% annual escalation in reserve price, it is proposed that reserve price of all properties be set at 10% less than the current reserve price. Further, offering a 15% discount on down payment on properties sold through auction, will on one hand lower the price barrier reasonably well and on the other hand improve receipts for GMADA. Also to further veer people towards down payment the rate of interest on instalments may be increased to 12% compounded per annum in place of present 9.5%. However rate of penal interest may be kept unchanged at 14%.

Funds are required for urgent development works such as missing links and putting together other social infrastructure such as city level parks, sports complexes and community centres etc. and doing external development at the required pace. Rs. 400 crore EDC spent on land acquisition etc. needs to be recouped for above mentioned works.

Approximate cost of developed land is Rs. 5 cr /acre (Rs. 3 crore/ acre cost of acquisition + Rs. 0.5 crore for internal development + Rs. 1.5 crore for external development) is still good. The last row in the table shows proposed average realization from sale of different types of sites, even after giving 15% discount on down payment.

41251
09/03/2020
11.03.2020

However decision of 2012/2017 for allowing subdivision and sales of commercial chunk sites bought in auction needs to be withdrawn as it only amounts to parting away with a big share of GMADA's profit without any significant benefit in return. In case of chunk sites condition needs to be clearly inserted that developer can only sell/ lease ready to use/move in built up floor space with all amenities in place and not as subdivided plots.

Disposal of land under the Act is carried out under the Chapter V of PRTPD Act, 1995. Under section 40(1) the Act "the Authority shall carry out such directions as may be issued to it from time to time by the state government for the efficient administration of this Act".

If approved directions as proposed may be issued to GMADA and placed before authority for information in its next meeting. Being an important matter CM may be apprised of it.

38.50
09/03/2020
11/3/2020
349
09/03/2020

EO (Plots) 09/03/2020
EO (Housing) 09/03/2020
ACA (F&A) 11/3/2020
CA, GMADA 11/3/2020

PSH/D

The proposal is endorsed, however we may reduce reserve price by 15%. allover (instead of 10% proposed) and offer 15% discount on down payment (instead of 10% proposed) discount for down payment at present is 7.5% in commercial and 5% in residential.

Himble CM
um
Chambers
GMADA

Patent on instalments
should be increased from 9.5% to
12% to dissuade people from
going in for instalments and opt
for down payment instead.

Rest is ok.

dhruv
11-3-2020.

Hon'ble Co-Chairman.

~~16/3/20~~

Level.

Chairman/CM.

(To be put up
before authority
just facts)

Hon CM

पुस्तक संख्या: १२३४
पुस्तक संख्या: ५६७
पुस्तक संख्या: ८९०

पुस्तक संख्या: १२३४
पुस्तक संख्या: ५६७
पुस्तक संख्या: ८९०

From previous page...

-4-

CM has been apprised of the proposal to reduce the reserve price of various plots in GMADA and to create better incentives for receiving down payment from successful allottees.

2. CM has desired that as the matter has financial implications, it may first be placed for the consideration of the Executive Committee headed by the Chief Secretary.

137
18/05/2020

H.U.D.M.
18/3

P.S.C.M.

18.3.2020

PSH/UD dhuc
20-3-2020

OK. GMADA (in reply)

~~ACACFOA)~~

please put up agenda for EC immediately
2015

EO (24)

moix nli 3

18/05/2020


14/05/2020

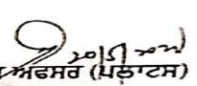
ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ

- 5 -

ਦਫਤਰ ਦਾ ਨੋਟ ਪੰਨਾ 1 ਤੋਂ 4 ਤੱਕ ਵਾਚਟ ਦੀ ਕ੍ਰਿਪਾਲਤਾ ਕੀਤੀ ਜਾਵੇ ਜੀ।

ਇਹ ਤਜਵੀਜ਼ ਗਮਾਡਾ ਵਿੱਚ ਖਾਲੀ ਪਏ ਰਿਹਾਇਸ਼ੀ ਪਲਾਟ, ਕਮਰਸ਼ੀਅਲ ਪਲਾਟ, ਇੰਡਸਟਰੀਅਲ ਸਾਈਟਾਂ ਅਤੇ ਚੈਕ ਇੰਸਟੀਚਿਊਸ਼ਨਲ ਸਾਈਟਾਂ ਆਦਿ ਨੂੰ ਰਿਜ਼ਰਵ ਪ੍ਰਾਈਸ ਨੂੰ ਘੱਟ ਕਰਕੇ ਤਤਕਾਲ ਅਦਾਇਗੀ ਲਈ ਬੇਹਤਰ ਪ੍ਰੇਰਕ (better incentives) ਦੇ ਨਾਲ ਬਣਾਇਆ ਗਿਆ ਸੀ। ਇਹ ਤਜਵੀਜ਼ ਪ੍ਰਵਾਨਗੀ ਲਈ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ ਜੀ ਨੂੰ ਭੇਜੀ ਗਈ ਸੀ। ਇਸ ਸਬੰਧ ਵਿੱਚ ਨੋਟਿੰਗ ਪੰਨਾ 4 ਤੇ ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ ਜੀ ਵੱਲੋਂ ਹੁਕਮ ਕੀਤੇ ਗਏ ਹਨ ਕਿ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ ਜੀ ਵੱਲੋਂ ਚਾਹਿਆ ਹੈ ਕਿ ਇਸ ਤਜਵੀਜ਼ ਵਿੱਚ ਕਿਉਂ ਜੋ ਕਿ ਵਿੱਤੀ ਠਾਗੂਕਰਨ (financial implementations) ਹਨ ਇਸ ਲਈ ਇਸ ਤਜਵੀਜ਼ ਨੂੰ ਪਹਿਲਾਂ ਗਮਾਡਾ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਵਿਚਾਰਿਆ ਜਾਵੇ। ਨੋਟਿੰਗ ਪੰਨਾ 1-2 ਤੇ ਦਫਤਰ ਪ੍ਰੋਜ਼ੈਕਟ ਅਤੇ ਨੋਟਿੰਗ ਪੰਨਾ 2-3 ਤੇ ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ ਜੀ ਵੱਲੋਂ ਦਿੱਤੇ ਗਏ ਸੁਝਾਅ ਅਨੁਸਾਰ ਕਿ reserve price ਵਿੱਚ 10% ਦੀ ਜਗ੍ਹਾ 15% ਦੀ ਕਟੌਤੀ ਅਤੇ down payment ਵਿੱਚ 15% discount ਦੀ ਜਗ੍ਹਾ 10% discount ਦੀ ਤਜਵੀਜ਼ ਨੂੰ ਇਸ ਅਜੇਡੇ ਵਿੱਚ ਸ਼ਾਮਲ ਕਰ ਦਿੱਤਾ ਗਿਆ ਹੈ। ਇਸ ਲਈ ਉਪਰੋਕਤ ਹੁਕਮਾਂ ਅਨੁਸਾਰ ਇਸ ਮਾਮਲੇ ਨੂੰ ਗਮਾਡਾ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਮੀਟਿੰਗ ਵਿੱਚ ਵਿਚਾਰਨ ਲਈ ਅਜੇਡਾ ਪ੍ਰਵਾਨਗੀ ਹਿੱਤ ਪੇਸ਼ ਹੈ ਜੀ।


 ਮਿਲਖ ਅਫਸਰ (ਗਾਉਸਿੰਗ) 20/5/2020
 ਗਮਾਡਾ।


 ਮਿਲਖ ਅਫਸਰ (ਪਲਾਟਸ) 20/5/2020
 ਗਮਾਡਾ।

ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ (ਵਿੱਤ ਤੇ ਫੋਖਾ) *please summarize proposals at end of agenda*
 1) setting lower R.P by 15%
 2) Discount of 15% from payment
 3) increase of R.O.L
 4) Discontinuation of subplots of the main plan of chunk sites 20/5

- 6 -

FPP!

- Need feel done.
- Revised Agenda is submitted for approval please.

Dr
20/05/2020

ACA (FRA) phase put up draft through - - give

20/5

EO (H)

20/5

20/5

संस्कृत-राजीव गान्धी विश्वविद्यालय (विश्वविद्यालय)
 कागज नं. 20/5
 दिनांक 20/05/2020

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ

- 7 -

ਨੋਟਿੰਗ ਪੰਨਾਂ 5-6 ਵਿੱਚ ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ (ਵਿੱਤ ਤੇ ਲੇਖਾ), ਗਮਾਛਾ ਜੀ ਦੇ ਪ੍ਰੋਪਟ ਅਨੁਸਾਰ ਏਜੰਡੇ ਵਿਚ ਲੌੜੀਦੀ ਸੋਧ ਕਰ ਦਿੱਤੀ ਗਈ ਹੈ। ਇਹ ਏਜੰਡਾ ਗਮਾਛਾ ਵਿਚ ਪਏ ਖਾਲੀ ਰਿਹਾਇਸ਼ੀ ਪਲਾਟ, ਕਮਰਸ਼ੀਅਲ ਪਲਾਟ, ਇੰਡਸਟਰੀਅਲ ਸਾਈਟਾਂ ਅਤੇ ਚੰਕ ਇੰਸਟੀਚਿਊਸ਼ਨਲ ਸਾਈਟਾਂ ਆਦਿ ਦੀ ਰਿਜ਼ਰਵ ਪ੍ਰਾਈਸ ਨੂੰ ਘੱਟ ਕਰਕੇ ਤਰਕਾਲ ਅਦਾਇਗੀ ਲਈ ਬਿਹਤਰ ਪ੍ਰੋਰਕ ਤਜਵੀਜ਼ ਬਣਾਈ ਗਈ ਹੈ। ਇਹ ਏਜੰਡਾ ਗਮਾਛਾ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਮੀਟਿੰਗ ਵਿਚ ਵਿਚਾਰਨ ਲਈ ਪ੍ਰਵਾਨਗੀ ਹਿੱਤ ਪੇਸ਼ ਹੋ ਜੀ।

[Signature]
29/05/2020
ਮਿਲਖ ਅਫਸਰ (ਹਾਊਸਿੰਗ)

ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ (ਵਿੱਤ ਤੇ ਲੇਖਾ)

[Signature]
1/6/2020

This may be applicable to a CA, GM/ADA other DAs as well. All CAs asked to send their agendas so that we can ask for a date for the Cd. Resubmit pl. *[Signature]*
By Monday.

[Signature]

[Signature]
4/6/20

ACA (P&A) phase seek comments of all CA's on this agenda as to whether they wish to modify anything or not as well as whether they wish to reduce R.P's a/c board as proposed for GM/ADA *[Signature]*

ADD (w/d.) *[Signature]*
4/6
4-6-2020 N-1

ਦਫ਼ਤਰੀ ਨੰਬਰ (ਹਾਊਸਿੰਗ ਡਿਵੀਜ਼ਨ)
ਪੰਨਾ ਨੰਬਰ: 83
ਨੰਬਰ: 156
ਮਿਤੀ: 04/06/2020

ਦਫ਼ਤਰੀ ਨੰਬਰ (ਹਾਊਸਿੰਗ ਡਿਵੀਜ਼ਨ)
ਪੰਨਾ ਨੰਬਰ: 26
ਨੰਬਰ: 167
ਮਿਤੀ: 16/2020

ਦਫ਼ਤਰੀ ਨੰਬਰ (ਹਾਊਸਿੰਗ ਡਿਵੀਜ਼ਨ)
ਪੰਨਾ ਨੰਬਰ: 349
ਨੰਬਰ: 01/06/2020
ਮਿਤੀ: 04/06/2020

P-10
 is added the amount on 11/1/17, direct
 2/4/2020
 Subj. (Contd.)
 2/11/20
 04-6-2020
 2/11/20
 4/6/2020
 2/11/20
 04-6-2020
 P-3
 02/11/20

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ

ਖ.ਪ.ਤੋ:-

ਖ.ਨ.ਪ. - 7 ਤੇ ਹੋਏ ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ(ਵਿ.ਤੋ.ਲੇ) ਜੀ ਦੇ ਹੁਕਮਾਂ ਅਨੁਸਾਰ ਸਮੂਹ ਵਿਕਾਸ ਅਥਾਰਿਟੀਆਂ ਦੇ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕਾਂ ਨੂੰ ਹੇਠ ਰੱਖੇ ਅਜੰਡੇ ਤੇ ਆਪਣੀ ਟਿਪਣੀ /ਸੁਝਾਓ ਦੇਣ ਲਈ ਇਸ ਦਫ਼ਤਰ ਦੇ ਪੱਤਰ ਨੰ. 7381-84 ਮਿਤੀ 4.6.2020 ਰਾਹੀਂ ਲਿਖਿਆ ਗਿਆ ਸੀ। ਜਿਸ ਸਬੰਧੀ ਵੱਖ-2 ਅਥਾਰਿਟੀਆਂ ਤੋਂ ਪ੍ਰਾਪਤ ਰਿਪੋਰਟ ਜੋ ਕਿ ਹੇਠ ਰੱਖੀ ਗਈ ਹੈ, ਵਾਚ ਲਈ ਜਾਵੇ ਜੀ। ਵੱਖ-2 ਅਥਾਰਿਟੀਆਂ ਤੋਂ ਪ੍ਰਾਪਤ ਸੂਚਨਾ ਹੇਠ ਦਰਸਾਏ ਅਨੁਸਾਰ ਹੈ:-

PDA, Patiala

1. PDA is in agreement with GMADA that annual turnover of unsold stock of property has been low over the past few years, i.e between 5-7%. Also, annually, there is a 5% increase prices. PDA is in urgent need of funds due to falling receipts as a result of COVID-19 pandemic, and it also has loans to service. In addition, the negative investment climate brought about by the pandemic has necessitated that need for quick disposal of property. This can be achieved by lowering reserve prices of all properties across the board to meet the market sentiments and to stimulate the investors towards recovery. Hence, PDA is in agreement with GMADA on this issue.
2. The increase in discount will encourage buyers of the properties to deposit their dues in lumpsum which will help in increasing liquidity in the Authority and will help in repayment of the Authorities debts which further will help in reducing the Authority's Debt servicing. Hence, PDA is in agreement with increasing the rebate on lumpsum payment to 10%.
3. At present, the rate of interest charged by banks on housing loans varies from 7-8 percent. Increasing the scheme rate of interest may not have the desired effect since anyway scheme rate of interest is higher than bank rates for housing loans. Rather, increasing the scheme rate of interest at this juncture of market recession post COVID-19 may send negative sentiments among an already flailing market. Notionally, we may consider increasing scheme rate from 9.5% to 10% to emphasize a policy inclination towards lumpsum payment.
4. Subdivision/fragmentation of Commercial Chunk sites should not be allowed. On this point as well, PDA agrees with GMADA.

Contd....

- 10 -

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ

IDA, Jalandhar

ਮਿਲਖ ਅਫਸਰ, ਜੇ.ਡੀ.ਏ ਜਲੰਧਰ ਵਲੋਂ ਸੂਚਿਤ ਕੀਤਾ ਗਿਆ ਹੈ ਕਿ ਮੁੱਖ ਦਫਤਰ ਵਲੋਂ ਵਿਜੇ ਅਪੀਨ ਅਜੰਡੇ ਤੇ ਜੋ ਵੀ ਫੈਸਲਾ ਲਿਆ ਜਾਵੇਗਾ ਉਸ ਨੂੰ ਉਨ੍ਹਾਂ ਦੇ ਦਫਤਰ ਵਲੋਂ ਇਨ-ਬਿਨ ਲਾਗੂ ਕੀਤਾ ਜਾਵੇਗਾ।

GLADA, Ludhiana

ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਲਾਡਾ, ਲੁਧਿਆਣਾ ਵਲੋਂ ਸੂਚਿਤ ਕੀਤਾ ਗਿਆ ਹੈ ਕਿ ਆਕਸ਼ਨ ਕੀਤੀ ਜਾਣ ਵਾਲੀ ਪ੍ਰਾਪਰਟੀ ਦੀ ਰਿਜ਼ਰਵ ਕਮਿਸ਼ਨ ਘਟਾਉਣ ਅਤੇ ਰਿਬੇਟ ਵਧਾਉਣ ਲਈ ਐਗਜ਼ੀਕਿਊਟਿਵ ਕਮੇਟੀ ਵਿੱਚ ਪੰਜ ਕੀਤੇ ਜਾਣ ਵਾਲੇ ਅਜੰਡੇ ਨਾਲ ਗਲਾਡਾ ਸਹਿਮਤ ਹੈ। ਜੇਕਰ ਇਸ ਤੋਂ ਇਲਾਵਾ ਐਗਜ਼ੀਕਿਊਟਿਵ ਕਮੇਟੀ ਵਲੋਂ ਜੋ ਹਦਾਇਤਾਂ ਜਾਰੀ ਕੀਤੀਆਂ ਜਾਣਗੀਆਂ ਉਨ੍ਹਾਂ ਦੀ ਇਨ-ਬਿਨ ਪਾਲਣਾ ਕੀਤੀ ਜਾਵੇਗੀ।

ADA, Amritsar

ਮਿਲਖ ਅਫਸਰ, ਏ.ਡੀ.ਏ, ਅੰਮ੍ਰਿਤਸਰ ਵਲੋਂ ਸੂਚਿਤ ਕੀਤਾ ਗਿਆ ਹੈ ਕਿ ਏ.ਡੀ.ਏ/ਪੁੱਛਾ ਦੀਆਂ ਪਈਆਂ ਰਿਹਾਇਸ਼ੀ /ਕਮਰਸ਼ੀਅਲ ਸਾਈਟਾਂ ਦੀ ਨਿਯਤ ਕੀਤੀ ਗਈ ਰਾਖਵੀਂ ਕੀਮਤ ਤੇ ਮਿਤੀ 15/6/2020 ਤੋਂ 24/6/2020 ਤੱਕ ਈ ਆਕਸ਼ਨ ਲਗਾਈ ਗਈ ਹੈ। ਇਸ ਲਈ ਏ.ਡੀ.ਏ/ਪੁੱਛਾ ਦੀਆਂ ਰਿਹਾਇਸ਼ੀ/ਕਮਰਸ਼ੀਅਲ ਸਾਈਟਾਂ ਵਿਕਣ ਲਈ ਮਿਤੀ 24.6.2020 ਤੱਕ ਪਬਲਿਕ ਦਾ ਰੁਝਾਨ ਵੇਖ ਲੈਣਾ ਯੋਗ ਹੈ। ਪਬਲਿਕ ਦਾ ਰੁਝਾਨ ਦੇਖਣ ਉਪਰੰਤ ਹੀ ਵਿਸ਼ੇ ਸਬੰਧੀ ਏ.ਡੀ.ਏ ਵਲੋਂ ਕੋਈ ਟਿਪਣੀ ਕੀਤੀ ਜਾ ਸਕਦੀ ਹੈ।

BDA, Bathinda

ਬੀ.ਡੀ.ਏ, ਬਠਿੰਡਾ ਵਲੋਂ ਸੂਚਿਤ ਕੀਤਾ ਗਿਆ ਹੈ ਕਿ ਲੜੀ ਨੰ.1 ਅਨੁਸਾਰ ਜੇਕਰ ਪ੍ਰਾਪਰਟੀ ਰੇਟ 15% ਘਟਾਏ ਜਾਂਦੇ ਹਨ ਤਾਂ ਪਹਿਲਾਂ ਵਿਕੇ ਰਿਹਾਇਸ਼ੀ ਪਲਾਟ/ਕਮਰਸ਼ੀਅਲ ਸਾਈਟ ਸਰੰਡਰ ਹੋਣ ਦਾ ਖਦਸਾ ਹੋਵੇਗਾ।
ਲੜੀ ਨੰ. 6 ਦੇ ਮੱਦ ਨੰ. ii, iii and iv ਨਾਲ ਸਹਿਮਤ ਹੈ।

ਉਕੱਤ ਅਨੁਸਾਰ ਮਿਸਲ ਪੇਸ਼ ਹੋ ਜੀ।

10/6/2020
 (ਸਿ.ਆ.ਓ.ਆਰ.)
 10-6-2020
 ਪ੍ਰ.ਪਿ. (31/5/20)

comment on the price reduction & changes in terms of auction for all D.A's agenda may be pursued above. Thus we may consider increase in scheme interest from 9.5 to 10% only instead of 12% and the bid amount BDA from reduction of price as per their view/comment above.

Shubh 09/07/2020

ਦਸ: ਮਿਲਖ ਅਫਸਰ (ਕਮਰਸ਼ੀਅਲ/ਪਹਿਲੀ)
 ਪ੍ਰਮਾ, ਐਮ.ਏ.ਐਮ. ਓ.ਆਰ.
 ਫੋ: 161
 ਮਿਤੀ: 10-6-2020

FPP

Submitted for further orders please.

J
11/6

CA, ~~GMADA~~

If 'x' on pro-page is approved,
we may put up the agenda for the
GC. For orders pls.

J
12/6/20

~~PSTUD~~

May please see & spc.

~~CA, ~~GMADA~~~~

Discuss pls.

42
19/6/2020

ACA(F&A)

Discussed with ACA (F&A) and

order with PSTUD.

Pls put up draft revised note and
agenda as per discussion by both June 2020.

42
26/6/2020

~~ACA(F&A)~~

J
29/6

~~ED(H)~~

PFO

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਮਾਥਾਇਟੀ
= 12 =

Revised agenda is submitted for approval please.

[Signature]
35/6/2020

~~ACA (F.R.A)~~

[Signature]
30/6

~~CA QMADA~~

submitted for approval of agenda to be put up in E.C. (flag 'X')

[Signature]
01/7/2020

~~CA QMADA~~

[Signature]
6.7.2020

~~CA QMADA~~

[Signature]
07/7/2020

~~E.O. (Accounting)~~

[Signature]
07/07/2020

~~PA HS AEO-II~~

~~suppl. I~~

ਮਹਾਂ ਮਹਿਲਾ ਪੇਸ਼ਕ ਮਹਾਂ ਤਰੀਕ ਮੁੜ
ਦਿਖਾਏ ਗਏ ਹਨ ਅਤੇ ਮਹਾਂ ਮਹਿਲਾ ਪੇਸ਼ਕ ਮਹਾਂ ਤਰੀਕ ਮੁੜ
ਦਿਖਾਏ ਗਏ ਹਨ ਅਤੇ ਮਹਾਂ ਮਹਿਲਾ ਪੇਸ਼ਕ ਮਹਾਂ ਤਰੀਕ ਮੁੜ

[Signature]

~~E.O. (A)~~
[Signature]
09/07/2020

349
3-16/2020

3928
07/07/2020
10/07/2020

357
07/07/2020

282
01-07-2020

Agenda Item No:23.05
(Accounts Branch, GMADA)

ਵਿਸ਼ਾ: ਗਮਾਡਾ ਅਥਾਰਿਟੀ ਦੇ ਸਾਲ 2018-19 ਦੇ ਸਲਾਨਾ ਲੇਖਿਆਂ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਮੀਟਿੰਗ ਵਿੱਚ ਪ੍ਰਵਾਨਗੀ ਸਬੰਧੀ।

ਮੈਸ. ਸਿਮਰਤ ਐਂਡ ਐਸੋਸੀਏਟਸ, ਚਾਰਟਰਡ ਅਕਾਉਂਟੈਂਟਸ ਵਲੋਂ ਗਮਾਡਾ ਦੇ ਸਾਲ 2018-19 ਦੇ ਸਲਾਨਾ ਲੇਖੇ ਤਿਆਰ ਕਰ ਦਿੱਤੇ ਗਏ ਹਨ ਅਤੇ ਸਮਰੱਥ ਅਧਿਕਾਰੀਆਂ ਵਲੋਂ ਹਸਤਾਖਰ ਕਰ ਦਿੱਤੇ ਗਏ ਹਨ। ਸਲਾਨਾ ਲੇਖੇ ਵਿੱਤ ਤੇ ਲੇਖਾ ਕਮੇਟੀ ਦੀ 23ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਪ੍ਰਵਾਨ ਹੋ ਚੁੱਕੇ ਹਨ। ਇਹਨਾਂ ਲੇਖਿਆਂ ਦਾ ਵੇਰਵਾ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਹੈ:-

Income and Expenditure

Rs. in crores

Particulars	Year Ended	
	31 st March 18	31 st March 19
Receipts		
-Sale of Properties	676.83	552.47
-Other Income	121.31	154.16
Total	798.14	706.63
Expenditure		
-Cost of Plots	419.63	151.67
-Expenditure on land/infrastructure and maintenance	100.90	257.60
-Administration and Other expenditure	255.20	216.25
Total	775.73	625.52
Profit	22.41	81.11

Assets and Liabilities

Rs. in crores

Particulars	As on	As on
	31 st March 18	31 st March 19
Assets		
-Work in Progress		

Agenda for the 23rd Executive Committee Meeting

-Undeveloped Land	3122.20	3590.91
-Other works in progress	336.94	57.62
-Current Assets and Loans & Advances	2032.74	2064.02
-Fixed Assets and Investment	32.47	31.56
Total	5524.35	5744.11
Liabilities		
-Loan from Banks	3327.87	3267.77
-Deposits with GMADA (Earnest Money and Capital Receipts)	1125.51	1328.01
-Other Liabilities (including EDC, License Fee) and Reserves	1070.97	1148.33
Total	5524.35	5744.11

ਉਪਰੋਕਤ ਅਨੁਸਾਰ ਸਾਲ 2018-19 ਦੇ ਸਲਾਨਾ ਲੇਖਿਆਂ ਸਬੰਧੀ ਅਜੰਡਾ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੇ ਸਨਮੁੱਖ ਪੇਸ਼ ਕਰਨ ਲਈ ਪ੍ਰਵਾਨਗੀ ਹਿੱਤ ਪੇਸ਼ ਹੈ ਜੀ ।

Simrit & Associates
Chartered Accountants

1536, Sector 34- D,
Chandigarh - 160 022
Tel: + 91 90417 00018, 90417 00019,
0172-5190000
Mail: casimritassociates@gmail.com

GREATER MOHALI AREA DEVELOPMENT AUTHORITY, S.A.S. NAGAR

AUDITOR'S REPORT FOR THE YEAR ENDING 31st MARCH, 2019

We have audited the attached Balance Sheet of **GREATER MOHALI AREA DEVELOPMENT AUTHORITY, S.A.S. NAGAR** as at **31st March 2019** and the **Income and Expenditure Account** of the Authority for the year ended on that date annexed thereto. These financial statements are the responsibility of the Authority's management. Our responsibility is to express an opinion on these financial statements based on our audit.

1. We have conducted our audit in accordance with auditing standards generally accepted in India. Those Standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by the management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

2. We further report that:
 - (a) We have obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit;
 - (b) The Balance sheet and Income and Expenditure account referred to in this report are in agreement with the books of account;
 - (c) In our opinion and the best of our information, the Balance sheet and the Income and Expenditure Account, together with significant accounting policies and the notes on accounts attached thereto **does** give the information as required by **Punjab Regional of Town Planning and Development Act, 1995** in the manner so required and give a true and fair view subject to Notes on accounts attached.
 - i) In the case of the Balance Sheet, of the state of affairs of the Authority as at 31st March, 2019 and
 - ii) In the case of Income and Expenditure account, of the profit of the Authority for the year ended on that date.

Place : Chandigarh
Date : 30-10-2019

For **Simrit & Associates**
Chartered Accountants
Reg No. 012363N


(CA SIMRIT KAUR)
Partner-FCA
M. NO. 090749

Agenda for the 23rd Executive Committee Meeting

GREATER MOHALI AREA DEVELOPMENT AUTHORITY, S.A.S. NAGAR

BALANCE SHEET AS ON 31-03-2019

Previous Year As On 31.03.2018 Amount (Rs.)	Liabilities	S	Current Year As On 31.03.2019 Amount (Rs.)	Previous Year As On 31.03.2018 Amount (Rs.)	Assets	S	Current Year As On 31.03.2019 Amount (Rs.)
4,99,70,69,830	Capital Reserves	A	5,80,81,74,762	13,94,29,913	Fixed Assets	F	13,03,51,255
33,27,87,22,871	Secured Loans	B	32,67,77,23,103	34,59,14,15,710	Works Executed	G	36,48,52,71,018
1,00,87,57,527	Unsecured Loans	C	1,00,87,57,527	20,32,73,96,709	Current Assets, Loans & Advances	H	20,64,01,84,775
11,25,50,68,759	Deposits with GMADA	D	13,28,00,83,629	18,52,51,050	Investment in Shares of Unlisted Company		18,52,51,050
4,70,38,74,395	Current Liabilities & Provisions	E	4,66,63,19,077				
55,24,34,93,381			57,44,10,58,098	55,24,34,93,381			57,44,10,58,098

Notes to Accounts and Significant Accounting Policies forming part of Balance Sheet - I


ADDL CHIEF ADMINISTRATOR (F&A)


CHIEF ADMINISTRATOR


VICE CHAIRMAN

As per report of even date attached
for SIMRIT & ASSOCIATES
Chartered Accountants
Reg No. 012363N


(CA SIMRIT KAUR)
Partner/FCA
M. NO. 090749
UDIN: 19090749AAAAA9465

Date: 30-10-2019
Place: S.A.S Nagar

Agenda for the 23rd Executive Committee Meeting

GREATER MOHALI AREA DEVELOPMENT AUTHORITY, S.A.S. NAGAR

INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31.03.2019

Previous Year As On 31.03.2018 Amount (Rs.)	Expenditure	Annexure	Current Year As On 31.03.2019 Amount (Rs.)	Previous Year As On 31.03.2018 Amount (Rs.)	Incomes	Annexure	Current Year As On 31.03.2019 Amount (Rs.)
4,19,62,68,701	To Cost of Plots/Houses/Flats		1,51,67,33,486	6,76,83,26,478	By Sale of Plots/Houses/Flats		5,52,47,25,068
87,87,07,515	To Expenditure on land/ Infrastructure/Grid Road		2,41,25,21,860	71,60,415	By Interest from Banks		2,04,64,455
13,02,90,863	To Maintenance of Urban Estates		16,35,18,940	60,53,76,963	By Instalments (Interest)		79,84,54,556
2,14,00,93,858	To Administration and Other Expens	II	2,15,21,65,108	63,11,175	By Interest (Others)		1,20,27,332
1,19,19,506	To Depreciation (As per Schedule-F)		1,02,67,489	7,58,16,400	By Miscellaneous Incomes	III	7,47,27,428
40,00,00,000	To Education Cess imposed by the Govt.		-	4,16,83,946	By Rent/Lease Received		4,27,01,758
				5,48,27,860	By Sewerage & Water Charges		10,78,35,224
				16,98,46,261	By Transfer fee		18,56,94,390
				10,52,84,951	By Extention fee		14,30,15,730
				2,28,26,954	By Processing Fees		4,13,44,311
				5,20,40,104	By Scrutiny Fees		6,24,60,999
				3,86,60,222	By Forfeiture		4,31,45,850
22,40,90,285	To Profit/(Loss) for the year		81,11,09,567	3,32,09,000	By Cess PR-4 and PR-7		97,19,350
7,98,13,70,728			7,06,63,16,450	7,98,13,70,728			7,06,63,16,450
	- To Prior Period items		-	22,40,90,285	By Profit/(Loss) brought down		81,11,09,567
22,40,90,285	To Net profit/(Loss) transferred to Reserves		81,11,09,567				
22,40,90,285			81,11,09,567	22,40,90,285			81,11,09,567


ADDL CHIEF ADMINISTRATOR (F&A)


CHIEF ADMINISTRATOR


VICE CHAIRMAN

As per report of even date attached
for **SIMRIT & ASSOCIATES**
Chartered Accountants
Reg No. 012363N



(CA SIMRIT KAUR)
Partner/FCA
M. NO. 090749

UDIN: 19090749AAAAAY9465

Date: 30-10-2019
Place: S.A.S Nagar

Agenda for the 23rd Executive Committee Meeting

GREATER MOHALI AREA DEVELOPMENT AUTHORITY S.A.S.NAGAR
Schedule of Capital and General Reserve

			Schedule-A
Previous Year	Sr. No	PARTICULARS	Current Year As On 31.03.2019
1,67,82,10,365	1	Capital Reserve (Urban Estate)	1,67,82,10,365
(5,79,79,487)		Less: Amount transferred to Corpus Fund of Purab Premium Apartments (current liabilities)	(5,79,79,487)
3,15,27,48,667	2	Profit & Loss Account (Accumulated Profit)-Opening Balance	3,37,68,38,952
22,40,90,285	3	Add : Profit/(Loss) for the current year	81,11,04,932
4,99,70,69,830		Total	5,80,81,74,762



Agenda for the 23rd Executive Committee Meeting

GREATER MOHALI AREA DEVELOPMENT AUTHORITY S.A.S.NAGAR Schedule of Secured Loans

Previous Year As On 31.03.2018 Amount (Rs.)	Sr. No	PARTICULARS	Schedule-B Current Year As On 31.03.2019 Amount (Rs.)
52,41,574	1	Term Loan from SBI Landran (Against Mortgage)	-
(21,783)	2	Term Loan from ICICI Bank Short Term Loan	(21,783)
7,45,17,77,750	3	Term Loan from Punjab National Bank	5,03,40,34,198
-	4	Term Loan from HDFC Bank (Against Mortgage)	1,25,00,00,000
2,49,18,72,987	5	Bank Overdarft -Allahabad Bank (Against Mortgage)	2,25,18,28,987
2,21,81,88,280	6	Bank Overdarft -Andhara Bank (Against Mortgage)	2,40,99,80,011
2,23,61,94,831	7	Bank Overdarft -Corporation Bank (Against Mortgage)	2,27,08,34,816
1,97,81,24,537	8	Bank Overdarft -Canara Bank Overdraft (Against Mortgage)	4,83,36,77,478
6,95,19,55,708	9	Bank Overdarft -Indian Bank (Against Mortgage)	6,98,55,86,470
9,94,53,88,987	10	Bank Overdarft -Vijaya Bank (Against Mortgage)	7,64,18,02,926
33,27,87,22,871	Total		32,67,77,23,103

GREATER MOHALI AREA DEVELOPMENT AUTHORITY S.A.S.NAGAR Schedule of Unsecured Loans

Previous Year As On 31.03.2018 Amount (Rs.)	Sr. No	PARTICULARS	Schedule-C Current Year As On 31.03.2019 Amount (Rs.)
1,00,87,57,527	1	Loan from Punjab Infrastructure Development Board	1,00,87,57,527
1,00,87,57,527	Total		1,00,87,57,527



Agenda for the 23rd Executive Committee Meeting

GREATER MOHALI AREA DEVELOPMENT AUTHORITY S.A.S.NAGAR Schedule of Deposit with GMADA

Previous Year As On 31.03.2018 Amount (Rs.)	Sr. No	PARTICULARS	Schedule-D Current Year As On 31.03.2019 Amount (Rs.)
1,12,51,44,848	1	EM/Security Deposit from Contractors/BKOS & Suppliers	1,07,24,91,186
78,67,60,881	2	Earnest Money from applicants	1,17,02,03,449
3,72,45,415	3	Other Securities and deposits	5,26,09,270
39,92,42,598	4	Advance aganist Purab Premium Apartments	30,93,05,559
(15,67,51,422)		Less : Service Tax	(14,77,19,634)
9,06,34,26,439	5	Capital Receipts including advances	10,82,31,93,799
11,25,50,68,759	Total		13,28,00,83,629



Agenda for the 23rd Executive Committee Meeting

GREATER MOHALI AREA DEVELOPMENT AUTHORITY S.A.S.NAGAR Schedule of Current Liabilities and Provisions

Previous Year As On 31.03.2018 Amount (Rs.)	Sr. No	PARTICULARS	Schedule-E Current Year As On 31.03.2019 Amount (Rs.)
	A	Current Liabilities :	
	I	Creditors & Payables:	
8,51,058	(i)	Other Creditors for Supplies	(1,77,974)
34,29,644	(ii)	Payable to Staff	28,12,288
(4,46,570)	(iii)	Provident Fund Deductions	21,08,985
17,02,189	(iv)	Works Payable	16,79,079
	B	Others Liabilities	
3,72,57,43,354	1	EDC (From Land Developers)	3,42,88,03,327
3,70,14,203	2	EDC Under PAPRA ACT, 1995	3,70,14,203
15,80,74,247	3	Licence Fee	7,93,46,031
81,29,606	4	Urban Development Fund	92,68,606
7,20,96,524	5	Social Infrastructure Fund	8,44,59,794
10,48,90,377	6	Regularisation fund for Unauthorized Colonies	10,48,09,087
25,71,02,006	7	Security Building Plan	30,97,67,098
2,17,90,977	8	Statutory Dues	25,34,70,653
7,17,892	9	Loan recovered from allottees of earst wise urban estate	7,17,892
12,19,63,630	10	Bank Guarantee	12,27,41,684
96,99,299	11	Payable to Allottees(Cheques issued but not presented for payment)	96,99,299
6,47,25,795	12	EWS Fund	10,84,92,195
3,68,05,200	13	Other Payables	2,68,03,850
(16,03,800)	14	Funds received form PIDB for Deposit Work	(16,03,800)
8,14,52,500	15	Corpus Fund for Purab Premium Appartments	8,53,69,719
-	16	Development Tax	7,37,205
(2,63,736)	17	Differences in Interdivision Accounts	(144)
4,70,38,74,395	Total		4,66,63,19,077



Agenda for the 23rd Executive Committee Meeting

GREATER MOHALI AREA DEVELOPMENT AUTHORITY S.A.S. NAGAR SCHEDULE OF FIXED ASSETS AS ON 31-03-2019

Schedule-F

Particulars	Gross Block			Depreciation				Net Block		
	As On 01.04.2018	Additions	Sales	As On 31.03.2019	As On 01.04.2018	During The Year	Adjustment	As On 31.03.2019	As On 31.03.2019	As On 01.04.2018
Furniture & Fixture	3,34,84,230	90,860		3,35,75,090	2,33,21,407	18,50,284	-	2,51,71,692	84,03,398	1,01,62,823
Vehicles	2,29,92,244		2,74,000	2,27,18,244	2,01,21,582	7,43,215		2,08,64,796	18,53,448	28,70,662
Office Equipment	23,42,199	44,800		23,86,999	18,36,649	73,720	-	19,10,368	4,76,631	5,05,550
Typewriters	13,000			13,000	10,494	348	-	10,843	2,157	2,506
Photostate Machine	5,13,375			5,13,375	3,39,532	24,164	-	3,63,696	1,49,679	1,73,843
Machinery (including AC)	50,50,804			50,50,804	23,91,193	3,69,686	-	27,60,879	22,89,925	26,59,611
Library Books	18,554			18,554	11,334	722	-	12,056	6,498	7,220
Water Coolers	63,500			63,500	51,259	1,701	-	52,961	10,539	12,241
Truck (including water tanker)	20,26,568			20,26,568	19,80,861	13,712	-	19,94,573	31,995	45,707
Computers	2,72,74,364			2,72,74,364	2,55,77,026	6,78,935	-	2,62,55,961	10,18,403	16,97,338
Fax Machine	7,100			7,100	5,732	190	-	5,922	1,178	1,368
Buildings/ Booths	4,47,59,511			4,47,59,511	1,99,30,126	12,41,469	-	2,11,71,595	2,35,87,916	2,48,29,385
Building - Habitat Centre	1,95,27,037			1,95,27,037	57,95,463	6,86,579	-	64,82,042	1,30,44,995	1,37,31,573
Community Centre	5,91,14,692			5,91,14,692	2,54,90,250	16,81,222	-	2,71,71,472	3,19,43,220	3,36,24,443
Community Centre-Sec-55 Mohali	2,22,96,854			2,22,96,854	12,81,271	10,50,779	-	23,32,050	1,99,64,804	2,10,15,583
Community Centre-Sec-69 Mohali	2,37,01,391			2,37,01,391	15,71,375	11,06,501	-	26,77,876	2,10,23,515	2,21,30,016
Swimming Pools	49,37,117			49,37,117	19,70,922	1,48,310	-	21,19,231	28,17,886	29,66,196
Batten Factory	2,751			2,751	2,222	74	-	2,295	456	530
Tools & Plants [S.A.S. Nagar (PH)]	1,49,000			1,49,000	1,20,314	3,990	-	1,24,304	24,695	28,686
Tools & Other Equipments	21,55,900	10,86,350		32,42,250	11,79,465	2,32,699	-	14,12,164	18,30,086	9,76,435
EP Box System	1,99,661			1,99,661	1,14,717	11,816	-	1,26,533	73,128	84,944
Sewage Jetting machine	5,69,132	2,38,588		8,07,720	1,69,953	84,176	-	2,54,129	5,53,591	3,99,179
Stores	34,37,120			34,37,120	24,00,030	1,44,259	-	25,44,289	8,92,831	10,37,090
Telephone	23,525	2,235		25,760	15,208	1,443	-	16,651	9,109	8,318
Bio Metric Attendance Machine	2,88,331			2,88,331	1,10,675	35,531		1,46,206	1,42,125	1,77,656
CCTV Camera	1,59,246			1,59,246	42,570	16,230		58,800	1,00,446	1,16,676
Website/ Softwares	4,56,485			4,56,485	2,92,150	65,734	-	3,57,884	98,601	1,64,335
Total	27,55,63,691	14,62,833	2,74,000	27,67,52,524	13,61,33,779	1,02,67,489	-	14,64,01,269	13,03,51,255	13,94,29,913



Agenda for the 23rd Executive Committee Meeting

GREATER MOHALI AREA DEVELOPMENT AUTHORITY S.A.S.NAGAR
Schedule of work executed by GMADA

Previous Year As On 31.03.2018 Amount (Rs.)	Sr. No	PARTICULARS	Schedule-G Current Year As On 31.03.2019 Amount (Rs.)
3,56,52,133	A	GMADA HOUSING SCHEMES Works in progress	3,56,52,133
3,33,36,47,012	B	URBAN ESTATES WORKS Works in progress	53,63,13,155
31,22,20,05,317	C	Land Account (Urban Estate Schemes) (As per Annexure - I)	35,90,91,34,510
1,11,247	D	DEPOSIT WORKS : Works completed & in Progress	41,71,220
34,59,14,15,710	Total		36,48,52,71,018



Agenda for the 23rd Executive Committee Meeting

GREATER MOHALI AREA DEVELOPMENT AUTHORITY S.A.S.NAGAR Schedule of Current Assets and Loans & Advances

Previous Year As On 31.03.2018 Amount (Rs.)	Sr. No	PARTICULARS	Schedule-H Current Year As On 31.03.2019 Amount (Rs.)
	A	Current Assets :	
	1	Closing stock (as valued and verified by Mgt)	
77,40,698	(i)	Building Material	82,33,865
2,33,22,41,452	(ii)	Stock in trade (Plots)	2,18,30,32,096
7,47,29,23,848	(iii)	Closing Stock Aerocity, Mohali	7,03,69,01,616
2,76,85,30,133	(iv)	Closing Stock IT City, Industrial	2,72,99,71,217
44,45,79,846	(v)	Closing Stock Medicity	44,46,07,663
52,06,68,839	(vi)	Closing Stock Eco City	31,64,35,679
3,98,39,63,758	(vii)	Closing Stock Purab Apartment	4,04,33,50,247
	(viii)	Closing Stock 88-89	68,34,68,071
	2	Cash and Bank Balances	
169	(i)	Cash in hand	169
22,43,87,725	(ii)	Deposit with Banks	30,29,00,256
16,50,62,238	3	Income Tax (F.Y. 2007-2008)	11,06,818
17,51,28,496	4	Income Tax (F.Y. 2008-2009)	17,51,28,496
	5	Income Tax (F.Y. 2010-2011)	6,00,00,000
	6	Income Tax (F.Y. 2011-2012)	1,98,35,180
17,51,77,501	7	Income Tax (F.Y. 2012-2013)	17,51,77,501
8,65,56,098	8	Income Tax (F.Y. 2013-2014)	8,65,56,098
	9	Income Tax (F.Y. 2014-2015)	12,17,72,130
26,66,98,964	10	Income Tax (F.Y. 2015-2016)	30,32,93,528
34,32,17,305	11	Income Tax (F.Y. 2016-2017)	34,32,17,305
36,48,02,017	12	Income Tax (Previous Years)	31,00,68,904
	13	Advance Tax and Tax Deducted at Source (Current Year)	46,16,92,264
	14	Recoverables	
7,10,112	i)	Recoverable (others)	16,11,924
3,53,36,302	ii)	Recoverable from PUDA	3,53,06,376
1,51,52,311	iii)	Recoverable from Govt Of Punjab	1,51,44,811
17,52,74,392	iv)	Punjab Municipal Infrastructure Development Corporation	17,52,74,392
20,87,050	v)	Recoverable from PIDB	20,87,050
31,21,71,485	15	Service Tax (including CENVAT credit builtup booths)	31,21,71,485
60,62,051	16	Advance Cultural Cess	3,56,980
19,87,84,72,790		Sub Total 'A'	20,34,87,02,121



Agenda for the 23rd Executive Committee Meeting

GREATER MOHALI AREA DEVELOPMENT AUTHORITY S.A.S.NAGAR Schedule of Current Assets and Loans & Advances

Previous Year As On 31.03.2018 Amount (Rs.)	Sr. No	PARTICULARS	Schedule-H Current Year As On 31.03.2019 Amount (Rs.)
A Current Assets :			
	1	Closing stock (as valued and verified by Mgt)	
77,40,698	(i)	Building Material	82,33,865
2,33,22,41,452	(ii)	Stock in trade (Plots)	2,18,30,32,096
7,47,29,23,848	(iii)	Closing Stock Aerocity, Mohali	7,03,69,01,616
2,76,85,30,133	(iv)	Closing Stock IT City, Industrial	2,72,99,71,217
44,45,79,846	(v)	Closing Stock Medicity	44,46,07,663
52,06,68,839	(vi)	Closing Stock Eco City	31,64,35,679
3,98,39,63,758	(vii)	Closing Stock Purab Apartment	4,04,33,50,247
	(viii)	Closing Stock 88-89	68,34,68,071
2 Cash and Bank Balances			
169	(i)	Cash in hand	169
22,43,87,725	(ii)	Deposit with Banks	30,29,00,256
16,50,62,238	3	Income Tax (F.Y. 2007-2008)	11,06,818
17,51,28,496	4	Income Tax (F.Y. 2008-2009)	17,51,28,496
	5	Income Tax (F.Y. 2010-2011)	6,00,00,000
	6	Income Tax (F.Y. 2011-2012)	1,98,35,180
17,51,77,501	7	Income Tax (F.Y. 2012-2013)	17,51,77,501
8,65,56,098	8	Income Tax (F.Y. 2013-2014)	8,65,56,098
	9	Income Tax (F.Y. 2014-2015)	12,17,72,130
26,66,98,964	10	Income Tax (F.Y. 2015-2016)	30,32,93,528
34,32,17,305	11	Income Tax (F.Y. 2016-2017)	34,32,17,305
36,48,02,017	12	Income Tax (Previous Years)	31,00,68,904
	13	Advance Tax and Tax Deducted at Source (Current Year)	46,16,92,264
14 Recoverables			
7,10,112	i)	Recoverable (others)	16,11,924
3,53,36,302	ii)	Recoverable from PUDA	3,53,06,376
1,51,52,311	iii)	Recoverable from Govt Of Punjab	1,51,44,811
17,52,74,392	iv)	Punjab Municipal Infrastructure Development Corporation	17,52,74,392
20,87,050	v)	Recoverable from PIDB	20,87,050
31,21,71,485	15	Service Tax (including CENVAT credit buildup booths)	31,21,71,485
60,62,051	16	Advance Cultural Cess	3,56,980
19,87,84,72,790	Sub Total 'A'		20,34,87,02,121



Agenda for the 23rd Executive Committee Meeting

B Loans and advances :			
43,69,31,921	1	Advance to LAC for acquisition/compensation of Land	28,56,16,574
-	2	Advances recoverable in cash or in kind	-
9,24,685	(i)	Advances to Staff : For Construction	9,49,810
(13,88,222)		For other purpose	(4,00,508)
83,54,134	(ii)	Other Advances	43,55,751
	3	Security Deposits:	
41,60,513	(i)	With Punjab Government	10,32,420
(59,112)	(ii)	With Others	(71,393)
44,89,23,919			Sub Total `B' 29,14,82,653
20,32,73,96,709			Total 20,64,01,84,775



Agenda for the 23rd Executive Committee Meeting

GREATER MOHALI AREA DEVELOPMENT AUTHORITY, S.A.S. NAGAR Land Account (Urban Estate Scheme)

			Annexure-I
Previous Year As On 31.03.2018 Amount (Rs.)	Sr. No	PARTICULARS	Current Year As On 31.03.2019 Amount (Rs.)
5,940,500	1	Land -Ecocity	12,136,208
5,609,197,247	2	Land -Ecocity 2	6,364,619,144
-	3	Land -Medicity	21,747,514
4,868,423,086	4	Land -Medicity 2	1,922,418,496
22,852,341,418	5	Land -I.T. City	26,901,805,996
25,000,000	6	Land - Sector 90	26,589,864
793,152,981	7	Land - Sector 88-89	591,093,389
-	8	Land- Aero city	60,000
-	9	Land- Secdtor 66 at Mohali	713,813
962,319	10	Anjuman Falahe E-Darian Maszid, Sector-65, Mohali	962,319
1,418,601	11	Baba Jevan Singh Memorial Charitable Trust, Sector-53, Mohali	1,418,601
1,342,799	12	Chawla Filling Station, Sector-61, Mohali	1,342,799
962,320	13	Gurdwara Bagat Nam Dev Bhawan, Sector-65, Mohali	962,320
2,680,585	14	Gurdwara Guru Singh Sabha, Sector-70, Mohali	2,680,585
1,157,511	15	Kuka Shaid Memorial Trust, Sector-61, Mohali	1,157,511
1,174,006	16	Mata Tej Kaur Jit Sabha Gurudwara, Sector-68, Mohali	1,174,006
1,113,102	17	Parchin Shiv Mandir, Sector-69, Mohali	1,113,102
6,702,209	18	Petrol Pump, Sector-63, Mohali	6,702,209
42,479,860	19	Regional Rehabilitation Centre, Sector-79, Mohali	42,479,860
2,958,759	20	Shashi Model School, Sector-55, Phase-I, Mohali	2,958,759
3,568,154	21	Guru Ravi Dass Mandir, Sector-71, Mohali	3,568,154
1,429,861	22	The Pent Costal Mission, Sector-53, Phase- IIIA, Mohali ,	1,429,861
31,222,005,317	Total		35,909,134,510



Agenda for the 23rd Executive Committee Meeting

GREATER MOHALI AREA DEVELOPMENT AUTHORITY, S.A.S. NAGAR
Administration & Other Expenses

Annexure-II

Previous Year As On 31.03.2018 Amount (Rs.)	Sr. No	PARTICULARS	Current Year As On 31.03.2019 Amount (Rs.)
A ADMINISTRATIVE EXPENSES			
29,68,61,232	1	Salary & Wages	24,93,36,264
1,14,34,608	2	Leave Salary & Pension Contribution	1,10,06,853
45,37,209	3	Ex-Gratia/Bonus	42,40,501
1,82,955	4	Liveries & Uniforms	2,50,375
9,55,312	5	Medical Reimbursement	7,88,577
40,34,953	6	Conveyance Reimbursement	34,25,211
1,58,229	7	Travelling & Conveyance	1,53,199
2,33,61,979	8	Contribution towards C.P.F	2,06,12,859
1,28,44,120	9	Contribution towards Gratuity	1,28,96,427
9,76,654	10	Leave Encashment	3,50,620
35,320	11	Defined Contribution Pension scheme	-
5,40,107	12	Salary & Wages	5,16,241
35,59,22,678	Sub-Total 'A'		30,35,77,127



Agenda for the 23rd Executive Committee Meeting

B OTHER EXPENSES		
38,30,385	1 Printing & Stationery	14,17,023
5,83,338	2 Telephone & Internet Expenses	2,07,383
3,16,186	3 Postage & Telegrams	4,92,082
5,11,655	4 Entertainment	3,00,949
30,66,156	5 Office Expenses	38,06,771
18,904	6 Newspaper & Periodicals	6,951
-	7 Misc Expenses	4,221
86,18,466	8 Bank Charges	1,46,25,545
78,70,086	9 Running & Maintenance of Vehicles	69,50,702
2,80,85,216	10 Legal and Professional Charges	4,02,29,720
88,500	11 Auditors Remuneration	-
4,89,50,347	12 Repair & Maintenance	19,25,075
1,11,73,769	13 Advertisement	75,89,395
70,333	14 Interest on Conveyance (Including penal interest)	-
1,52,52,80,785	15 Interest on Overdraft from Bank	1,65,05,64,461
5,00,000	16 Sponsorship Fee	5,00,000
79,24,373	17 Litigation and Compensation Charges	2,49,57,171
4,88,600	18 Conference and Training Expenses	-
84,13,885	19 Service Tax	-
51,57,195	20 Goods and Service Tax (GST)	-
15,32,269	21 Property Tax	-
6,66,589	22 Transfer Fee	-
10,59,54,786	23 Interest paid to Allotees	7,77,09,945
1,14,616	24 Insurance Expenses .	13,455
1,49,43,798	25 Registration Expenses RERA	1,70,89,166
10,944	26 Interest on TDS/GST	-
	27 loss on sale of inventory	1,97,966
1,78,41,71,180	Sub-Total 'B'	1,84,85,87,981
2,14,00,93,858	Total (A+B)	2,15,21,65,108



Agenda for the 23rd Executive Committee Meeting

Annexure-III

GREATER MOHALI AREA DEVELOPMENT AUTHORITY, S.A.S. NAGAR

Details of Misc. Incomes

Previous Year As On 31.03.2018 Amount (Rs.)	Sr. No	PARTICULARS	Current Year As On 31.03.2019 Amount (Rs.)
5,70,000	1	Enlistment fee	5,90,000
47,425	2	Right To Information Act Fees	1,45,699
-	3	Auction of Tree	8,11,100
11,68,323	4	Sale of Application/Tender form	24,67,598
(33,338)	5	House Rent Deductions	299
10,10,685	6	Appeal Fees	850
46,250	7	Registration Fees	-
-	8	Road Cut charges	13,64,000
24,39,769	9	Stock Storage Income	(48,359)
5,56,10,100	10	Compounding Fee	4,66,37,208
28,23,290	11	Misc Receipt	76,83,184
5,99,021	12	License Fee	8,07,278
2,31,500	13	Consultancy fee	1,49,000
81,67,375	14	Penalty Income(including Interest)	83,51,954
31,36,000	15	Tower Installation Charges	56,41,615
-	18	Map fee	1,26,002
7,58,16,400	Total		7,47,27,428



GREATER MOHALI AREA DEVELOPMENT AUTHORITY, S.A.S. NAGAR

Significant Accounting Policies & Notes annexed to and forming part of accounts for the year ended 31st March, 2019

1. **DISCLOSURE OF ACCOUNTING POLICIES**

The Authority is maintaining books of accounts on cash basis system of accounting. During the Financial Year 2018-19 the Authority has followed cash system of Accounting. There is no change in the method of accounting as compared to previous year. The amount of expenses on infrastructure/others includes the amount spent by different Divisions and Advances given to Land Acquisition Department on account of maintenance and development of infrastructure or any purchase of land finalized /completed during the financial year for the general use of public as per the Master Plan of the Authority.

2. **VALUATION OF INVENTORY**

The inventory of the Authority includes plots and houses, pending for allotment. The same have been valued at cost. The inventory also includes expenditure incurred on various works i.e. work for the development of urban estate etc. Expenditure incurred on these works has been shown as work in progress and the same has been valued at actual basis.

3. **DEPRECIATION ACCOUNTING**

The depreciation on fixed assets has been charged as per WDV rates prescribed under Companies Act, 2013. The depreciation on addition/sale has been provided on pro rata basis.

4. **REVENUE RECOGNITION**

As informed to us, Authority has recognized the revenue from the sale of houses/plots/flats on the basis of sale of flats/plots/houses of those schemes whose tenure of installments has been completed in the financial year as per the agreement between the authority and the allottee as per the profitability calculated by the Chartered Accountants separately appointed by the Authority . As informed to us, Authority has recognized the revenue from the sale of sites and plots on the basis on allotment/possession to the prospective allottees.

5. **ACCOUNTING FOR FIXED ASSETS**

Fixed assets have been stated at actual cost less accumulated depreciation on the rates as used in the previous year. The policy is consistent with the previous years.

6. **ACCOUNTING FOR INVESTMENTS**

The details of investments made by the Authority are as under :

Particulars	Balance as on 31.03.2018	Balance as on 31.03.2019
24.5% Share in Chandigarh Airport	18,52,51,050	18,52,51,050

During the year under consideration, no income has been received on the investments.



Agenda for the 23rd Executive Committee Meeting

Interest on Overdraft from Vijaya Bank	85,67,41,654	As per the Books of accounts of the Authority, the amount of Overdraft is used for various purposes, which include revenue expenditure as well as capital expenditure. Hence the interest is partially booked in Income and Expenditure account. On a reasonable basis the authority has charged Rs 44,28,56,797 of the interest expenses to the Ecocity 2 and Rs 20,69,42,429 of interest expenses to the project IT City and remaining 50%(i.e. 20,69,42,429) is charged to the current year Income and expenditure account.
Interest on Overdraft from Andhra Bank	21,26,01,417	As per the Books of accounts of the Authority, the amount of Overdraft is used for various purposes, which include revenue expenditure as well as capital expenditure. Hence the interest is partially booked in Income and Expenditure account. On a reasonable basis the authority has charged 50% of the interest expenses to the project IT City and remaining 50% is charged to the current year Income and expenditure account.
Interest on HDFC STL A/c 50 Cr	37,48,093	As per the Books of accounts of the Authority, this loan amount is used for revenue expenditure Hence the interest is charged to current year Income and Expenditure account.
Interest on HDFC STL A/c 50 Cr	56,22,140	As per the Books of accounts of the Authority, this loan amount is used for revenue expenditure Hence the interest is charged to current year Income and Expenditure account.
Interest on Loan to SBI Landran 965 Cr	41,040	As per the Books of accounts of the Authority, this loan amount is used for revenue expenditure Hence the interest is charged to current year Income and Expenditure account.

8. **ACCOUNTING FOR TAXES ON INCOME**

Since the Authority is following cash system of accounting, provision for taxation has not been made in the books of accounts.



7. BORROWING COSTS

During the Financial Year 2018-19 the following interest on borrowings have been bifurcated as specified below:

Particulars	Amount of Interest Charged by the bank (Rs.)	Remarks
Interest on Overdraft from Corporation Bank Ph-10	18,24,82,544	As per the Books of accounts of the Authority, the amount of Overdraft is used for various purposes, which include revenue expenditure as well as capital expenditure. Hence the interest is partially booked in Income and Expenditure account. On a reasonable basis the authority has charged 50% of the interest expenses to the project IT City and remaining 50% is charged to the current year Income and expenditure account.
Interest on Overdraft from Indian bank	56,83,95,956	As per the Books of accounts of the Authority, this loan amount is used for revenue expenditure Hence the interest is charged to current year Income and Expenditure account.
Interest on overdraft from Punjab National Bank	45,14,53,592	As per the Books of accounts of the Authority, this loan amount is used for revenue expenditure Hence the interest is charged to current year Income and Expenditure account.
Interest on Overdraft from Allahabad Bank	18,90,39,421	As per the Books of accounts of the Authority, the amount of Overdraft is used for various purposes, which include revenue expenditure as well as capital expenditure. Hence the interest is partially booked in Income and Expenditure account. On a reasonable basis the authority has charged 50% of the interest expenses to the project IT City and remaining 50% is charged to the current year Income and expenditure account.
Interest on Overdraft Canara Bank	24,46,85,268	As per the Books of accounts of the Authority, the amount of Overdraft is used for various purposes, which include revenue expenditure as well as capital expenditure. Hence the interest is partially booked in Income and Expenditure account. On a reasonable basis the authority has charged 50% of the interest expenses to the project IT City and remaining 50% is charged to the current year Income and expenditure account.



NOTES TO ACCOUNTS

- 1) The inter-division balances are not reconciled at the end of the financial year 2018-19. The balance as on 31.03.2019 is Rs. 144 (Debit). The same is shown under the head current liabilities.
- 2) The Bank accounts/creditors/stock/debtors/contractors/allottees/Overdrafts (Debit/Credit balances) as on 31.03.2019 are subject to reconciliation /confirmation. The amount of receipts whose site/area could not be identified has been shown as the Capital receipt pending adjustments.
- 3) The provident fund of the Authority is being deposited with the parent department i.e. Punjab Urban Development Authority (PUDA) since the inception of GMADA.
- 4) Previous year figures have been regrouped and reclassified wherever considered necessary.
- 5) Goods & Service Tax Liability for the financial year 2018-19 needs to be reconciled subject to the GST audit of the financial year 2018-2019. Decision of Advance Ruling filed by the Authority on the incomes regarding Forfeiture Income, Compounding fee, Extension Fee and Penal interest received by the Authority in the financial year under audit regarding their payment/non payment of GST on the above said incomes is still awaited.


ACA (F&A)


Chief Administrator


Vice Chairman

AUDITORS REPORT

Separate report of even date attached
for **SIMRIT AND ASSOCIATES**
Chartered Accountants
Regn. No. 012363N



(CA SIMRIT KAUR)

Partner-FCA

M.NO. 090749

UDIN: 19090749AAAAAY9465

Place: SAS NAGAR

Date: 30-10-2019

Agenda Item No. 23.06

Subject:- Creation of Land Bank for Industrial Park in Sector 101 & 103, S.A.S Nagar, (Mohali).

- 1.0 S.A.S. Nagar, (Mohali) having world class facilities and infrastructure, including International Airport, is already being projected by the state as an Industrial hub. The boundaries of this city are contiguous to Himachal, Haryana & Union Territory Chandigarh. Recently Important Industries have setup their units in IT city Mohali. Considering the economic growth potential of Chandigarh & the surrounding areas under GMADA in the coming years, it is anticipated that the economic growth can be accelerated through setting more Industries in this area.
- 1.1 Recently Department Industries and Commerce, Punjab has put IT Park as one of the thrust sector. Ministry of Electronics and Information Technology, Govt. of India has recently introduced new schemes namely, Scheme for promotion of manufacturing of Electronic Components and Semiconductors (SPECS), Production Linked Incentive Scheme (PLI) for Large Scale Electronics Manufacturing and Modified Electronics Manufacturing Clusters (EMC 2.0) scheme. These Industries can be adjusted in proposed Industrial Park.
- 1.2 To attract Industries, GMADA has already identified/developed sector 82-83 Alpha and 101 Alpha adjoining I.T. City and International Airport. Considering the latest demands, GMADA proposed to create Industrial Land Bank in Sector 101 & 103, in which several Industries can be adjusted. As per drawing there are 6 villages which form part of this Industrial Sector are Dhurali, Manauli, Saneta, Raipur Khurd, Chao Majra and Saini Majra.

The proposed total land is approximately as under:-

Sr. No.	Village name	Area in acre
1	Dhurali	528
2	Manauli	188
3	Saneta	29
4	Raipur Khurd	3.5
5	Chau Majra	0.1875
6	Saini Majra	36
	Total	784.6875

- 1.3 It is a new project, so the permission of the GMADA authority is needed to acquire this land in one go or in parts. We can also purchase this land through Industrial Land Pooling norms which is under approval of the Cabinet:-

Breakup of Plot Sizes to be given to landowners opting for Land pooling, (Unpartitioned Co Ownership will be treated as one Unit)							
	Ind	Ind	Ind	SCO (3 FAR)		Shop (2 FAR)	
Size >	1100	550	275	200	100	60	
1 acre (8 kanal)	X	2	X	1	X	X	
0.5 acre (4 kanal)	X	1	X	X	1	X	
0.25 acre (2 Kanal)	X	X	1	X	X	1	
* SCOs (24'X75' and 18'X50') and Shops (12'X45') leave 8'3" corridor on ground floor. Basement is allowed in all cases.							

Matter is placed before the Executive Committee for the consideration and approval.

ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 23.07
(ਗਮਾਡਾ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ)

ਵਿਸ਼ਾ :- ਲੈਂਡ ਪੁਲਿੰਗ ਸਕੀਮ, ਐਸ.ਏ.ਐਸ. ਨਗਰ ਗਮਾਡਾ ਵਿਚ ਭੋਂ ਮਾਲਕਾਂ ਨੂੰ ਅਲਾਟ ਕੀਤੇ ਪਲਾਟਾਂ ਦੇ ਪੀ.ਐਲ.ਸੀ. (ਕਾਰਨਰ, ਫੇਸਿੰਗ ਪਾਰਕ ਅਤੇ ਕਾਰਨਰ+ਫੇਸਿੰਗ ਪਾਰਕ) ਦੀ ਰਕਮ ਵਸੂਲ ਕਰਨ ਸਬੰਧੀ।

1.0 ਐਸ.ਏ.ਐਸ. ਨਗਰ ਦੇ ਵਿਕਾਸ ਲਈ ਗਮਾਡਾ ਵੱਲੋਂ ਲੈਂਡ ਪੁਲਿੰਗ ਸਕੀਮ ਰਾਹੀਂ ਸੈਕਟਰਾਂ ਦਾ ਵਿਕਾਸ ਕੀਤਾ ਜਾਂਦਾ ਹੈ। ਜਿਸ ਭੋਂ ਮਾਲਕਾਂ ਨੂੰ ਉਨ੍ਹਾਂ ਦੀ ਜਮੀਨ ਬਦਲੇ ਪਾਲਿਸੀ ਅਨੁਸਾਰ ਬਣਦੇ ਰਕਬੇ ਦੇ ਇਵਜ ਤਹਿਤ ਵਿਚ ਰਿਹਾਇਸ਼ੀ/ ਕਮਰਸ਼ੀਅਲ ਪਲਾਟ ਅਲਾਟ ਕੀਤੇ ਜਾਂਦੇ ਹਨ। ਜਦੋਂ ਭੋਂ ਮਾਲਕਾਂ ਨੂੰ ਉਨ੍ਹਾਂ ਦੀ ਜਮੀਨ ਬਦਲੇ ਪਲਾਟ/ ਬੂਥ/ਸ਼ੇਰੂਮ ਅਲਾਟ ਕੀਤੇ ਜਾਂਦੇ ਹਨ ਤਾਂ ਜਿਹੜੇ ਭੋਂ ਮਾਲਕਾਂ ਨੂੰ ਕਾਰਨਰ ਜਾਂ ਫੇਸਿੰਗ ਪਾਰਕ ਜਾਂ ਕਾਰਨਰ+ਫੇਸਿੰਗ ਡਰਾਅ ਰਾਹੀਂ ਨਿਕਲ ਆਉਂਦੇ ਹਨ ਤਾਂ ਉਨ੍ਹਾਂ ਤੋਂ 10% ਕਾਰਨਰ, 10 % ਫੇਸਿੰਗ ਪਾਰਕ ਅਤੇ 15% ਕਾਰਨਰ+ਫੇਸਿੰਗ ਪਾਰਕ ਦੀ ਵਾਧੂ ਰਕਮ ਵਸੂਲੀ ਜਾਂਦੀ ਹੈ।

2.0 ਗਮਾਡਾ ਵੱਲੋਂ ਇਕੋਸਿੱਟੀ-1 ਦੀ ਲੈਂਡ ਪੁਲਿੰਗ ਸਕੀਮ ਵਿਚ ਅਥਾਰਟੀ ਦੀ 20ਵੀਂ ਮੀਟਿੰਗ ਵਿਚ ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 20.09 ਅਨੁਸਾਰ ਫੈਸਲਾ ਕਰਦੇ ਹੋਏ ਇਕੋ ਸਿੱਟੀ-1 ਨੂੰ ਪੀ.ਐਲ.ਸੀ ਚਾਰਜਿਜ ਤੋਂ ਛੋਟ ਦਿੱਤੀ ਗਈ ਸੀ। ਗਮਾਡਾ ਵੱਲੋਂ ਬਾਕੀ ਲੈਂਡ ਪੁਲਿੰਗ ਸਕੀਮਾਂ ਜਿਵੇਂ ਐਰੋਸਿੱਟੀ, ਆਈ.ਟੀ.ਸਿੱਟੀ, ਇਕੋ ਸਿੱਟੀ-2, ਸੈਕਟਰ 88-89 ਆਦਿ ਵਿਚ ਪੀ.ਐਲ.ਸੀ. ਚਾਰਜਿਜ ਵਸੂਲ ਕਰਨ ਸਬੰਧੀ ਕਾਰਵਾਈ ਕੀਤੀ ਜਾਂਦੀ ਹੈ। ਭੋਂ ਮਾਲਕਾਂ ਵੱਲੋਂ ਇਕੋਸਿੱਟੀ-1 ਦੀ ਤਰਜ ਤੇ ਇਹ ਪੀ.ਐਲ.ਸੀ. ਚਾਰਜਿਜ ਮੁਆਫ ਕਰਨ ਦੀ ਮੰਗ ਕੀਤੀ ਗਈ ਹੈ ਅਤੇ ਭੋਂ ਮਾਲਕਾਂ /ਅਲਾਟੀਆਂ ਵੱਲੋਂ ਇਸ ਸਬੰਧੀ ਮਾਨਯੋਗ ਪੰਜਾਬ ਅਤੇ ਹਰਿਆਣਾ ਹਾਈ ਕੋਰਟ ਵਿਚ ਪੀ.ਐਲ.ਸੀ. ਮੁਆਫ ਕਰਨ ਸਬੰਧੀ ਲੱਗ ਭਗ 63 ਕੇਸ ਦਾਇਰ ਕੀਤੇ ਹੋਏ ਹਨ।

3.0 ਭੋਂ ਮਾਲਕਾਂ ਵੱਲੋਂ ਪ੍ਰਗਟ ਕੀਤੇ ਰੋਸ਼ ਨੂੰ ਵਿਚਾਰਦੇ ਹੋਏ ਅਤੇ ਇਕਸਾਰਤਾ ਦਾ ਸਿਧਾਂਤ ਅਪਨਾਉਂਦੇ ਗਮਾਡਾ ਵੱਲੋਂ ਮਾਨਯੋਗ ਮੰਤਰੀ, ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ ਜੀ ਤੋਂ ਲੈਂਡ ਪੁਲਿੰਗ ਦੇ ਕੇਸਾਂ ਵਿਚ ਅਸਲ ਭੋਂ ਮਾਲਕਾਂ ਨੂੰ ਪੀ.ਐਲ.ਸੀ. ਚਾਰਜਿਜ ਮੁਆਫ ਕਰਨ ਸਬੰਧੀ ਲੋੜੀਂਦੀ ਪ੍ਰਵਾਨਗੀ ਲੈਣ ਉਪਰੰਤ ਅਨੁੱਲਗ "1" ਅਤੇ "2" ਅਨੁਸਾਰ ਲੋੜੀਂਦੇ ਹੁਕਮ ਜਾਰੀ ਕਰ ਦਿੱਤੇ ਗਏ ਸੀ।

ਉਪਰੋਕਤ ਦਰਸਾਈ ਸਥਿਤੀ ਦੇ ਮੱਦੇ ਨਜਰ ਇਸਦੀ ਕਾਰਜਬਾਅਦ ਪ੍ਰਵਾਨਗੀ ਲੈਣ ਲਈ ਅਜੰਡਾ ਗਮਾਡਾ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੇ ਸਨਮੁੱਖ ਪੇਸ਼ ਹੈ ਜੀ।

No. PS/UL-50-53 Dated 9/6/2020

Subject : Clarification regarding refund of Preferential Location Charges to Land Owners who opted for Land Pooling

It is clarified with reference to Order No. GMADA /2020/Spl- 1 to 4 Dated 3.6.2020 that the refund is to be made only in cases where the original land owner deposited the amount. Where the LOI / Allotment letter had been sold by the original allottee under Land Pooling Scheme and Preferential Location Charge was deposited by the purchaser no refund will be made to the subsequent purchaser/s, as the relief is meant only for the Land Owners who had opted for the Land Pooling Scheme.

Shul
9.6.2020
qc (Sarvjit Singh)
PS, HUD

CA, GMADA /ACA(Policy) / ACA(F&A)/EO,GMADA

Department of Housing and Urban Development, Punjab

ORDERS

Greater Mohali Area Development Authority has decided to waive off Preferential Location Charges in case of the plots allotted to land owners under the Land Pooling Scheme in case of Aerocity, Eco-City 2, IT City, and Sectors 88 & 89, SAS Nagar. Those who have already paid Preferential Location Charges will get the refund without interest within 90 days.

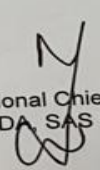
(sd/-)

Principal Secretary
Department of Housing and
Urban Deptt.

Endst.No.GMADA/2020/ Sp1-1 to 4 Dated 03/06/2020

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

- 1) Chief Administrator, GMADA, SAS Nagar.
- 2) Additional Chief Administrator(Policy), GMADA, Mohali.
- 3) Additional Chief Administrator (F&A) GMADA, SAS Nagar.
- 4) Estate Officer, GMADA, SAS Nagar.


Additional Chief Administrator
GMADA, SAS Nagar.

ਅਜੰਡਾ ਆਈਟ ਨੰ.23.08

(ਗਮਾਡਾ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ)

ਵਿਸ਼ਾ- ਆਈ ਟੀ ਸਿਟੀ ਐਸ ਏ ਐਸ ਨਗਰ ਪਲਾਟਾਂ ਦੀ ਸਕੀਮ ਅਧੀਨ ਫਾਰਮ ਨੰਬਰ 753 ਕੈਟਾਗਿਰੀ ਕੋਡ ਏ ਵਿਰੁੱਧ ਸਫਲ ਹੋਏ ਬਿਨੈਕਾਰ ਵਲੋਂ :ਗ:ਵ 500 ਸਾਈਜ਼ 22821 ਪ੍ਰਤੀਸ਼ਤ ਰਕਮ ਰਿਫੰਡ ਕਰਨ ਸਬੰਧੀ। 10 ਜਮ੍ਹਾਂ ਕਰਵਾਈ ਗਈ

1.0 ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਦੇ ਸਬੰਧ ਵਿੱਚ ਦੱਸਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਬਿਨੈਕਾਰ ਸ਼੍ਰੀਮਤੀ ਚੰਦਰਵਤੀ ਗਮਾਡਾ ਵਲੋਂ ਆਈ ਟੀ ਸਿਟੀ ਵਿਖੇ ਲਾਂਚ ਕੀਤੀ ਗਈ 753 ਪਲਾਟਾਂ ਦੀ ਸਕੀਮ ਵਿੱਚ ਫਾਰਮ ਨੰਬਰ 22821 ਸਾਈਜ਼ 500 ਵ:ਗ: ਸ਼੍ਰੀਮਤੀ ਵੂਮੈਨ ਕੈਟਾਗਿਰੀ (ਰਿਜਰਵ) ਵਿਰੁੱਧ ਡਰਾਅ ਵਿੱਚ ਸਫਲ ਹੋਈ ਸੀ ਅਤੇ ਬਿਨੈਕਾਰ ਨੂੰ ਲੈਟਰ ਆਫ ਇੰਟੈਟ ਜਾਰੀ ਕੀਤਾ ਗਿਆ ਸੀ। (ਕਾਪੀ ਅਨੁਲੱਗ ਓ)। ਐਲ ਓ ਆਈ ਦੀ ਸ਼ਰਤ ਨੰਬਰ 5 ਅਨੁਸਾਰ ਬਿਨੈਕਾਰ ਵਲੋਂ ਪਲਾਟ ਵਿਰੁੱਧ ਬਣਦੀ 25 ਪ੍ਰਤੀਸ਼ਤ ਰਕਮ ਜਮ੍ਹਾਂ ਨਹੀਂ ਕਰਵਾਈ ਗਈ।

2.0 ਬਿਨੈਕਾਰ ਵਲੋਂ ਪੱਤਰ ਮਿਤੀ ਡਾਇਰੀ ਨੰ. 45191 ਮਿਤੀ 14-12-2018 (ਅਨੁਲੱਗ ਓ)। ਨੂੰ ਦਿੱਤੀ ਗਈ ਪ੍ਰਤੀ ਬੇਨਤੀ ਰਾਹੀਂ ਲਿਖਿਆ ਹੈ ਕਿ ਉਹ ਬਹੁਤ ਗਰੀਬ ਹੈ ਅਤੇ ਉਸ ਨੂੰ ਕਿਸੇ ਵੀ ਵਿਅਕਤੀ ਵਲੋਂ ਧੋਖੇ ਨਾਲ ਮਿਤੀ 16-05-2018 ਨੂੰ ਕੱਢੀ ਗਈ 753 ਪਲਾਟਾਂ ਦੀ ਸਕੀਮ ਵਿੱਚ ਪੰਜਾਬ ਐਂਡ ਸਿੰਧ ਬੈਂਕ ਤੋਂ ਫਾਇਨਾਂਸ ਕਰਵਾ ਕੇ ਅਪਲਾਈ ਕਰਵਾਇਆ ਗਿਆ ਹੈ। ਇਸ ਦੇ ਨਾਲ ਹੀ ਮਿਤੀ 15-06-2020 (ਕਾਪੀ ਅਨੁਲੱਗ ਏ) ਰਾਹੀਂ ਬਿਨੈਕਾਰ ਵਲੋਂ ਬਿਆਨਾ ਰਕਮ ਰਿਫੰਡ ਕਰਨ ਲਈ ਬੇਨਤੀ ਕੀਤੀ ਹੈ।

3.0 ਦਫਤਰ ਵਲੋਂ ਕਰਵਾਈ ਗਈ ਮੌਕੇ ਦੇ ਪੜਤਾਲ ਰਿਪੋਰਟ ਅਨੁਸਾਰ ਵੀ ਬਿਨੈਕਾਰ ਬਹੁਤ ਗਰੀਬ ਔਰਤ ਹੈ ਅਤੇ ਜੂਸ ਦੀ ਰੇਹੜੀ ਲਾ ਕੇ ਗੁਜਾਰਾ ਕਰਦੀ ਹੈ।

4.0 ਬਿਨੈਕਾਰ ਵਲੋਂ ਜਮ੍ਹਾਂ ਕਰਵਾਈ ਗਈ 10 ਪ੍ਰਤੀਸ਼ਤ ਜਮ੍ਹਾਂ ਰਕਮ ਰਿਫੰਡ ਕਰਨ ਸਬੰਧੀ ਦੱਸਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਐਲ .ਓ.ਆਈ ਦੀ ਸਰਤ ਨੰਬਰ 12 ਅਨੁਸਾਰ ਬਿਆਨਾਂ ਰਕਮ ਜਬਤ ਕਰਨੀ ਬਣਦੀ ਹੈ।

5.0 ਉਕਤ ਸਥਿਤੀ ਅਨੁਸਾਰ ਮੌਜੂਦਾ ਪਲਾਟ ਵਿਰੁੱਧ ਜਮ੍ਹਾਂ 10 ਪ੍ਰਤੀਸ਼ਤ ਰਕਮ ਲੈਟਰ ਆਫ ਇੰਟੈਂਟ ਦੀਆਂ ਸਰਤਾਂ ਅਨੁਸਾਰ ਰਿਫੰਡ ਨਹੀਂ ਕੀਤੀ ਜਾ ਸਕਦੀ ਪਰ ਇਥੇ ਦੱਸਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਗਮਾਡਾ ਵਲੋਂ

6.0 ਬਿਲਟਅਪ ਬੁਥਾਂ ਦੀ ਸਕੀਮ ਵਿਚ ਹਾਰਡਸਿਪ ਕੇਸਾਂ ਵਿੱਚ ਬਿਆਨਾ ਰਕਮ ਵਿਚੋਂ 10 ਪ੍ਰਤੀਸ਼ਤ ਹਿੱਸਾ ਜਬਤ ਕਰਦੇ ਹੋਏ ਬਾਕੀ ਦੀ ਰਕਮ ਰਿਫੰਡ ਕੀਤੀ ਗਈ ਸੀ (ਕਾਪੀ ਅਨੁਲੱਗ ਹ)। ਇਸ ਲਈ ਬਿਨੈਕਾਰ ਵਲੋਂ ਦੱਸੀਆਂ ਗਈਆਂ ਮਜਬੂਰੀਆਂ ਅਤੇ ਬਿਨੈਕਾਰ ਦੀ ਤਰਸਯੋਗ ਹਾਲਤ ਨੂੰ ਮੁੱਖ ਰੱਖਦੇ ਹੋਏ ਬਿਨੈਕਾਰ ਵਲੋਂ ਜਮ੍ਹਾਂ ਕਰਵਾਈ ਗਈ ਬਿਆਨਾਂ ਰਕਮ ਰਿਫੰਡ ਕਰਨ ਲਈ ਵਿਚਾਰ ਕੇ ਯੋਗ ਫੈਸਲਾ ਲੈਣ ਲਈ ਮਾਮਲਾ ਗਮਾਡਾ ਦੀ ਕਾਰਜਕਾਰੀ ਦੇ ਸਨਮੁੱਖ ਪੇਸ਼ ਹੈ ਜੀ।

ਅਜੰਡਾ ਆਇਟਮ ਨੰ: 23.09

(ਲੇਖਾ ਸਾਖਾ)

ਵਿਸ਼ਾ:- ਗਮਾਡਾ ਵਲੋਂ ਮਿਤੀ 12.05.2015 ਤੋਂ ਮਿਤੀ 31.03.2019 ਤੱਕ ਲਾਇਸੰਸ ਫੀਸ ਦੀ ਅਤੇ ਮਿਤੀ 1.11.2016 ਤੋਂ ਮਿਤੀ 31.03.2019 ਤੱਕ ਈ.ਡੀ.ਸੀ. ਵਰਤੀ ਰਕਮ ਦੀ ਕਾਰਜ ਬਾਦ ਪ੍ਰਵਾਨਗੀ ਲੈਣ ਸਬੰਧੀ।

ਮਕਾਨ ਉਸਾਰੀ ਅਤੇ ਸਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ, ਪੰਜਾਬ ਸਰਕਾਰ, ਚੰਡੀਗੜ ਵਲੋਂ ਜਾਰੀ ਨੋਟੀਫਿਕੇਸ਼ਨ ਨੰਬਰ: 17/17/2001-5ਮਓ2/ ਪੀ.ਐਫ./1819 ਮਿਤੀ 29.06.2010 (ਅਨੁਲੱਗ-1) ਅਨੁਸਾਰ ਈ.ਡੀ.ਸੀ. ਅਤੇ ਲਾਇਸੰਸ ਫੀਸ ਦੇ ਫੰਡਜ਼ ਹੇਠ ਦਰਸਾਏ ਅਨੁਸਾਰ ਵਰਤਣ ਦਾ ਉਪਬੰਧ ਹੈ:-

“EDC and License Fees shall be utilised by the concerned Local Planning and Urban Development Authorities for providing infrastructure. In case the concerned Authority feels that connectivity is required from any local body or any work is to be got executed from a local body, the proportionate amount may be deposited by the authority with the Local Body on case to case basis. License/Permission Fee will be retained by the concerned Urban Development Authority also for planning and development of areas under its jurisdiction.”

2. ਗਮਾਡਾ ਦੇ ਲਾਇਸੰਸ ਫੀਸ ਦੇ ਖਾਤੇ ਦਾ ਮਿਤੀ 12.05.2015 ਨੂੰ ਓਪਨਿੰਗ ਬੈਲੈਂਸ ਅਤੇ ਮਿਤੀ 12.05.2015 ਤੋਂ ਮਿਤੀ 31.03.2019 ਤੱਕ ਪ੍ਰਾਪਤ ਹੋਈ ਰਕਮ ਤੇ ਖਰਚ ਕੀਤੀ ਰਕਮ ਅਤੇ ਮਿਤੀ 31.03.2019 ਨੂੰ ਕਲੋਜ਼ਿੰਗ ਬੈਲੈਂਸ ਦਾ ਵੇਰਵਾ ਹੇਠ ਅਨੁਸਾਰ ਹੈ:-

DETAIL OF LICENSE FEES ACCOUNT		(Amount in Rs/ Crores)
S.No.	Particulars	Amount
1	Opening Balance-License Fees Account as on 12.05.2015	13.57
2	Amount of License Fees received from 12.05.2015 to 31.03.2019	82.97
3	Sub-Total (1+2)	96.54
4	Amount of License Fees used in different infrastructure development works	
	a. Amount paid for acquisition of land for Development of Sector81 (Knowledge City)	29.40
	b. Sewerage and Water Connection	21.56
	c. Amount paid to Executive Division PWD B&R for the construction of DAC, Mohali	19.48
	d. Roads	4.81
	e. Water Supply	4.62

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	f. Baba Banda Singh Bahadur Memorial, Chapparchiri maintenance expenditure paid	3.15	88.61
	g. Amount paid for providing and fixing signage board of ACP Sheet for Skill Development Centre in various villages	2.55	
	h. Amount paid for Khadwanje of 21 villages and development of DC Fatehgarhsahib	1.62	
	i. Electricals	0.06	
	j. Others	1.36	
	Total	88.61	
5	Closing Balance as on 31.03.2019 (3-4)		7.93

ਇਸ ਲਈ ਲਾਇਸੈਂਸ ਫੀਸ ਦੇ ਖਾਤੇ ਵਿੱਚ ਮਿਤੀ 12.05.2015 ਤੋਂ ਮਿਤੀ 31.03.2019 ਤੱਕ ਕੁੱਲ 96.54 ਕਰੋੜ ਰੁਪਏ ਦੀ ਪ੍ਰਾਪਤ ਹੋਈ ਰਕਮ ਵਿੱਚੋਂ ਉਕਤ ਕੰਮ ਲਈ 88.61 ਕਰੋੜ ਰੁਪਏ ਦੀ ਵਰਤੀ ਗਈ ਰਕਮ ਦਾ ਅਜੰਡਾ ਗਮਾਡਾ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਕਾਰਜਬਾਦ ਪ੍ਰਵਾਨਗੀ ਹਿੱਤ ਪੇਸ਼ ਕਰਨਾ ਬਣਦਾ ਹੈ।

3. ਗਮਾਡਾ ਵਿੱਚ ਈ.ਡੀ.ਸੀ. ਦੇ ਖਾਤੇ ਦਾ ਮਿਤੀ 01.11.2016 ਨੂੰ ਓਪਨਿੰਗ ਬੈਲੈਂਸ ਅਤੇ ਮਿਤੀ 01.11.2016 ਤੋਂ ਮਿਤੀ 31.03.2019 ਤੱਕ ਪ੍ਰਾਪਤ ਹੋਈ ਰਕਮ ਤੇ ਖਰਚ ਕੀਤੀ ਰਕਮ ਅਤੇ ਮਿਤੀ 31.03.2019 ਨੂੰ ਕਲੋਜਿੰਗ ਬੈਲੈਂਸ ਦਾ ਵੇਰਵਾ ਹੇਠ ਅਨੁਸਾਰ ਹੈ:-

DETAIL OF EDC ACCOUNT		(Amount in Rs/ Crores)
S.No.	Particulars	Amt.
1	Opening Balance as on 01.11.2016 - EDC Account	305.43
2	Amount of License Fees received from 01.11.2016 to 31.03.2019	363.03
3	Sub-Total (1+2)	668.46
4	Amount of License Fees used in different infrastructure development works	
	a. Roads	237.78
	b. Electricals	30.50
	c. Amount paid to SDM Dera Bassi for acquisition of land for Dumping Ground at Samgoli	28.62
	d. Water Supply	12.31
	e. Golf Academy maintenance expenditure paid	5.05
	f. Sport Complex and Sports Stadium as maintenance expenditure paid	4.76
	g. Amount paid for construction of HL Bridge alongwith Railway Line	3.26

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	h. Sewerage and Water Connection	1.00	
	i. Testing Centre Govt. Hospital Health Centre for purchase of furniture & equipment	0.86	
	j. Others	1.45	
	Total	325.59	325.59
5	Closing Balance as on 31.03.2019 (3-4)		342.87

ਈ.ਡੀ.ਸੀ. ਦੇ ਖਾਤੇ ਵਿੱਚੋਂ 325.59 ਕਰੋੜ ਰੁਪਏ ਦੀ ਰਕਮ ਜਿੰਨਾਂ ਇੰਨਫਰਾਸਟਰਕਚਰ ਕੰਮਾਂ ਲਈ ਵਰਤੀ ਗਈ ਹੈ ਇਸਦਾ ਲਾਭ ਆਮ ਪਬਲਿਕ ਦੇ ਨਾਲ- ਨਾਲ TDI, Bajwa Developers, Unitech, PACL, JLPL, Santex City, Innovative Houses, Hero Homes, Omaxe, Manohar Singh infrastructure Limited, Gilco Valley, M.K. Technology and Sunny Lovely Developers ਜਿਹੇ ਵੱਡੇ ਪ੍ਰੋਜੈਕਟਾਂ ਨੂੰ ਵੀ ਹੋਵੇਗਾ।

ਇਸ ਲਈ ਈ.ਡੀ.ਸੀ. ਖਾਤੇ ਵਿੱਚ ਮਿਤੀ 01.11.2016 ਤੋਂ ਮਿਤੀ 31.03.2019 ਤੱਕ ਕੁੱਲ 668.46 ਕਰੋੜ ਰੁਪਏ ਦੀ ਪ੍ਰਾਪਤ ਹੋਈ ਰਕਮ ਵਿੱਚੋਂ ਉਕਤ ਕੰਮਾਂ ਲਈ 325.59 ਕਰੋੜ ਰੁਪਏ ਦੀ ਵਰਤੀ ਰਕਮ ਗਈ ਰਕਮ ਦਾ ਅਜੰਡਾ ਵੀ ਗਮਾਡਾ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਕਾਰਜਬਾਦ ਪ੍ਰਵਾਨਗੀ ਹਿੱਤ ਪੇਸ਼ ਕਰਨਾ ਬਣਦਾ ਹੈ।

ਉਕਤ ਅਨੁਸਾਰ ਪੈਰਾ ਨੰਬਰ 2 ਅਤੇ 3 ਵਿੱਚ ਦਰਸਾਈ ਸਥਿਤੀ ਅਨੁਸਾਰ ਮਿਤੀ 12.05.2015 ਤੋਂ ਮਿਤੀ 31.03.2019 ਤੱਕ ਲਾਇਸੈਂਸ ਫੀਸ ਅਤੇ ਮਿਤੀ 01.11.2016 ਤੋਂ ਮਿਤੀ 31.03.2019 ਤੱਕ ਈ.ਡੀ.ਸੀ. ਦੀ ਕਰਮਵਾਰ 88.61 ਕਰੋੜ ਰੁਪਏ ਅਤੇ 325.59 ਕਰੋੜ ਰੁਪਏ ਦੀ ਵਰਤੀ ਗਈ ਰਕਮ ਦਾ ਅਜੰਡਾ ਗਮਾਡਾ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵਿੱਚ ਵਿਚਾਰਨ/ ਕਾਰਜ ਬਾਦ ਪ੍ਰਵਾਨਗੀ ਹਿੱਤ ਪੇਸ਼ ਹੈ ਜੀ।

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**GOVERNMENT OF PUNJAB
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
(HOUSING II BRANCH)**

NOTIFICATION

No.17/17/2001-5HG2/P.F/1817

Dated Chandigarh, the 22 June,2010

Whereas it is endeavor of the govt. to make available affordable housing for weaker sections, but this scheme has failed to take off due to high land values and cost of construction, though land for this purpose is available in all the approved housing projects and is lying un-utilized.

Whereas to check unauthorized construction by making Housing in authorized colonies available at affordable prices by reducing Licence fee/EDC etc. wherever possible.

Whereas Real Estate Industry, due to economic turmoil throughout the world, high interest rates, global melt down, reduced demand and due to liquidity crunch has suffered a lot .

Whereas there is a need to redefine the various potential zones in the state of Punjab on the basis of economic and social potential of the area to make it more realistic and functional.

Now in order to encourage development in settlite towns to reduce congestion in bigger towns, to make it more realistic and to salvage the Real Estate Projects, the Governor of Punjab is pleased to partially modify the notification No. 17/17/01-5HG2/7623,dt. 19.9.2007 and notification No.17/17/01-5HG2/7639,dt. 19.9.2007 as under:-

POTENTIAL ZONES IN PUNJAB OTHER THAN GMADA AREA

HIGH POTENTIAL ZONE	MEDIUM POTENTIAL ZONE	LOW POTENTIAL ZONE
High I Ludhiana within M.C.Limits	Medium I Patiala, Rajpura, Sirhind, Mandi Gobindgarh, Khanna and Phagwara within MC limits and 2 km on both sides of the portion of the following roads not covered under any potential zone:- 1.Ludhiana-Pakhawal- Raikot road 2.Ludhiana-Samrara- Morinda-Kharar road. 3. Ludhiana-Moga road	Low I Bathinda, Moga, Batala, Pathankot, Barnala, Malerkotla and Hoshiarpur within MC limits

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<p><u>High II</u></p> <p>a) Ludhiana outside MC limits within 15 km b) Jalandhar, Amritsar within M.C.Limits</p> <p style="margin-top: 20px;"><u>High III</u> Jalandhar & Amritsar outside M.C.Limits within 15 km</p>	<p><u>Medium II</u></p> <p>Patiala, Rajpura, Sirhind, Mandi Gobindgarh, Khanna and Phagwara outside MC limit upto 5 km and area 2 km on both sides of GT Road (NH1) and 1 km on both sides of the portion of the following roads not covered under any potential zone:- 1. Banur-Rajpura-Patiala road 2. Patiala-Sirhind road</p>	<p><u>Low II</u></p> <p>Bathinda (outside MC limits within 15 km), Moga, Batala, Pathankot, Barnala, Malerkotla and Hoshiarpur all outside MC limits within 5 km</p> <p>And Sangrur, Sunam, Nabha, Faridkot, Kotkapura, Ferozepur, Malout, Abohar, Mukatsar, Kapurthala, Nawanshahar, Ropar, Tarn Taran, Gurdaspur, Samana, Jagraon, Mansa within MC limits and 1 km on both sides of the portion of the following roads not covered under any potential zone:- 1. Batala-Amritsar road 2. Kurali-Ropar-Nawanshahar-Phagwara road.</p>
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Low III

Sangrur, Sunam, Nabha, Faridkot, Ferozepur, Malout, Abohar, Mukatsar, Kapurthala, Nawanshahar, Ropar, Tarn Taran, Gurdaspur, Samana, Jagraon, Mansa outside MC limits within 3 km and 1 km on both sides of the portion of the following roads not covered under any potential zone:-

<ol style="list-style-type: none"> 1. Pathankot-Gurdaspur road 2. Gurdaspur- Batala road 3. Pathankot- Jalandhar road 4. Dasuya-Hoshiarpur-Balachaur-Ropar road. 5. Hoshiarpur- Jalandhar road 6. Ludhiana-Malerkotla -Nabha-Patiala road 7. Patiala-Sangrur-Barnala-Bathinda-Mandi Dabwali road 8. Bathinda-Malout-Abohar road up to Haryana Border 	<ol style="list-style-type: none"> 9. Malout-Fazilka road 10. Malout-Muktsar road 11. Bathinda-Muktsar road 12. Bathinda-Kotkapura-Faridkot-Ferozepur road 13. Ferozepur-Jalalabad-Fazilka road 14. Faridkot-Zira-Tarn Taran-Amritsar road 15. Kotkapura-Baghapurana-Moga road 16. Barnala-Raikot-Jagraon-Nakodar-Jalandhar road.
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Low IV

All other towns and areas
Not covered in any potential Zone.

Note : If some area falls in LPA as well as along the above mentioned roads, the rates of LPA shall apply (not of the road). Rates of roads will apply only outside LPA's.

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Rates of EDC and License Fee potential zone wise

POTENTIAL ZONES IN GMADA AREA

GMADA-I: Local Planning Area S.A.S Nagar

Rs.in lacs per acre

Zones/Use	Residential Plotted	Commercial
EDC	33.00	115.00
LF	3.50	150.00

GMADA-II: Local Planning Area Mullanpur/

Dera Bassi/ Zirakpur/ Kharar/ Banur

Zones/Use	Residential Plotted	Commercial
EDC	28.00	95.00
LF	3.25	145.00

GMADA-III :Area other than above in GMADA

Zones/Use	Residential Plotted	Commercial
EDC	24.00	85.00
LF	3.00	140.00

POTENTIAL ZONES IN PUNJAB OTHER THAN GMADA AREA

High-I

Zone/Use	Plotted Residential	Commercial
EDC	24.00	45.00
LF	2.50	50.00

High-II

Zone/ Use	Plotted Residential	Commercial
EDC	18.00	35.00
LF	2.25	45.00

High-III

Zone/Use	Plotted Residential	Commercial
EDC	15.00	30.00
LF	2.00	40.00

Medium-I

Zone/Use	Plotted Residential	Commercial
EDC	12.00	25.00
LF	1.20	20.00

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Medium-II

Zone/Use	Plotted Residential	Commercial
EDC	10.00	20.00
LF	1.00	15.00

Low-I

Zone/Use	Plotted Residential	Commercial
EDC	6.00	15.00
LF	0.30	3.00

Low-II

Zone/Use	Plotted Residential	Commercial
EDC	4.50	11.00
LF	0.25	2.00

Low-III

Zone/Use	Plotted Residential	Commercial
EDC	3.00	7.50
LF	0.20	1.25

Low-IV

Zone/Use	Plotted Residential	Commercial
EDC	2.50	6.50
LF	0.15	1.00

NOTE:

- 1) CLU charges, EDC and License Fee shall be increased by 10% compounded on 1st April every year starting from 1st April, 2012.
- 2) Group Housing shall be charged at the rates of plotted development subject to the condition that residential density remains the same as notified in the Master Plan.

Where Master Plan has not been notified, the Group Housing shall be charged two times the rate prescribed for Residential plotted development applicable in that particular potential zone.

- 3) External Development Charges (EDC) are the charges for utilization and repair/maintenance/strengthening of existing infrastructure/ proposed infrastructure and License/Permission fee is the fee for granting permission for the projects.

The External Development Charges and Licence fee shall be utilized by the concerned Local Planning and Urban Development Authorities for providing infrastructure. In case the concerned Authority feels that connectivity is required from any local body or any work is to be got executed from a local body, the proportionate amount may be deposited by the authority with the Local Body on case to case basis.

Conversion charges will be deposited in the Government Treasury by the concerned authority and License/Permission Fee will be retained by the concerned Urban Development Authority also

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- for planning and development of areas under its jurisdiction. Separate account shall be maintained for each of the above charges.
- 4) Charges for commercial and group housing are for 1: 1.75 F.A.R. The purchase of higher FAR than prescribed, at half the proportionate rate, for Group Housing and Commercial purposes, shall be permissible subject to admissibility under town planning norms, structural and fire safety as per National Building Code.
 - 5) Where a piece of land falls in more than one Potential zones the proportionate rate for each category shall apply.
 - 6) The reserved area (until planned) and open area under roads and parks and other utilities shall be charged at the rate of residential plotted area.
 - 7) For mixed land use, proportionate charges for different categories shall apply.
 - 8)
 - (a) The conversion/CLU charges shall be at the rate as on the date of grant of permission for CLU.
 - (b) The license/permission fee and EDC shall be charged at the rate as on the date of grant/exemption of license/permission.
 - (c) It is further clarified that projects (Residential, Commercial, Industrial, Mega, Super Mega, Mega Industrial Park, I.T. Park etc.) to whom licenses have been issued under PAPRA-1995 or exemption has been granted under PAPRA prior to 17/8/2007 shall be charged E.D.C & license fee at the rates prevailing at that time, (i.e. charges leviable at the time of giving Licence or the exemption from PAPRA or the date of approval of building plans in case of projects not covered under PAPRA) irrespective of the conditions, if any, regarding enhancement of rates at later stage or payment on account basis mentioned in the L.O.I or license or agreement or exemption orders or building plans approval orders in case of projects not covered under PAPRA. However in permission orders issued after 17.8.2007 wherein it has been specified that conversion charges and EDC /License fee charges shall be charged as and when levied or enhanced or on account basis, in such cases the present rates shall apply.
 - 9) The reserved area in residential projects for Schools, dispensary and other institutions shall be charged in the respective Potential Zones as per the notification no.17/17/01/5HG2/311 dated 11.1.2008.

However, to encourage school level stand alone educational institutions upto 10+2 level, EDC and License fee shall be charged @1/10th of the charges for residential plotted category in the respective potential zones.
 - 10) License Fee and EDC on marriage palaces, dhabas/restaurants and clubs shall be levied proportionately to the F.A.R claimed/utilized as commercial. Rest of the project area shall be charged @ of Residential plotted.
 - 11)
 - (a) The External Development Charges and License Fee already deposited at the rates notified vide notification no.17/17/01-5HG2/7623 dated 19-9-2007 and notification no.17/17/01-5HG2/7639 dated 19-9-2007, shall be adjusted against pending installments or in new projects of the promoter.
 - (b) The benefit of this concession of External Development Charges and License Fee shall be passed on to the customers by the promoter. The entire onus to satisfy the concerned Urban Development

Agenda for the 23rd Executive Committee Meeting

Authority regarding this passing on will lie on the promoter. Respective Urban Development Authority shall ensure the compliance. In case the promoter of any ongoing project is unable to satisfy the concerned Authority that he has passed on the benefit of the reduction in EDC/LF to the end user, he will not be entitled to claim any relief in EDC/LF with retrospective effect.

(c) However, no credit/adjustment of the CLU charges already paid shall be permissible.

- 12) If the promoter opts to deposit the EDC in lump sum then 5% concession/ rebate shall be given.
- 13) (a) Defaulter promoters shall be allowed to deposit the defaulted amount of EDC in six equal half yearly installments provided that they apply to the competent authority before 1st August, 2010 with the amount of first installment.
- (b) An interest of 10% shall be charged on the due amount. (c) Penal interest already due is waived off.
- (d) 3% penal interest (compounded) shall be charged on the defaulted amount in future.
- (e) For the new projects under PAPRA, 15% of the EDC and full License fee shall be charged up front, however, the rest of the EDC amount shall be recovered in ten equal half yearly installments with 10% interest, payable half yearly, along with instalment on the balance amount and 3% penal interest (compounded) will be charged in case of default on the defaulted amount.
- (f) For new Projects exempted from PAPRA Act (Mega, Super Mega, Mega Industrial, I.T.Park or any other project exempted from PAPRA, shall pay 15% EDC up front and balance in 10 equal half yearly installment with 10% interest on balance EDC. In future 3% penal interest (compounded) shall be charged on the deflated amount of E.D.C.
- 25% Licence fee shall be paid up front and balance license fee in three half yearly installments with 10% interest on balance of licence fee. In future 3% penal interest (compounded) shall be charged on the deflated amount of licence fee.
- 14) In case of plotted colony, EWS housing may be in form of constructed house on plots, (incremental housing) or multi-storeyed flats, within the norms prescribed in PAPRA-1995 and rules there under. While calculating the cost of dwelling unit, land cost shall be taken as zero, as number of concession have been offered to promoters and in lieu of that, land for EWS housing shall be provided free of cost by the promoter. Promoter shall have the option to construct the houses on this land for EWS as provided in the PAPR Act and Rules i.e. construction of incremental houses on plots against the plotted development and construction of flats against the Group housing under taken by the promoter in the manner and ratio provided in the Act and Rules; or promoter may transfer this land free of cost to construct EWS houses by the Govt. or its Agencies. However in case of project exempted from PAPRA, EWS houses shall be constructed as per the policy notified vide notification no.17/91/08-1HG2/7069 dt. 7th November, 2008, where in also the cost of land shall be zero.

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- 15) In all stand alone commercial projects (2.5 acres and above), residential projects up to 150 acres and industrial projects above 25 acres and up to 150 acres, promoter shall provide at least one Common Facility Centre (CFC) such as Suvidha Centre, information centre, public complaint office, and allied activities of minimum 400- 1000 sq feet constructed carpet area. The number of CFCs shall increase proportionately with the increase in area. However, number of additional CFCs shall be determined by the Govt. or the Development Authority keeping in view the requirement of CFCs in that area. These common facility centres (constructed) shall be leased out to Govt. or its agencies by the promoter on long lease @ Rs.1 per year.
- 16) In order to boost the housing stock, promoter who sells the constructed houses in the form of built up villas, Apartments, or multi storeyed group housing, shall be given 10% rebate on EDC and License fee on completed structures. This concession shall be adjusted in the next installment of EDC/LF.
- 17) In order to promote social infrastructure like sports, health, recreation, education, construction of EWS housing or any other item on social infrastructure, a fund to be called "Social Infrastructure Fund" (S.I.F), shall be created, wherein all promoters of residential, commercial, institutional and industrial projects (even of on going projects) shall pay an amount equal to 3% of CLU charges, EDC and License fee to the concerned Urban Development Authority who shall maintain a separate account of this fund and shall utilize it for creation/construction of social infrastructure with the approval of Chief Minister, Punjab. This fund shall be paid by the promoter along with the CLU charges, EDC and LF. The Construction of EWS housing out of this fund, if any, shall be in addition to the requirement of construction of EWS as part of the individual project. The promoter himself, with prior permission of Competent Authority, may take up/create this social infrastructure within 50 km of the project area with equal amount.

Dated Chandigarh,
The

Dr.S.S. SANDHU, IAS
Secretary to Government of Punjab,
Housing and Urban Development Department.

Endst.No.

Dated:

A copy with a spare copy is forwarded to the Controller, Printing and Stationery Department, Punjab, Chandigarh with request to publish this notification in the Punjab Govt. ordinary Gazette and send 200 copies of the same.

Joint Secretary

Endst.No. 17/17/2001-5HG2/P.F/1819

Dated:29-june-2010

Agenda for the 23rd Executive Committee Meeting

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

1. The Principal Secretary, Local Government.
2. The Principal Secretary, Industries and Commerce.
3. The Chief Administrator, PUDA, Mohali.
4. The Chief Administrator, GMADA, Mohali.
5. The Chief Administrator, GLADA, Ludhiana.
6. The Chief Administrator, Amritsar Development Authority, (ADA).
7. The Chief Administrator, Bathinda Development Authority(BDA)
8. The Chief Administrator, Jalandhar Development Authority(JDA)
9. The Chief Administrator, Patiala Development Authority(PDA)
10. The Chief Town Planner, Punjab, Chandigarh.

Superintendent

Endst.No.

Dated:

A copy of the above is forwarded to the following for information:-

1. PA/ CM, Punjab for information of Hon'ble Chief Minister.
2. PS Chief Parliamentary Secretary, Housing and Urban Development for information of the Chief Parliamentary Secretary.
3. PS/ Chief Secretary for information of the Chief Secretary.
4. Special Principal Secretary/ CM.

Superintendent

**Agenda Item No.23.10
(Executive Committee)**

Sub: To generate revenue in GMADA by sale of commercial SCO's/Booths by way of launching a scheme.

1.0 It is submitted that GMADA, sale/disposal of properties is done by following two methods:-

- (i) By way of auction
- (ii) By draw of lots

Commercial properties are disposed off by way of auction only, whereas, residential sites by draw of lots/e-auction.

2.0 In last year, a number of commercial properties were put on auction, but very few were sold in e-auction. Detail of properties sold in e-auction is as under:-

Sr. No.	Nature of Property	Sites/ Booths put on auction	Total No. of sites Disposed off	Reserve price	Revenue earned	%age Increase above Reserve Price
1.	SCOs	15	03	11.85 crore	12.50 crore	6.37 %
2.	Booths	77	10	07.70 Crore	07.75 crore	0.42 %

3.0 It is clear from above that response from general public remained lukewarm and GMADA could dispose of only few sites. It is also worth to mention here that whenever GMADA is successful in disposing off 01-02 SCO/ Booths then all public facilities such as roads, sewerage, parking etc. have to be provided on that whole site, thus causing financial burden to GMADA.

4.0 Whereas, GMADA had launched three schemes for residential and Industrial Plots in IT City which witnessed an overwhelming response from public. A large number of applications were received. Detail is given below:-

Sr. No.	Name of Scheme	No. of Plots offered	No. of applications received	Month of Launch
1.	750 Residential plots	750	14388	July, 2016
2.	200 Industrial Plots	200	6606	October, 2016
3.	753 Residential Plots	753	16274	April, 2018

5.0 It is submitted that in Aerocity and IT City area is near International Airport, commercial pockets of approx. 200 acres are planned, which has huge potential. By way of auction it may take a long time to dispose off these pockets.

6.0 But if on experimental basis, we may launch a scheme of 100 SCO's on airport road, then GMADA can generate revenue immediately.

7.0 As per policy, 2006 (**Annexure-1**) commercial/SCO's were to be sold by way of auction only and as per policy 2017 (**Annexure-2**) by way of e-auction only. In case a scheme has to be launched then we have to modify this policy.

8.0 As per provision made in Greater Mohali Area Development Authority (Conduct of Business) Regulations, 2006 matters with regard to determining prices and policies for disposal of land/plots/houses are to be placed before the Executive Committee.

In view of above, matter is placed before the Executive Committee for consideration and approval.

ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 23.11

(ਪਾਲਿਸੀ ਸ਼ਾਖਾ, ਗੁਮਰਾਡਾ)

(ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ)

ਵਿਸ਼ਾ: ਸ਼ਰਾਬ ਦੇ ਠੇਕਿਆਂ ਦੀ ਅਲਾਟਮੈਂਟ ਲਈ ਪਾਲਿਸੀ ਨਿਰਧਾਰਿਤ ਕਰਨ ਸਬੰਧੀ।

1.0 ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਟੀ(ਗੁਮਰਾਡਾ) ਅਧੀਨ ਪੈਂਦੇ ਰਕਬੇ ਵਿੱਚ ਸ਼ਰਾਬ ਦੇ ਠੇਕਿਆਂ ਲਈ ਭੇਂ ਦੀ ਅਲਾਟਮੈਂਟ ਸਾਲ 2013 ਨੂੰ ਜਾਰੀ ਕੀਤੀ ਗਈ ਪਾਲਿਸੀ (ਅਨੁਲੱਗ-01) ਰਾਹੀਂ ਭੇਂ ਦੀ ਅਲਾਟਮੈਂਟ ਲੀਜ਼ ਹੋਲਡ ਬੇਸਿਜ਼ ਤੇ ਲਾਈਸੈਂਸ ਹੋਲਡਰ ਨੂੰ ਕੀਤੀ ਜਾਂਦੀ ਹੈ। ਇਹ ਵੇਖਣ ਵਿੱਚ ਆਇਆ ਹੈ ਕਿ ਕਈ ਵਾਰ ਇਹ ਠੇਕੇ ਖੁੱਲੇ ਮੈਦਾਨਾਂ ਵਿੱਚ ਹੀ ਟੀਨ ਦੇ ਸੈਡ ਵਿੱਚ ਖੋਲੇ ਜਾਂਦੇ ਹਨ, ਜਿਸ ਕਰਕੇ ਨੇੜੇ ਦੇ ਵਸਨੀਕਾਂ ਵੱਲੋਂ ਇਤਰਾਜ਼ ਕੀਤਾ ਜਾਂਦਾ ਹੈ।

2.0 ਸ਼ਰਾਬ ਦੇ ਠੇਕਿਆਂ ਦੀ ਅਲਾਟਮੈਂਟ ਸਬੰਧੀ ਚੰਡੀਗੜ੍ਹ ਪ੍ਰਸ਼ਾਸਨ ਅਤੇ ਹਰਿਆਣਾ ਦੀਆਂ ਐਕਸਾਈਜ਼ ਪਾਲਿਸੀਆਂ ਦੀਆਂ ਕਾਪੀਆਂ ਕ੍ਰਮਵਾਰ ਅਨੁਲੱਗ-02 ਅਤੇ ਅਨੁਲੱਗ-03 ਤੇ ਰੱਖੀਆਂ ਜਾਂਦੀਆਂ ਹਨ। ਜਿਨ੍ਹਾਂ ਵਿੱਚ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਉਪਬੰਧ ਕੀਤਾ ਗਿਆ ਹੈ:-

Chandigarh Excise Policy

- i. The licences will be granted at the locations notified in the Excise Policy. These licences will be granted in SCO/SCF/Shop/Booth, etc. in sectors, Industrial Areas, NAC, Re-habilitation colonies.
- ii. No liquor vend shall be permitted to be opened near (not less than 50-meters from) main gate of any place of worship, educational institution (School/Colleges etc.) and place of public entertainment. The distance shall be measured from the main entrance of the liquor vend.

Haryana Excise Policy

- i. Further, in urban areas, the retail liquor outlets may preferably be located in the market places. However, this provision will not apply in such cases where a new recognized school/ College/ main bus stand or a place of worship comes up within a distance of 150 meters during the currency of the year subsequent to the establishment of vend in the year 2019-20.

3.0 ਉਪ ਮੰਡਲ ਅਫਸਰ(ਬਿਲਡਿੰਗ), ਗਮਾਡਾ ਵੱਲੋਂ ਸੂਚਿਤ ਕੀਤਾ ਹੈ ਕਿ ਸ਼ਰਾਬ ਦੇ ਠੇਕਿਆਂ ਦੀ ਅਲਾਟਮੈਂਟ ਲੀਜ਼ ਹੋਡਲ ਬੇਸਿਜ਼ ਤੇ ਕਰਨ ਨਾਲ ਸਾਲ 2019-20 ਦੌਰਾਨ 09 ਠੇਕਿਆਂ ਤੋਂ ਗਮਾਡਾ ਨੂੰ 1,15,39,879/- ਰੁਪਏ ਸਲਾਨਾ ਆਮਦਨ ਹੋਈ ਹੈ।

4.0 ਮੋਹਾਲੀ ਇੱਕ ਵਿਕਸਿਤ ਸ਼ਹਿਰ ਹੈ ਅਤੇ ਸ਼ਹਿਰੀ ਮਿਲਖ ਮੋਹਾਲੀ ਵਿਖੇ ਸਾਰੇ ਸੈਕਟਰਾਂ ਵਿੱਚ ਵਿਕਾਸ ਕਾਰਜ ਮੁਕੰਮਲ ਹੋ ਚੁੱਕੇ ਹਨ ਅਤੇ ਲਗਭਗ ਸਾਰੇ ਸੈਕਟਰਾਂ ਵਿੱਚ ਕਮਰਸੀਅਲ ਪ੍ਰਾਪਰਟੀ ਅਲਾਟ ਕਰਨ ਉਪਰੰਤ ਉਸਾਰੀ ਕੀਤੀ ਜਾ ਚੁੱਕੀ ਹੈ। ਸ਼ਹਿਰੀ ਮਿਲਖ ਮੋਹਾਲੀ ਦੇ ਵਸਨੀਕਾਂ ਨੂੰ ਪੇਸ਼ ਆ ਰਹੀਆਂ ਮੁਸ਼ਕਲਾਂ ਨੂੰ ਧਿਆਨ ਵਿੱਚ ਰੱਖਦੇ ਹੋਏ ਯੋਗ ਹੋਵੇਗਾ ਕਿ ਸ਼ਰਾਬ ਦੇ ਠੇਕਿਆਂ ਨੂੰ ਓਪਨ ਸਪੇਸ ਤੋਂ ਡਿਵੈਲਪ ਹੋ ਗਈਆਂ ਮਾਰਕੀਟਾਂ ਵਿੱਚ ਸਿਫਟ ਕੀਤਾ ਜਾਵੇ। ਇਸ ਲਈ ਗਮਾਡਾ ਵੱਲੋਂ ਅਲਾਟ ਕੀਤੇ ਜਾਣ ਵਾਲੇ ਵਪਾਰਿਕ ਸਾਈਟਾਂ ਵਿੱਚ ਜਿਥੇ ਵਿਕਾਸ ਕਾਰਜ ਮੁਕੰਮਲ ਹੋ ਗਏ ਹਨ, ਦੇ ਐਸ ਸੀ ਓਜ਼/ਬੁਥਾਂ ਵਿੱਚ ਸ਼ਰਾਬ ਦੇ ਠੇਕੇ ਖੋਲਣੇ ਪ੍ਰਵਾਨ ਕਰ ਦੇਣੇ ਯੋਗ ਹੋਣਗੇ।

5.0 ਮੋਹਾਲੀ ਸ਼ਹਿਰ ਵਿਖੇ ਵਿੱਤੀ ਸਾਲ 2020-21 ਦੌਰਾਨ ਸ਼ਰਾਬ ਦੇ ਠੇਕਿਆਂ ਨੂੰ ਓਪਨ ਸਪੇਸ ਵਿੱਚ ਨਾ ਖੋਲਣ ਦੇਣ ਸਬੰਧੀ ਮੋਹਾਲੀ ਦੇ ਲਾਈਸੈਂਸ ਰੋਲਡਰਜ਼ ਅਤੇ ਆਬਕਾਰੀ ਤੇ ਕਰ ਵਿਭਾਗ ਨੂੰ ਲਿਖਿਆ ਗਿਆ ਸੀ। ਜਾਰੀ ਕੀਤਾ ਗਿਆ ਪੱਤਰ ਅਨੁਲੱਗ-04 ਤੇ ਰੱਖਿਆ ਜਾਂਦਾ ਹੈ। ਆਬਕਾਰੀ ਅਤੇ ਕਰ ਵਿਭਾਗ ਵੱਲੋਂ ਆਪਣੇ ਪੱਤਰ ਮਿਤੀ 20-03-2020 (ਅਨੁਲੱਗ-05) ਰਾਹੀਂ ਸੂਚਿਤ ਕੀਤਾ ਹੈ ਕਿ

ਇਸ ਵਿੱਤੀ ਸਾਲ 2020-21 ਲਈ ਸ਼ਰਾਬ ਦੇ ਠੇਕਿਆਂ ਦੀ ਅਲਾਟਮੈਂਟ ਕੀਤੀ ਜਾ ਚੁੱਕੀ ਹੈ ਅਤੇ ਇਸ ਸਾਲ ਲਈ ਆਬਕਾਰੀ ਪਾਲਿਸੀ ਮੰਤਰੀ ਪ੍ਰੀਸ਼ਦ ਤੋਂ ਵੀ ਪ੍ਰਵਾਨ ਕਰਵਾ ਲਈ ਗਈ ਹੈ। ਉਨ੍ਹਾਂ ਵੱਲੋਂ ਗਮਾਡਾ ਵੱਲੋਂ ਜਾਰੀ ਕੀਤੇ ਗਏ ਪੱਤਰ ਨੂੰ ਵਾਪਿਸ ਲੈਣ ਲਈ ਬੇਨਤੀ ਕੀਤੀ ਹੈ ਅਤੇ ਆਬਕਾਰੀ ਵਿਭਾਗ ਨੂੰ ਅਗਲੇ ਵਿੱਤੀ ਸਾਲ 2021-2022 ਲਈ ਸਮੇਂ ਰਹਿੰਦੇ ਸੂਚਿਤ ਕਰਨ ਲਈ ਲਿਖਿਆ ਹੈ।

6.0 ਆਬਕਾਰੀ ਵਿਭਾਗ ਵੱਲੋਂ ਪ੍ਰਾਪਤ ਹੋਏ ਪੱਤਰ ਦੀ ਰੋਸ਼ਣੀ ਵਿੱਚ ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਟੀ ਅਧੀਨ ਆਉਂਦੇ ਰਕਬੇ ਵਿੱਚ ਇਸ ਵਿੱਤੀ ਸਾਲ 2020-2021 ਲਈ ਸ਼ਰਾਬ ਦੇ ਠੇਕਿਆਂ ਨੂੰ ਖੁੱਲੇ ਮੈਦਾਨਾਂ ਤੋਂ ਓਪਰੇਟ ਕਰਨ ਦੀ ਆਗਿਆ ਦੇਣ ਅਤੇ ਆਬਕਾਰੀ ਅਤੇ ਕਰ ਵਿਭਾਗ ਨੂੰ ਅਗਲੇ ਵਿੱਤੀ ਸਾਲ 2021-2022 ਦੌਰਾਨ ਜਾਰੀ ਹੋਣ ਵਾਲੀ ਆਬਕਾਰੀ ਪਾਲਿਸੀ ਵਿੱਚ ਗਮਾਡਾ ਅਧੀਨ ਪੈਂਦੇ ਰਕਬੇ ਵਿੱਚ ਸ਼ਰਾਬ ਦੇ ਠੇਕੇ ਮਾਰਕੀਟਸ ਵਿੱਚ ਵਪਾਰਿਕ ਸਾਈਟਾਂ ਭਾਵ ਐਸ ਸੀ ਓਜ਼ ਵਿੱਚ ਹੀ ਖੋਲਣ ਅਤੇ ਓਪਨ ਗਰਾਉਂਡਜ਼ ਵਿੱਚ ਖੋਲਣੇ ਅਲਾਓ ਨਾ ਕਰਨ ਸਬੰਧੀ ਲੋੜੀਂਦਾ ਉਪਬੰਧ ਕਰਨ ਲਈ ਲਿਖਣ ਦੀ ਤਜਵੀਜ਼ ਹੈ।

ਮਾਮਲਾ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਅੱਗੇ ਵਿਚਾਰਨ ਹਿੱਤ ਪੇਸ਼ ਹੈ।

Agenda for the 23rd Executive Committee Meeting

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ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 23.12

ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਮੀਟਿੰਗ

(ਲੇਖਾ ਸ਼ਾਖਾ)

ਵਿਸ਼ਾ: ਗਮਾਡਾ ਵਿੱਚ ਚਲ ਰਹੇ ਵਿਕਾਸ ਕਾਰਜ ਲਈ ਵੱਖ-ਵੱਖ ਬੈਂਕਾਂ ਤੋਂ ਲਏ ਗਏ ਕਰਜ਼ਿਆ ਸਬੰਧੀ।

ਗਮਾਡਾ ਵਿੱਚ ਚਲ ਰਹੇ ਪ੍ਰੋਜੈਕਟਾਂ ਨੂੰ ਸਮੇਂ ਸਿਰ ਮੁਕੰਮਲ ਕਰਨ ਲਈ ਵੱਖ-ਵੱਖ ਬੈਂਕਾਂ ਤੋਂ ਸਮੇਂ ਸਮੇਂ ਤੇ ਵਿਕਾਸ ਕਾਰਜ ਲਈ ਕਰਜ਼ੇ ਅਤੇ ਓਵਰਡਰਾਫਟ ਲਿਮਿਟਾਂ ਲਈਆਂ ਗਈਆਂ ਸਨ। ਮਿਤੀ 31-03-2018, 31-03-2019 ਅਤੇ 31-03-2020 ਨੂੰ ਗਮਾਡਾ ਦੀ ਵੱਖ-ਵੱਖ ਬੈਂਕਾਂ ਤੋਂ ਲਏ ਕਰਜ਼ੇ ਅਤੇ ਓਵਰਡਰਾਫਟ ਲਿਮਿਟ ਦੀ ਸਥਿਤੀ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਸੀ:-

(Figures in crores)

Particular	31.03.2018			31.03.2019			31.03.2020		
	Term loan	Overdraft limit	Total	Term loan	Overdraft limit	Total	Term loan	Overdraft limit	Total
Loan Sanctioned	750.00	2682.00	3432.00	687.50	2980.00	3667.50	1387.50	2795.68	4183.18
Loan Availed	742.86	2584.83	3327.69	624.34	2637.46	3261.80	1387.50	2542.93	3930.43
Weighted Average	7.98%			8.72%			8.22%		

2. ਗਮਾਡਾ ਵਲੋਂ ਉਕਤ ਦਰਸਾਏ ਸਾਲਾ ਦੌਰਾਨ ਲਏ ਕਰਜ਼ਿਆ ਦੇ ਮੂਲਧੰਨ ਅਤੇ ਵਿਆਜ ਦੀ ਅਦਾਇਗੀ ਸਮੇਂ ਸਿਰ ਕੀਤੀ ਜਾ ਰਹੀ ਹੈ। ਗਮਾਡਾ ਵਲੋਂ ਬੈਂਕਾਂ ਤੋਂ ਲਏ ਕਰਜ਼ਿਆ ਦੀ ਵਿਆਜ ਦਰ ਦਾ ਲਗਾਤਾਰ ਧਿਆਨ ਰੱਖਿਆ ਜਾਂਦਾ ਹੈ ਅਤੇ ਇਹ ਕੋਸ਼ਿਸ਼ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਬੈਂਕਾਂ ਦੀ ਔਸਤਨ ਵਿਆਜ ਦਰ ਨੂੰ ਘੱਟ ਤੋਂ ਘੱਟ ਰੱਖਿਆ ਜਾ ਸਕੇ। ਗਮਾਡਾ ਵਲੋਂ ਸੈਂਕੜਨ ਲੋਨ ਅਤੇ ਡਰਾਅ ਕੀਤੇ ਲੋਨ ਵਿੱਚ

ਲਗਭਗ 250 ਤੋਂ 300 ਕਰੋੜ ਰੁਪਏ ਦਾ ਮਾਰਜਨ ਰੱਖਿਆ ਜਾਂਦਾ ਹੈ ਤਾਂ ਜੋ ਭਵਿੱਖ ਵਿੱਚ ਅਚਾਨਕ ਫੰਡਜ਼ ਦੀ ਜਰੂਰਤ ਨੂੰ ਪੂਰਾ ਕੀਤਾ ਜਾ ਸਕੇ।

3. ਇਸ ਤੋਂ ਇਲਾਵਾ ਗਮਾਡਾ ਵਲੋਂ ਵੱਖ-ਵੱਖ ਬੈਂਕਾਂ ਤੋਂ ਲਏ ਕਰਜ਼ਿਆ ਅਤੇ ਓਵਰਡਰਾਫਟ ਲਿਮਟਾਂ ਦੀ ਵਿਆਜ ਦਰ ਨੂੰ ਘਟਾਉਣ ਲਈ ਸਾਲ 2018-19 ਦੌਰਾਨ ਕੈਨਰਾ ਬੈਂਕ, ਸੈਕਟਰ-17, ਚੰਡੀਗੜ ਤੋਂ ਲਈ 300 ਕਰੋੜ ਰੁਪਏ ਦੀ ਓਵਰਡਰਾਫਟ ਲਿਮਟ ਨੂੰ ਵਧਾ ਕੇ 500 ਕਰੋੜ ਰੁਪਏ ਕਰ ਲਿਆ ਗਿਆ।

4. ਗਮਾਡਾ ਵਲੋਂ ਵਿੱਤੀ ਸਾਲ 2019-20 ਦੌਰਾਨ ਵੱਖ-ਵੱਖ ਬੈਂਕਾਂ ਦੇ ਕਰਜ਼ਿਆ ਅਤੇ ਓਵਰਡਰਾਫਟ ਲਿਮਟਾਂ ਦੀਆਂ ਕੀਤੀਆਂ ਅਦਾਇਗੀਆਂ ਅਤੇ ਨਵੇਂ ਲਏ ਕਰਜ਼ਿਆ ਦਾ ਵੇਰਵਾ ਹੇਠ ਦਰਸਾਏ ਅਨੁਸਾਰ ਹੈ:-

ੳ. ਪੰਜਾਬ ਨੈਸ਼ਨਲ ਬੈਂਕ, ਸੈਕਟਰ 17, ਚੰਡੀਗੜ ਤੋਂ ਲਏ ਟਰਮ ਲੋਨ ਦੀ 112.50 ਕਰੋੜ ਰੁਪਏ ਦੀ ਅਦਾਇਗੀ ਕੀਤੀ ਗਈ ਹੈ।

ਅ. ਆਂਧਰਾ ਬੈਂਕ, ਸੈਕਟਰ 17, ਚੰਡੀਗੜ ਤੋਂ ਲਈ 245 ਕਰੋੜ ਰੁਪਏ ਦੀ ਓਵਰਡਰਾਫਟ ਲਿਮਟ ਦੀ ਵਿਆਜ ਦਰ (14.50%) ਵੱਧ ਹੋਣ ਕਾਰਨ ਇਸ ਦੀ ਅਦਾਇਗੀ ਕੀਤੀ ਗਈ ਹੈ।

ੲ. ਕੈਨਰਾ ਬੈਂਕ ਤੋਂ 500 ਕਰੋੜ ਰੁਪਏ ਦਾ ਟਰਮ ਲੋਨ ਕਰਜ਼ਾ 8.60% ਸਾਲਾਨਾ ਵਿਆਜ ਦਰ ਤੇ ਲਿਆ ਗਿਆ ਹੈ।

ਸ. ਐਚ.ਡੀ.ਐਫ.ਸੀ. ਬੈਂਕ ਵਲੋਂ ਗਮਾਡਾ ਨੂੰ 125 ਕਰੋੜ ਰੁਪਏ ਦੇ ਦਿੱਤ ਸ਼ੋਰਟ ਟਰਮ ਲੋਨ ਨੂੰ ਵਧਾ ਕੇ 250 ਕਰੋੜ ਰੁਪਏ ਕਰ ਦਿੱਤਾ ਗਿਆ ਹੈ। ਜਿਸ ਦੀ ਸਾਲਾਨਾ ਵਿਆਜ ਦਰ 8.55% ਹੈ। ਜਿਸ ਵਿੱਚੋਂ 50 ਕਰੋੜ ਰੁਪਏ ਦੀ ਰਕਮ ਡਰਾਅ ਕਰਨੀ ਰਹਿੰਦੀ ਹੈ।

ਹ. ਪੰਜਾਬ ਨੈਸ਼ਨਲ ਬੈਂਕ, ਸੈਕਟਰ 17, ਚੰਡੀਗੜ ਤੋਂ 262.50 ਕਰੋੜ ਰੁਪਏ ਦਾ ਟਰਮ ਲੋਨ ਕਰਜ਼ਾ 8.45% ਸਾਲਾਨਾ ਵਿਆਜ ਦਰ ਤੇ ਲਿਆ ਗਿਆ ਹੈ।

5. ਹੁਣ ਭੇ ਪ੍ਰਾਪਤੀ ਕੁਲੈਕਟਰ ਗਮਾਡਾ ਦੇ ਦਫਤਰ ਦੀ ਸੂਚਨਾ ਮੁਤਾਬਿਕ ਗਮਾਡਾ ਵਲੋਂ ਵੱਖ-2 ਅਵਾਰਡਾਂ ਦੇ ਵਧੇ ਹੋਏ ਮੁਆਵਜੇ ਦੀ ਅਦਾਇਗੀ ਵਜੋਂ ਮਾਨਯੋਗ ਪੰਜਾਬ ਅਤੇ ਹਰਿਆਣਾ ਹਾਈਕੋਰਟ ਵਿਖੇ ਲਗਭਗ 2197 ਕਰੋੜ ਰੁਪਏ ਦੀ ਰਕਮ ਜਮਾਂ ਕਰਵਾਈ ਜਾਣੀ ਸੀ, ਜਿਸ ਵਿੱਚੋਂ 650 ਕਰੋੜ ਰੁਪਏ ਦੀ ਅਦਾਇਗੀ ਕੀਤੀ ਜਾ ਚੁੱਕੀ ਹੈ, ਜੋ ਕਿ ਕੋਰਟ ਦੇ ਹੁਕਮਾਂ ਮੁਤਾਬਿਕ ਘੱਟ ਵੱਧ ਸਕਦੀ ਹੈ। ਵੱਖ-2 ਅਵਾਰਡਾਂ ਦੇ ਵਧੇ ਹੋਏ ਮੁਆਵਜੇ ਦੀ ਅਦਾਇਗੀ ਸਬੰਧੀ ਮਾਨਯੋਗ ਪੰਜਾਬ ਅਤੇ ਹਰਿਆਣਾ ਹਾਈਕੋਰਟ ਵਿਖੇ ਚਲ ਰਹੇ ਕੇਸਾਂ ਵਿੱਚ ਗਮਾਡਾ ਵਲੋਂ ਇਹ ਅਦਾਇਗੀ 15% ਵਿਆਜ ਦਰ ਨਾਲ ਕੀਤੀ ਜਾਣੀ ਹੈ ਜਦਕਿ ਗਮਾਡਾ ਵਲੋਂ ਬੈਂਕਾਂ ਤੋਂ ਲਏ ਜਾਣ ਵਾਲੇ ਕਰਜਿਆ ਦੀ ਔਸਤਨ ਵਿਆਜ ਦਰ 8.50% ਦੇ ਲਗਭਗ ਰਹੇਗੀ। ਗਮਾਡਾ ਵਲੋਂ ਵੱਖ-2 ਅਵਾਰਡਾਂ ਦੇ ਵਧੇ ਹੋਏ ਮੁਆਵਜੇ ਦੀ ਅਦਾਇਗੀ ਦੀ ਵਸੂਲੀ ਸਬੰਧਤ ਸਕੀਮ ਦੇ ਅਲਾਟੀਆ ਤੋਂ ਕੋਰਟ ਦੇ ਫਾਈਨਲ ਹੁਕਮਾਂ ਤਹਿਤ ਕੀਤੀ ਜਾਣੀ ਹੈ।

6. ਗਮਾਡਾ ਵਲੋਂ ਮਿਤੀ 30-06-2020 ਨ ਵੱਖ-ਵੱਖ ਬੈਂਕਾਂ ਤੋਂ ਲਏ ਕਰਜੇ ਅਤੇ ਓਵਰਡਰਾਫਟ ਲਿਮਿਟ ਦੀ ਸਥਿਤੀ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਸੀ:-

(Figures in crores)

Particular	30-06-2020		
	Term loan	Overdraft limit	Total
Loan Sanctioned	1311.88	2795.68	4107.55
Loan Availed	1311.88	2692.92	4008.80
Weighted Average	8.17%		

7. ਇਸ ਲਈ ਹੇਠ ਦਰਸਾਏ ਮੁੱਦਿਆ ਨੂੰ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਹੋਣ ਵਾਲੀ ਮੀਟਿੰਗ ਦੇ ਸਨਮੁੱਖ:-

- ੳ. ਪੈਰਾ ਨੰਬਰ 3 ਅਤੇ 4 ਵਿੱਚ ਦਰਸਾਏ ਕਰਜਿਆ ਦੀ ਕਾਰਜਬਾਅਦ ਪ੍ਰਵਾਨਗੀ ਲੈਣ ਹਿੱਤ ਪੇਸ਼ ਕੀਤਾ ਜਾਂਦਾ ਹੈ,
- ਅ. ਪੈਰਾ ਨੰਬਰ 1,2,5 ਅਤੇ 6 ਸੂਚਨਾ ਹਿੱਤ ਪੇਸ਼ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਜੀ।